Request for Proposals
for Roofing Services
(Guaranteed Maximum Price)



1333 Arlington Street
Cincinnati, OH 45225

FOR THE

Port of Greater Cincinnati Development Authority

221 East Fourth Street, Suite 200
Cincinnati, OH 45202
(513) 621-3000
www.cincinnatiport.org

Issue Date: November 10th, 2026
Proposal Due Date: November 23rd, 2026

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PROJECT INFORMATION

The Port of Greater Cincinnati Development Authority (The Port) seeks qualified Contractors to provide roof installation Proposals for the east roof of the Crosley Building at 1333 Arlington Street, Cincinnati, OH 45225.

Project Location: 1333 Arlington Street, Cincinnati, OH 45225

Owner: The Port of Greater Cincinnati Development Authority

Project Manager: Jacob Stephens (jstephens@cincinnatiport.org) and Brooke Rapp (brapp@cincinnatiport.org)

Project Description: The Project consists of the installation of a new roof membrane on the east roof as described in Exhibit B.1, Project Drawings.

SCOPE OF WORK

The selected Contractor shall furnish all labor, materials, equipment, supervision, hoisting, temporary protections, permits, testing, and incidentals needed to install a complete roofing system following demolition activities of the east roof of the historic Crosley Building located at 1333 Arlington Street, Cincinnati, Ohio 45225. The Work shall be performed in accordance with this Request for Proposal (RFP) and the Project Drawings included with the RFP.

General Requirements

The Contractor shall:

- Manage and coordinate all roof replacement activities associated with the historic structure.
- Obtain and pay for all permits required to complete the Work.
- Coordinate all required inspections with the City of Cincinnati and other authorities having jurisdiction.
- Coordinate roofing Work with existing building conditions and remaining rooftop elements identified to remain.
- Perform the Work in compliance with all applicable federal, state, and local requirements, including Section 3 and Build America, Buy America (BABA) requirements.
- Maintain all records and supporting documentation required under Section 3 and BABA and provide such records to The Port upon request.

Roofing System Installation

The Contractor shall install a complete roofing system over all areas designated for roof protection, including the light well enclosures and former rooftop equipment and penthouse areas. The Work shall include, but not be limited to:

- Closure and weatherproofing of all openings, curbs, roof penetrations, abandoned mechanical locations, penthouse removal areas, and other conditions created by demolition activities.
- Installation of a membrane roofing system, including required cover boards, separation layers, attachment methods, perimeter securement, and waterproof transitions.
- Construction of roof structures where indicated, including framing, decking, and membrane installation as required for complete weather protection.
- Installation and modification of roof components shown on the drawings, including:
    - Scuppers, conductor heads, downspouts, and drainage components;
    - Plywood closures at existing curb, roof hatch, and door opening locations;
    - Flashings, edge terminations, counterflashings, and roof-to-wall transitions; and
    - Curb modifications and related work necessary to accommodate the roof system.

Drainage, Protection, and Maintenance

The Contractor shall maintain a watertight building enclosure throughout the duration of the Work and shall:

- Provide positive drainage across all roof areas.
- Coordinate and maintain drainage systems to prevent ponding water.
- Continuously protect the building interior from water infiltration.
- Provide temporary tarping and supplemental weather protection as necessary during construction.
- Inspect and maintain all roofing, flashings, closures, and drainage components.
- Promptly repair punctures, failures, leaks, storm damage, or other deficiencies in the roofing system at no additional cost to The Port.

Closeout and Documentation

The Contractor shall:

- Perform final inspections of the roofing system, including seams, flashings, penetrations, and drainage performance.
- Conduct water testing of suspect areas when directed by The Port.
- Correct identified deficiencies at no additional cost.
- Remove debris and excess materials, leaving roof surfaces clean and secure.
- Provide documentation identifying completed roofing areas and conditions affecting future roofing work.
- Submit dated electronic photographs on a bi-weekly basis documenting conditions before, during, and after installation. Photographs shall be organized and transmitted electronically to The Port for project records.

SUBMISSION PROCESS

Proposals will be assessed on the Contractors' ability to undertake, manage, and complete roofing services in a cost-effective and timely manner. Contractors must be prequalified by The Port prior to Proposal submission. Contractors must be properly licensed under the laws governing their respective trades and be able to obtain the insurance and bonds required for the Work.

Site Visit

Prospective applicants are required to attend a site visit at 1333 Arlington Street, Cincinnati, OH 45225 on November 16th, 11:00 AM - 12:00 PM local time.

RFP Schedule

Activity	**Deadline**
Request for Proposals (RFP) issued	11/10/2026
Mandatory Site Visit	11/16/2026, 11:00 AM - 12:00 PM
Requests for Information (RFIs) Due	11/18/2026, 5:00 PM
Proposals Due	11/23/2026, 5:00 PM
Award	Estimated 12/4/2026

Submission Deadline and Contact Information

Proposals must be submitted electronically by **5:00 PM on 11/23/2026** via email to:

Jacob Stephens
jstephens@cincinnatiport.org

Brooke Rapp
brapp@cincinnatiport.org

Late submissions will not be considered. All questions regarding the RFP are to be submitted via email to Jacob Stephens (jstephens@cincinnatiport.org). Questions received verbally will not be considered.

Submission Requirements

All Proposals will provide the following required information to demonstrate that the Contractor has the experience, knowledge, personnel, and equipment needed to successfully complete the services. Please provide the required submittals in the following order:

- Cover Letter: Provide a cover letter introducing your firm and Proposal. Letterhead should indicate the address of the performing office.
- Firm Overview: Provide an overview of the firm detailing the total number and discipline breakdown of professional staff, relevant professional credentials, and the history of the firm.
- Project Management Firm Experience / Project Profiles: Provide a maximum of five (5) project profiles. Preferred projects should demonstrate experience with the following attributes: navigating the City of Cincinnati permitting process; installing a roofing system on a historic structure; complying with federal guidelines and maintaining records, including Section 3 and BABA; and completing the project within the proposed schedule. For each project, include the client's name, project name, project location, summary of services performed, and construction budget. Provide The Port references for three (3) of the projects, including name, title, and phone number.
- Key Project Personnel / Project Organization:
    - Key Personnel: Project Manager should have demonstrated experience in the construction industry. Provide resumes or bios for the Project Manager candidate and supporting professionals who will be performing the services.
    - Project Organization: Identify roles and responsibilities, reporting relationships, and use of Subcontractors. Identify whether project management services will be self-performed or utilize Subcontractors. Identify each Subcontractor and the Work they will complete.
- Insurance: The firm will provide evidence of professional liability and business insurance at the following coverage limits:
    - $5,000,000 in General Liability
    - $1,000,000 in Automobile Liability
    - $5,000,000 in Professional Liability
- Proposed Schedule of Values Worksheet: Complete the provided Worksheet (Exhibit A.1) indicating contractor overhead, unit costs, fixed costs, hard costs, contingency, and the total guaranteed maximum price. The Schedule of Values Worksheet should include values for the Base Bid and Alternate No. 1 based on the Scope of Work and Project Drawings (Exhibit B.1).
- Proposed Completion Timeline: Provide an estimated schedule including, but not limited to, the date of mobilization, expected permitting, and date of completion.
- Means and Methods: Describe the firm's approach to the Project scope and relevant methods and/or equipment that demonstrates your ability to carry out the required tasks.
- Roof System Performance and Warranties: The roof system shall meet the following requirements:
    - Contractor's Workmanship Warranty: Minimum two (2) years.
    - Manufacturer's Material Warranty: Manufacturer's standard warranty applicable to the selected roofing system.
- Non-Collusion Affidavit: Provide a completed and signed Non-Collusion Affidavit form (Exhibit A.2).

TERMS & CONDITIONS

1. This RFP does not commit The Port to award a contract or pay any costs incurred in the preparation of a Proposal. The Port reserves the right to conduct interviews at The Port's discretion.

2. TIME OF COMPLETION AND LIQUIDATED DAMAGES
    a. The successful Contractor shall begin the Work on receipt of the Notice to Proceed and shall complete the Work within the Contract Time. Liquidated Damages may be assessed per the terms of the Contract in the event the Work is not completed within the Contract Time.

3. CONTRACTOR'S QUALIFICATIONS
    a. Contractors must be prequalified by The Port.
    b. Contractors must be properly licensed under the laws governing their respective trades and be able to obtain insurance and bonds required for the Work.
    c. Each Contractor may, with their Proposal, and in the event required by The Port, submit the following information within five (5) days of receipt of notice from The Port for said information:
        i. A statement describing the equipment the Contractor proposes to use on the Project, together with a statement noting which of these items the Contractor owns in addition to those items they do not own but are certain they will be able to rent or otherwise procure for use on the Project.
        ii. A financial statement, duly sworn, in a form acceptable to The Port, listing current assets and liabilities.
        iii. A letter from a qualified surety addressed to The Port demonstrating the Contractor's ability to obtain a Payment and Performance Bond.
        iv. Any additional relevant information requested by The Port that would demonstrate Contractor's ability to fulfill the Contract.

4. THE PORT'S AUTHORITY TO ACCEPT OR REJECT PROPOSALS
    a. The Port reserves the right to reject any and all contractors or Proposals, to waive any informalities or irregularities in the Proposals received, or to accept any Proposal which is deemed most advantageous to The Port.

5. CONTRACTOR'S REPRESENTATIONS
   By submitting a Proposal, the Contractor represents the following:
    a. The Contractor has read and understands the documents and information contained in the RFP;
    b. The Contractor understands how the Proposal Documents relate to other portions of the Project, if applicable;

c. The Proposal complies with the Proposal Documents;
d. The Contractor has visited the site, is familiar with local conditions under which the Work is to be performed, and has correlated the Contractor's observations with the requirements of the Proposal Documents;
e. The Proposal is based on the materials, equipment, and systems required by the Proposal Documents without exception; and
f. The Contractor has read and understands the provisions for liquidated damages set forth in the form of Agreement between The Port and Contractor.

6. PROPOSAL DOCUMENTS
    a. The Proposal Documents are available for the sole purpose of submitting Proposals on the Work. No license or grant of use is conferred by distribution of the Proposal Documents.

7. PROPOSAL REQUIREMENTS
    a. If the Work included in the Proposal covers general construction and if the Proposal Documents include alternates, each Contractor must submit a Proposal for each alternate.
    b. Each Contractor shall submit only one Proposal.
    c. Each Contractor must submit with their Proposal special data, if any, in respect to items of equipment, alternates, or other items, which any section of the Proposal Document requires to be submitted with each Proposal.

8. CONDITIONS IN THE CONTRACTOR'S PROPOSAL
    a. A Contractor shall not stipulate in their Proposal any conditions not contained in the Form of Proposal included in the Proposal Documents. Such stipulations may be cause for rejection of the Proposal.

9. SUB-CONTRACTS
    a. Contractor may be permitted to sub-contract a portion of the Work subject to written approval from The Port.
    b. Contractor shall not contract with a person or entity to whom The Port has made reasonable objection. The Contractor shall not be required to contract with anyone to whom the Contractor has made reasonable objection.

10. MODIFICATION OR INTERPRETATION OF THE PROPOSAL DOCUMENTS
    a. The Contractor shall carefully study the Proposal Documents, shall examine the site and local conditions, and shall notify The Port of errors, inconsistencies, or ambiguities discovered and request clarification or interpretation.
    b. Each Contractor must fully inform themselves of the conditions relating to the construction of the Project and the employment of labor thereon. Failure to do so will

not relieve a successful Contractor of their obligation to furnish all material and labor necessary to carry out the provisions of their Contract.

c. If any person contemplating submitting a Proposal for any contract on this Project is in doubt as to the true meaning of any part of the Proposal Drawings, Specifications, or other sections of the Proposal Documents, they may submit to The Port a written request for an interpretation thereof.
d. No oral interpretations will be made as to the meaning of any of the Proposal Documents.
e. All requests must be received in writing by The Port.
f. Any interpretation of the Proposal Documents or Proposal Drawings will be made only by addendum duly issued or delivered to each person receiving a set of such documents. The Port will not be responsible for any other explanations or interpretations of the Proposal Documents or Proposal Drawings.
g. All applicable federal, state, and local laws, municipal ordinances, and the rules and regulations of all authorities having jurisdiction over construction of the Projects shall apply to the Contract throughout, and they will be deemed to be included in the Contract the same as though herein written in full.
h. No statement, representation, opinion, promise, or instruction contained in any of the Proposal Documents or made in connection with performance of this Proposal by a Port employee, during and in the scope and course of the officer or employee's employment with The Port, shall be deemed to constitute a statement, representation, opinion, promise or instruction of such person in their individual capacity, and neither The Port President/CEO by virtue of authorizing the execution of this Agreement, nor The Port President/CEO by virtue of having executed such Agreement shall be held personally liable or accountable for such activity.

11. ANTI-KICKBACK

a. Contractor affirms and declares that it has not accepted or given any money, fee commission, credit, gift, gratuity, thing of value, or compensation of any kind provided, directly or indirectly, from any person for the purpose of improperly obtaining or rewarding favorable treatment in connection with this Contract or in connection with a subcontract relating to this Contract.
b. Contractor shall submit the Non-Collusion Affidavit (Exhibit A.2) with their Proposal.

12. WITHDRAWAL OF PROPOSAL

a. Any Contractor may withdraw their Proposal at any time prior to the opening of Proposals by The Port.

13. REJECTION OF PROPOSALS

a. The Port may reject the Proposal of any Contractor for any lawful reason, including but not limited to the Proposals of Contractors that are in arrears to The Port or any of its managed entities from any cause, or who in former contracts with the State of

Ohio, Hamilton County, the City of Cincinnati, or The Port performed the work unsatisfactorily, either in the character of the work or the time consumed in its completion by neglect or willful delay. The Port may also reject the Proposal of any Contractor that is on any state or local debarment list.

14. LICENSE OR ROYALTY FEES
    a. If the Project is designed so as to require the use of a process or processes (as distinguished from article, apparatus, or equipment) for which licenses or royalty fees will be charged, such fees for the use of such process or processes will be paid directly by The Port to the patentee, licensee, or The Port of such a process, and Contractors shall include such fees in their Proposals, and specifically set forth the amount of such fees in their Proposals.

15. SIGNING OF PROPOSAL
    a. Proposals signed on behalf of a partnership should be signed by all of the partners, or by an authorized partner. If signed by an authorized partner, there should be attached to the Proposal a partnership management decision evidencing the partner's authority to sign the Proposal.
    b. Proposals which are signed for a corporation should have the correct corporate name thereof, and the signature of the president or other authorized officer of the corporation should accompany the written or typewritten corporate name.
    c. If Proposals are signed for any other legal entity, the authority of the person signing for such legal entity should be attached to the Proposal.
16. AWARD
    a. Subject to the right of The Port to reject each and every Proposal, The Port will select a Contractor with whom Port staff shall commence contract negotiations based on which Proposal is expected to be most advantageous to The Port. The selection of a Proposal shall not imply acceptance by The Port of any or all terms in the Proposal, which may be subject to further negotiations and approvals before The Port may be legally bound thereby. If a satisfactory contract cannot be negotiated in a reasonable time, The Port, in its sole discretion, may terminate negotiations with the highest ranked Contractor and begin contract negotiations with the next highest ranked Contractor. In determining which Proposal is most advantageous, The Port may take into consideration not only the amount of the Proposal, but any criteria as The Port, in its discretion, deems appropriate, and The Port may give such weight thereto as it deems appropriate, for example:
        i. The Contractor's financial condition and ability to complete the Contract successfully without resort to its surety;
        ii. The Contractor's prior experience, including experience with similar work on comparable or more complex projects;
        iii. The competency and experience of the Contractor's proposed supervisory and management staff;

iv. The Contractor's prior history for the successful and timely completion of projects;
v. The Contractor's equipment and facilities;
vi. The adequacy, in numbers and experience, of the Contractor's workforce to complete the Contract successfully and on time;
vii. The Contractor's prior experience on other projects of The Port, including the Contractor's demonstrated ability to complete its work on these projects in accordance with the Contract and on time;
viii. The Contractor's history of compliance with federal, state, and local laws, rules, and regulations;
ix. The Port's prior experience with the Contractor's surety;
x. The Contractor's interest in the Work as evidenced by its attendance at any pre-Proposal meetings or conferences for Contractor;
xi. The Contractor's ability to work with The Port and its agent(s) personnel as a willing, cooperative and successful team member;
xii. The Contractor shall certify it has not had a professional license revoked in the past five years in Ohio or in any other state;
xiii. The Contractor shall certify it has not been debarred from any public contract, federal, state or local, in the past five years.

17. DEFINITION OF AWARD
    a. The Contract shall be deemed to have been awarded upon successful execution of the Contract by The Port and Contractor.
    b. The Port reserves the right to withhold award of the Contract for a period not to exceed (120) calendar days from the date of Proposal opening. The Contractor understands and agrees to hold their Proposal and its Proposal security valid for this period of time.
    c. At any time during the (120) calendar days, The Port, at its sole discretion and without recourse by the Contractor, may decide not to award the Contract. If the Contract is not awarded within the (120) calendar days, the Proposal will be determined to be void and null, and the Contractor's Proposal security will be returned in full.

18. EXECUTION OF CONTRACTS AND BONDS
    a. Each Contract must be executed in three (3) counterparts and no more. Two (2) copies of such executed documents will be retained by The Port; the other one (1) will be delivered to the Contractor. The successful Contractor must provide evidence of workers' compensation insurance, general liability and property damage insurance, and other insurance. The costs of executing the Contract and insurance, including all notarial fees and expenses, are to be paid by the Contractor to whom the Contract is awarded.

19. SECTION 3
    a. Section 3 requirements are guided by Section 3 of the HUD Act of 1968 (24 CFR Part 75). The core purpose of the requirements is to direct economic opportunities to low-income persons and resident-owned businesses to the greatest extent feasible.
    b. The Contractor is required to abide by all requirements of Section 3, including but not limited to maintaining records for the total labor hours, total Section 3 labor hours (low-income workers), and targeted Section 3 labor hours (sub-categories like youth build or area residents) worked on the Project. Records must be maintained and provided upon request to The Port.

20. BUILD AMERICA, BUY AMERICA (BABA)
    a. The Build America, Buy America Act (BABA) requires domestic production for iron, steel, manufactured products, and construction materials used in federally funded infrastructure projects (2 CFR 184). Each covered material category has a specific standard for BABA compliance, as described in 2 CFR 184. To be BABA-compliant, products must meet the definition of "produced in the United States."
        i. Iron or Steel Products
            1. All manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.
        ii. Manufactured Products
            1. The product was manufactured in the United States AND
            2. The cost of the components of the manufactured good that are mined, produced, or manufactured in the United States is greater than 55 percent of the total cost of all components of the manufactured product.
        iii. Construction Materials
            1. All manufacturing processes for the construction material occurred in the United States. See 2 CFR 184.6 for more details.
    b. The Contractor is required to maintain and provide to The Port, upon request, documentation that all Covered Materials subject to the BAP were procured from BABA-compliant sources.

EXHIBITS

A. Proposal Forms

1. Proposed Schedule of Values Worksheet
2. Non-Collusion Affidavit

B. Project Drawings

1. 1333 Arlington Street Roof Demolition and Replacement Bid Set Drawings

PROPOSED SCHEDULE OF VALUES

Project Name: 1333 Arlington St, Request for Roofing Services

Contractor Business Name: _____

	Unit Costs	Fixed Costs	Total GMP
Contractor Overhead			
General Conditions			$ -
Total Proposed Estimated Cost	$ -		

	GMP	
1333 Arlington St, Hard Costs		
	Base Bid	Alternate No. 1
Deck repairs and Surface Preparation		
Temporary Roof Membrane Installation		
Flashing, Edge Metal and Penetration Closures		
Drainage Modifications and Waterproofing		
Material Hoisting, Testing and Closeout		
10% Contractor Contingency		
Hard Cost Total	$ -	$ -

_____

Company Representative

_____

Signature

NON-COLLUSION AFFIDAVIT

State of Ohio)
) SS:
County of Hamilton)

The undersigned being first duly sworn as provided by law, deposes and says:

1. Their Name is _____ residing at _____

_____

_____ and their office is located at _____

_____.

2. They make this affidavit with the knowledge and intent that it is to be filed with the Port of Greater Cincinnati Development Authority, and that it will be relied upon by said Port Authority in any consideration, which it may give to, and any action, which it may take with respect to this proposal.

3. They make and are authorized to make this affidavit on behalf of:

_____(Name of Corporation, Partnership, Individual, etc.),

a ☐ Corporation, ☐ Partnership, ☐ Sole Proprietorship, or ☐ Other:_____ ,

formed under the laws of the State of Ohio, of which they are ☐ Partner, ☐ President, or

☐ Other: _____.
(please specify)

4. Neither the undersigned nor any other person, firm or corporation, named in above paragraph 3 nor anyone else to the knowledge of the undersigned, have themselves solicited or employed anyone else to solicit favorable action for this proposal by the Port Authority; also that no head of any department or employee therein, or any officer of the Port of Greater Cincinnati Development Authority is directly or indirectly interested therein.

5. This proposal is genuine and not collusive or a sham; the person, firm or corporation named above in paragraph 3 has not colluded, conspired, connived or agreed directly or indirectly with any bidder or person, firm or corporation to put in a sham proposal, or that such other person, firm or corporation shall refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference with any person, firm or corporation, to fix the unit prices of said proposal or proposals of any other bidder, or to secure any advantage against the Port of Greater Cincinnati Development Authority or any person, firm or corporation interested in the proposed contract; all statements contained in the proposal or proposals described above are true; and

NON-COLLUSION AFFIDAVIT

Further, neither the undersigned, nor the person, firm or corporation named above in paragraph 3, has directly or indirectly submitted said proposal or the contents thereof, or divulged information or data relative thereto, to any association, or to any member or agent thereof.

_____
(Affiant)

Sworn to before me and subscribed in my presence this _____ day of _____,_____.

_____
(Notarial Seal) Notary Public





CROSLEY MANUFACTURING BLDG ROOF REPAIRS

1333 Arlington Avenue, Cincinnati, Ohio 45225

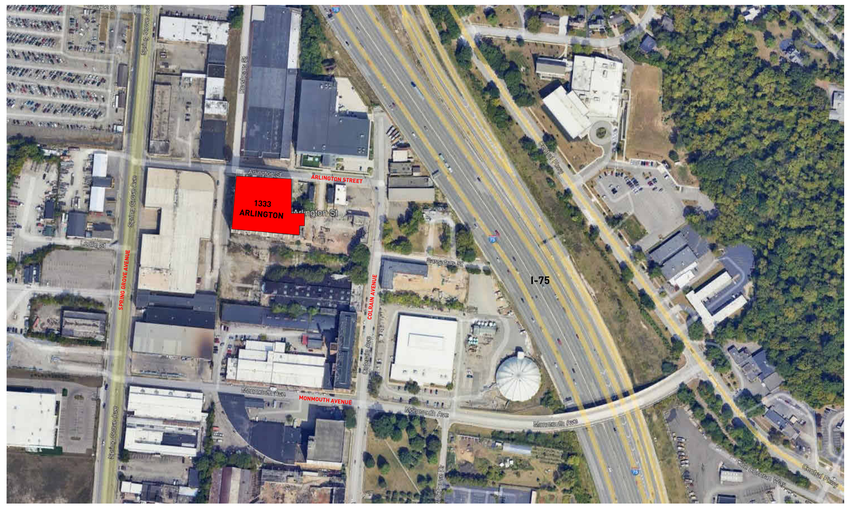
OWNER

Cincinnati Port Authority
221 East Fourth Street, Suite 200
Cincinnati, OH 45202

PROJECT TEAM

PROJECT ARCHITECT
GBBN Architects Inc.
332 E. 8th ST.
Cincinnati, OH 45202-2217
513.241.8700
www.gbbn.com

LOCATION MAP



PROJECT ARCHITECT
332 E. 8th ST.
Cincinnati, OH 45202-2217
513.241.8700
GBBN.COM

Port of Greater Cincinnati DEVELOPMENT AUTHORITY

CONSULTANTS

DRAWING INDEX

SHEET NUMBER	SHEET NAME
G001	TITLE SHEET
G002	SPECIFICATIONS EXISTING IMAGES
AD107	SEVENTH FLOOR / EAST ROOF
A107	SEVENTH FLOOR / EAST ROOF

DRAWING ISSUE

CONSTRUCTION DOCUMENTS

NO.	DATE	DESCRIPTION
	09.08.25	BIDDING

DRAWING TITLE

TITLE SHEET

SEAL

JOB NUMBER

#####.##

G001

09.08.25

CROSLEY MANUFACTURING BLDG ROOF REPAIRS | 1333 Arlington Avenue, Cincinnati, Ohio 45225

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SECTION 07-5423 – ELASTOMERIC MEMBRANE ROOFING

PART 1 - GENERAL

A. SYSTEM DESCRIPTION:
   1. REMOVE EXISTING BUILTUP MEMBRANE ROOF TO CONCRETE DECK.
   2. NEW ROOF:
      1. COVERBOARD.
      2. INSTALL TAPERED INSULATION AS REQUIRED TO ENSURE POSITIVE DRAINAGE TO ALL SCUPPERS
      3. PROVIDE PREFORMED SADDLES, CRICKETS, TAPERED EDGE STRIPS, AND OTHER INSULATION SHAPES SLOPED TO DRAIN; MINIMUM 1/4 -INCH PER FOOT.
      4. FULLY ADHERED EPDM MEMBRANE.
   3. ADD ALTERNATE NO. 1:
      1. PROVIDE AVERAGE 4-INCHES OF INSULATION WITH MINUMUM 2 -INCH COVERAGE, IN CONJUNCTION WITH TAPERED TO MAINTAIN PROPER DRAINAGE. PROVIDE TPO ROOF MEMBRANE IN LIEU OF EPDM.

B. SUBMIT MANUFACTURERS' LITERATURE AND SHOP DRAWINGS.

PART 2 - PRODUCTS

A. COVER BOARD:
ASTM C 1177, GLASS-MAT, WATER-RESISTANT GYPSUM BOARD; 1/2-INCHTHICK, FACTORY PRIMED, PROVIDED BY ROOF SYSTEM MANUFACTURER.
   1. ADHESIVE: ROOFING MANUFACTURER'S RECOMMENDED LOW-RISE, ONE- OR MULTICOMPONENT URETHANE ADHESIVE FORMULATED TO ATTACH COVERBOARD TO ROOF DECK OR INSULATION TO SUBSTRATE.
   2. ATTACHMENT FASTENERS: FLAT THREADED TYPE RECOMMENDED BY ROOFING MANUFACTURER FOR CONCRETE DECK.

B. POLYISOCYANURATE BOARD INSULATION:
ASTM C 1289, TYPE II, GRADE 2, FELT OR GLASS-FIBER MAT FACER ON BOTH MAJOR SURFACES FROM PRIMARY ROOF SYSTEM MANUFACTURER.
   1. PROVIDE PREFORMED SADDLES, CRICKETS, TAPERED EDGE STRIPS, AND OTHER INSULATION SHAPES SLOPED TO DRAIN; MINIMUM 1/4 -INCH PER FOOT.
   2. ALTERNATE NO. 1: PROVIDE AVERAGE THICKNESS OF 4-INCHES WITH MINIMUM 2-INCH COVERAGE.

C. WOOD BLOCKING AND NAILERS, AND ANCHORS FOR SAME:
   1. WOOD: DOUGLAS FIR, HEMLOCK, OR YELLOW PINE, STANDARD GRADE.
   2. PRESERVATIVE TREATMENT: COMPLY WITH REQUIREMENTS OF SECTION 06 1053. TREATED MATERIAL SHALL BE KILN DRIED TO MAXIMUM MOISTURE CONTENT OF 19 PERCENT.
   3. STEEL BOLTS: ASTM A7 OR A36, ASTM A153 HOT-DIPPED, CENTRIFUGAL GALVANIZED.
   4. NAILS: COMMON, F.S. FF-N1-1, ASTM A123 HOT-DIPPED GALVANIZED.

D. EPDM SHEET:
BASE BID
ASTM D4637, TYPE I, NONREINFORCED, EPDM SHEET.
   1. THICKNESS: 45 MILS, NOMINAL.
   2. EXPOSED FACE COLOR: BLACK.
   3. SOURCE LIMITATIONS: OBTAIN COMPONENTS FOR ROOFING SYSTEM FROM MANUFACTURERS APPROVED BY ROOF MEMBRANE MANUFACTURER.
   4. ALTERNATE NO.1: PROVIDE TPO MEMBRANE ROOF IN LIEU OF EPDM.

ALTERNATE
   1. ASTM D 6878, 0.060 INCH THICK, INTERNALLY REINFORCED TPO SHEET.
   2. COLOR: GRAY, TPO

E. BELLOWS TYPE EXPANDABLE EXPANSION JOINT COVERS:
JOHNS MANVILLE, "EXPAND-O-GUARD" BELLOWS..
   1. 60 MIL FLEXIBLE MEMBRANE COVER, CLOSED CELL SUPPORT FOAM, WITH STAINLESS STEEL FLANGES MINIMUM 0.018 INCHES THICK.
   2. TYPE: WALL TO WALL, IN SAME PLANE
   3. WIDTH AND LENGTH AS REQUIRED.

F. ACCESSORIES
   1. BONDING ADHESIVE, SPLICING CEMENT, LAP SEALANT OR SELF-ADHESIVE SEAM TAPES, WATER CUT-OFF MASTIC, NIGHT SEAL, POURABLE SEALER: MANUFACTURER'S STANDARD. PROVIDE TAPE SYSTEM IF AVAILABLE FROM MANUFACTURER.
   2. SEPARATE FLASHING WHERE REQUIRED BY MANUFACTURER: MANUFACTURER'S RECOMMENDED ELASTOMERIC FLASHING; THICKNESS AS RECOMMENDED BY MANUFACTURER.
   3. CLEANING AGENT FOR JOINTS: MANUFACTURER'S RECOMMENDED TYPE.
   4. PERIMETER RESTRAINER STRIPS AT ROOF PERIMETER AND OPENINGS: MANUFACTURER'S STANDARD RESTRAINER STRIPS, OR, IF MANUFACTURER DOES NOT HAVE STANDARD RESTRAINER STRIPS, AND IF NOT IN CONFLICT WITH MANUFACTURER'S WARRANTY REQUIREMENTS, PROVIDE CONTINUOUS 22 GAGE GALVANIZED DOUBLE-HEMMED BAR STRIPS.
   5. METAL TERMINATION BARS: MANUFACTURER'S STANDARD, PREDRILLED STAINLESS-STEEL, APPROXIMATELY 1 BY 1/8-INCH THICK; WITH ANCHORS.
   6. MISCELLANEOUS MATERIALS: AS REQUIRED AND AS APPROVED BY ROOFING MANUFACTURER.

PART 3 - EXECUTION

A. PREPARATION:
   1. REMOVE EXISTING BUILTUP MEMBRANE ROOFING TO CONCRETE DECK AND LEGALLY DISPOSE OF MATERIAL.
      1. DO NOT OVERBURDEN STRUCTURE.
   2. CLEAN OFF ROOF DECK SURFACES TO RECEIVE ROOFING MATERIALS SPECIFIED HEREIN. SWEEP OFF DUST, RUBBISH, ETC.,
      1. LEAVE SURFACE READY FOR INSTALLATION OF WORK.
      2. ENSURE THAT SURFACES ARE DRY BEFORE APPLYING MATERIALS.

B. COVERBOARD:
INSTALL COVER BOARDS OVER CONCRETE DECK WITH LONG JOINTS IN CONTINUOUS STRAIGHT LINES WITH END JOINTS STAGGERED BETWEEN ROWS. LOOSELY BUTT COVER BOARDS TOGETHER AND FASTEN TO ROOF DECK.
   1. FASTEN INSULATION ACCORDING TO REQUIREMENTS IN FMG'S "APPROVAL GUIDE" FOR SPECIFIED WINDSTORM RESISTANCE CLASSIFICATION.
   2. FASTEN INSULATION TO RESIST UPLIFT PRESSURE AT CORNERS, PERIMETER, AND FIELD OF ROOF.

C. TAPERED INSULATION:
PROVIDE TAPERED ISNUALTIONA S REQUIRED FOR DRAINAGE, ADHERED TO COVERBOARD.

D. EPDM:
BASE BID
INSTALL EPDM SHEET ACCORDING TO ROOFING SYSTEM MANUFACTURER'S WRITTEN INSTRUCTIONS AND AS FOLLOWS:
   1. ADHERED SHEET INSTALLATION: APPLY BONDING ADHESIVE TO SUBSTRATE AND UNDERSIDE OF SHEET AND ALLOWTO PARTIALLY DRY. DO NOT APPLY
   2. END AND SIDE SEAMS: OVERLAP MEMBRANE ROOFING AND CLEAN SEAM AREAS. APPLY ADHESIVE TO BOTH FACES AND ROLL EDGE OF TOP SHEET
   3. SPREAD SEALANT BED OVER DECK DRAIN FLANGE AT ROOF DRAINS AND SECURELY SEAL MEMBRANE ROOFING IN PLACE WITH CLAMPING RING.
   4. FLASH PENETRATIONS AND FIELD-FORMED INSIDE AND OUTSIDE CORNERS WITH CURED OR UNCURED SHEET FLASHING.
   5. INSTALL MEMBRANE AT PERIMETER TO RESIST WIND UPLIFT, AS RECOMMENDED BY MANUFACTURER.
   6. TERMINATE AND SEAL TOP OF SHEET FLASHINGS AND MECHANICALLY ANCHOR TO SUBSTRATE THROUGH TERMINATIONBAR.
   7. CUT, RESEAL, PATCH WITH FLASHING AND CAULK EDGES AT ANY FISHMOUTHS.
   8. BACK INTO PLACE. APPLY LAP SEALANT TO SEAL CUT EDGES OF SHEET MEMBRANE.

ALTERNATE
   1. AT ALTERNATE NO. 1: HEAT WELD SEAMS OF TPO MEMBRANE AND TEST LAP EDGES WITH PROBE TO VERIFY SEAM WELD CONTINUITY.

E. BELLOWS EXPANSION JOINT
INSTALL BELLOWS EXPANSION JOINT COVER AS RECOMMENDED BY MANUFACTURERS OF ROOFING AND JOINT COVER. COORDINATE INSTALLATION WITH THAT OF ROOFING.
   1. FILL VOID BETWEEN EXPANSION JOINT WITH FIBERGLASS BATT INSULATION.
   2. INSTALL VAPOR BARRIER OVER CURB BLOCKING, SET IN MEMBRANE COMPATIBLE MASTIC, ALLOWING EXCESS MATERIAL TO DRAPE INTO OPENING. TURN UP ENDS.
   3. INSTALL JOINT COVER IN TRUE ALIGNMENT AND PROPER RELATIONSHIP TO JOINTS AND ADJOINING FINISHED SURFACES.
   4. PROVIDE ADHERED MEMBRANE OVER ABUTTING JOINTS IN COVERS.

F. ADJUSTMENT
   1. REMOVE SCRAPS AND UNUSED MATERIAL.
   2. CLEAN OVERSPRAY AND SPILLAGE FROM ADJACENT AND ROOF CONSTRUCTION USING CLEANING AGENTS AND PROCEDURES RECOMMENDED BY MANUFACTURER OF AFFECTED CONSTRUCTION.
   3. REPLACE MATERIAL DAMAGED DURING INSTALLATION WITH NEW MATERIAL.
   4. PROTECT 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 ARCHITECT AND OWNER.
   5. 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.

END SPECIFICATIONS



IMAGE 1
NORTH VIEW MECHANICAL PENTHOUSE



IMAGE 2
CENTRAL VIEW MECHANICAL PENTHOUSE



IMAGE 3
SOUTH VIEW MECHANICAL PENTHOUSE

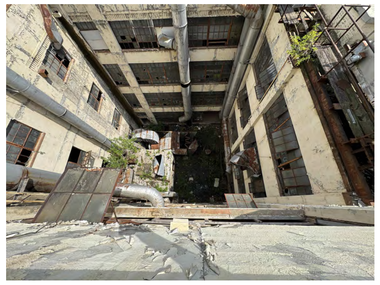


IMAGE 4
SOUTH VIEW MECHANICAL PENTHOUSE

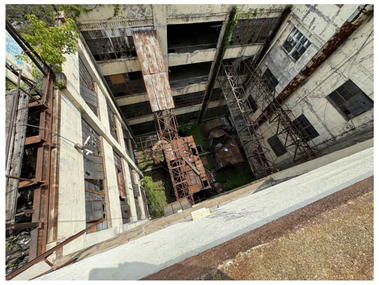


IMAGE 5
SOUTH VIEW MECHANICAL PENTHOUSE



IMAGE 6
SOUTH / WEST DUCTWORK - MECHANICAL EQUIPMENT



IMAGE 7
NORTH / EAST - MECHANCIAL EQUIPMENT



IMAGE 8
WEST CENTRAL - MECHANICAL EQUIPMENT



IMAGE 9
NORTH / WEST - MECHANICAL EQUIPMNET

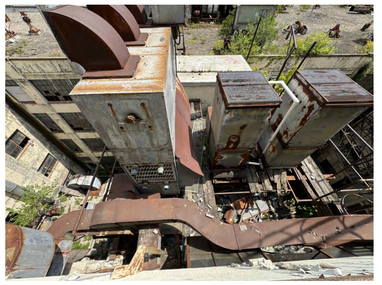


IMAGE 10
SOUTH VIEW MECHANICAL PENTHOUSE



IMAGE 11
NORTH - ELECTRICAL CONDUIT



IMAGE 12
WEST CENTRAL - ELECTRICAL CONDUIT



IMAGE 13
NORTH / WEST - VENTELATION



IMAGE 14
NORTH / EAST - SIGNAGE PITCH POCKETS / STEEL ANGLES

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LEVEL 7 - SEVENTH FLOOR / EAST LOW ROOF

SCALE: 3/32" = 1'-0"

BASE BID - TEMPORARY ROOF

A. DEMOLITION

1. COMPLETE REMOVAL OF ALL EXISTING MATERIALS ON THE ROOF. ITEMS TO BE REMOVED INCLUDE, BUT ARE NOT LIMITED TO:
   - BUILT-UP ROOFING SYSTEM, ROOF BALLAST, FLASHING, TERMINATION BARS, MECHANICAL EQUIPMENT, MECHANICAL EQUIPMENT DUNNAGE, PITCH POCKETS, ELECTRICAL CONDUIT, TREES AND VEGETATION.
   - REMOVE ALL EXISTING SCUPPERS AND ROOF LEADERS AS REQUIRED TO INSTALL NEW.
2. ALL MATERIALS AND COMPONENTS ASSOCIATED WITH THE EXISTING ROOFING SYSTEM SHALL BE REMOVED DOWN TO THE EXISTING CONCRETE SLAB.

B. INSPECTIONS

1. PERFORM A VISIAL INSPECTION OF THE EXISTING CONCRETE ROOF DECK UPON COMPLETION OF DEMOLITION.
2. NOTIFY THE OWNER AND STRUCTURAL ENGINEER OF ANY AREAS OF: DETERIORATED CONCRETE, EXPOSED OR DAMAGED REINFORCING STEEL.
3. IDENTIFY SLOPE OR FLATNESS OF EXISITNG SLAB AFTER DEMOLITION IS COMPLETE.
4. ALL FINDINGS SHOULD BE DOCUMENTED AND ADDRESSED BEFORE PROCEEDING WITH ROOFING INSTALLATION.

C. ROOF INSTALLATION

1. INSTALL A FULLY ADHERED ROOFING SYSTEM AS FOLLOWS:
   - TAPERED INSULATION PER PLANS (FOR POSITIVE DRAINAGE)
     - * TAPERED INSULATION / SCUPPER LAYOUT SHOWN IS DIAGRAMMATIC AND FOR REFERENCE ONLY. ROOFING CONTRACTOR TO REVIEW AND PROVIDE RECOMMENDATIONS FOR THE MOST EFFICIENT CONFIGURATION
   - COVERBOARD
   - 0.45 MIL EPDM MEMBRANE (UNREINFORCED)
   - TERMINATION BARS ALONG PAREPET WALLS
   - INSTALLATION OF SCUPPERS AND DOWNSPOUTS FOR PROPER DRAINAGE

ALTERNATE NO. 1 - TPO ROOF

A. DEMOLITION

1. COMPLETE REMOVAL OF ALL EXISTING MATERIALS ON THE ROOF. ITEMS TO BE REMOVED INCLUDE, BUT ARE NOT LIMITED TO:
   - BUILT-UP ROOFING SYSTEM, ROOF BALLAST, FLASHING, TERMINATION BARS, MECHANICAL EQUIPMENT, MECHANICAL EQUIPMENT DUNNAGE, PITCH POCKETS, ELECTRICAL CONDUIT, TREES AND VEGETATION.
   - REMOVE ALL EXISTING SCUPPERS AND ROOF LEADERS AS REQUIRED TO INSTALL NEW.
2. ALL MATERIALS AND COMPONENTS ASSOCIATED WITH THE EXISTING ROOFING SYSTEM SHALL BE REMOVED DOWN TO THE EXISTING CONCRETE SLAB.

B. INSPECTIONS

1. PERFORM A VISIAL INSPECTION OF THE EXISTING CONCRETE ROOF DECK UPON COMPLETION OF DEMOLITION.
2. NOTIFY THE OWNER AND STRUCTURAL ENGINEER OF ANY AREAS OF: DETERIORATED CONCRETE, EXPOSED OR DAMAGED REINFORCING STEEL.
3. IDENTIFY SLOPE OR FLATNESS OF EXISITNG SLAB AFTER DEMOLITION IS COMPLETE.
4. ALL FINDINGS SHOULD BE DOCUMENTED AND ADDRESSED BEFORE PROCEEDING WITH ROOFING INSTALLATION.

C. ROOF INSTALLATION

1. INSTALL A FULLY ADHERED ROOFING SYSTEM AS FOLLOWS:
   - 4-INCH POLYISO ROOF INSULATION WITH TAPPERED INSULATION AS REQUIRED FOR DRAINAGE. AVERAGE 4-INCH INSULATION WITH MINUMIN 2-INCH COVERAGE.
     - * TAPERED INSULATION / SCUPPER LAYOUT SHOWN IS DIAGRAMMATIC AND FOR REFERENCE ONLY. ROOFING CONTRACTOR TO REVIEW AND PROVIDE RECOMMENDATIONS FOR THE MOST EFFICIENT CONFIGURATION
   - COVERBOARD
   - 0.60 MIL TPO MEMBRANE
   - TERMINATION BARS ALONG PAREPET WALLS
   - INSTALLATION OF SCUPPERS AND DOWNSPOUTS FOR PROPER DRAINAGE

UNIT PRICING

A. UNIT PRICE #1 - SCUPPERS

1. PROVIDE UNIT PRICE PER PARAPET SCUPPER CORE HOLE.
2. PROVIDE UNIT PRICE PER CONDUCTOR HEAD WITH OVERFLOW AND LEADER TO GRADE. +/- 75'-0" GRADE TO EAST ROOF.

HEX (A) FLOOR PLAN NOTES

KEYNOTE	DESCRIPTION
A101	NEW SCUPPER AND DOWNSPOUT - CUT NEW SCUPPER OPENING IN EXISTING PARAPET WALL. NEW CONDUCTOR HEAD WITH OVERFLOW. NEW DOWNSPOUT LEADER TO GRADE.
A102	EXISTING CURB - INSTALL (2) LAYERS OF 3/4-INCH EXTERIOR GRADE PLYWOOD OVER EXISTING CURB. (COORDINATE REPAIRS WITH STRUCTURAL (BY OTHERS)).
A103	ROOF SCUTTLE - PROVIDE NEW SCUTTLE HATCH. (2) LAYERS OF 3/4-INCH EXTERIOR GRADE PLYWOOD OVERLAYED WITH SHEET METAL AND 2X TRIM BAND TO MATCH EXISTING OPENING. PROVIDE HASP AND COMBINATION LOCK ON INSIDE OF HATCH.
A104	NEW CURB WALL - INSTALL NEW CURB WALL AS REQUIRED TO ALIGN WITH NEW TAPERED INSULATION LAYOUT.
A105	DOOR ENCLOSURE - INSTALL 3/4-INCH EXTERIOR GRADE PLYWOOD OVER EXISTING DOOR OPENING.
A106	DUCT - EXISTING EXTERIOR MOUNTED DUCTWORK. LEAVE IN PLACE. REMOVE LOWER PORTION OF DUCT AS REQUIRED TO INSTALL NEW ROOFING (LIGHT WELLS).
A108	NEW TEMPORARY ROOF STRUCTURE - NEW JOIST SYSTEM WITH DECKING AND EPDM MEMBRANE. (DESIGN BUILD).
A109	EXPANSION JOINT - FIELD-VERIFY CONDITION OF EXISTING JOINT. PROVIDE NEW BELLOWS-TYPE EXPANSION JOINT WHERE REQUIRED BY EXISTING CONDITIONS. SIZE/PROFILE TO SUIT MOVEMENT AND ADJACENT ASSEMBLIES. INSTALL PER MANUFACTURER.
A110	NEW ROOF - NEW EPDM MEMBRANE AND TAPERED INSULATION.

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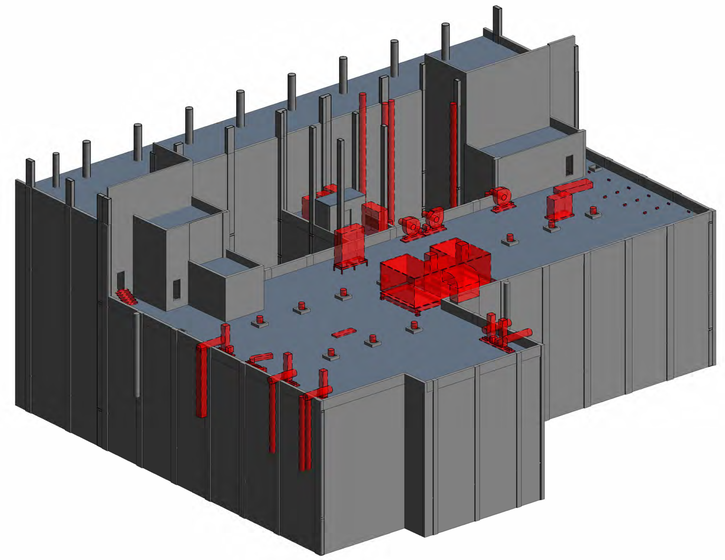
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LEVEL 7 - FLOOR PLAN / EAST LOW ROOF - (DEMOLITION PLAN)

N 1 AD107 SCALE: 3/32" = 1'-0"

NORTH / WEST VIEW

2 AD107 SCALE:

GENERAL NOTES

- ITEMS SHOWN IN RED INDICATE MAJOR COMPONENTS TO BE DEMOLISHED.
- REFER TO SHEET G002 FOR REFERENCE PHOTOS.

GENERAL NOTES: DEMOLITION FLOOR PLAN

A. **DEMOLITION PROCEDURES**
- COORDINATE WITH OWNER FOR GENERAL DEMOLITION PROCEDURES, SALVAGING, PROTECTION, COORDINATION WITH NEW WORK, TRAFFIC AND CIRCULATION, UTILITIES, ACCESS AND TEMPORARY CONTROLS / FACILITIES, POLLUTION CONTROLS, SHORING, CUTTING AND PATCHING, LIFE SAFETY PROCEDURES, AND OTHER DEMOLITION REQUIREMENTS.

B. **COORDINATION**
- COORDINATE DEMOLITION INFORMATION SHOWN ON THIS PLAN WITH NEW WORK INDICATED ON OTHER DRAWINGS.

C. **ARCHITECTURAL DEMOLITION**
- THE INTENT OF THIS PLAN IS TO DESCRIBE GENERAL AREAS OF DEMOLITION.
- ALL DEMOLITION WORK IS RESTRUCTED TO THE EXTERIOR ROOF. UNLESS NOTED OTHERWISE.

D. **HAZARDOUS MATERIALS**
- IN THE EVENT A CONTRACTOR ENCOUNTERS, ON THE SITE, MATERIAL REASONABLY BELIEVED TO BE ASBESTOS OR POLYCHLORINATED BIPHENYL (PCB) WHICH HAS NOT BEEN RENDERED HARMLESS, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED AND REPORT THE CONDITION TO THE OWNER, ARCHITECT, AND CONSTRUCTION MANAGER IN WRITING. REFER ALSO TO THE GENERAL CONDITIONS OF THE CONTRACT.

DEMOLITION GRAPHIC KEY

- REMOVE WALL / PARTITION / EQUIPMENT BACK TO STRUCTURE
- EXISTING WALLS TO REMAIN
- EXISTING PARAPET WALLS TO REMAIN
- SOLID GRAY HATCH INDICATES AREA OF NOW WORK
- DOOR TO REMAIN

HEX (D) DEMOLITION PLAN NOTES

KEYNOTE	DESCRIPTION
D101	VENT - REMOVE EXISTING VENT AND ALL ASSOCIATED COMPONENTS DOWN TO EXISTING ROOF CURB. ITEMS INCLUDE BUT ARE NOT LIMITED TO: SHEET METAL VENT, CAP FLASHING, FLASHING, WOOD BLOCKING, ELECTRICAL MOTOR'S, CONDUIT.
D102	MECHANICAL EQUIPMENT - REMOVE EXISTING MECHANICAL EQUIPMENT AND ALL ASSOCIATED COMPONENTS DOWN TO EXISTING ROOF. ITEMS INCLUDE BUT ARE NOT LIMITED TO: SHEET METAL DUCTS, CONCRETE / STEEL CURBS, ELECTRICAL CONDUIT, WOOD BLOCKING.
D103	CURB AND STEEL DUNNAGE - REMOVE EXISTING STEEL DUNNAGE AND CURB IN ITS ENTIRETY DOWN TO CONCRETE ROOF DECK.
D104	DUCT WORK - REMOVE EXISTING EXTERIOR DUCTWORK IN ITS ENTIRETY INCLUDING ALL ASSOCIATED FASTENERS AND COMPONENTS.
D105	MISCELLANEOUS EQUIPMENT / DUCTWORK - REMOVE IN ITS ENTIRETY.
D106	PITCH POCKETS / ANCHORAGE - REMOVE EXISTING STEEL SIGN ANCHORAGE DOWN TO CONCRETE DECK. ITEMS INCLUDE BUT NOT LIMITED TO: STEEL ANGLES, PITCH POCKETS, ASSOCIATED FASTENERS AND COMPONENTS.
D107	CONDUIT - REMOVE EXISTING CONDUIT IN ITS ENTIRETY INCLUDING ALL ASSOCIATED COMPONENTS.
D108	PENTHOUSE - CORRUGATED METAL PENTHOUSE. REMOVE IN ITS ENTIRETY. ITEMS INCLUDE BUT ARE NOT LIMITED TO: WALLS, ROOF, DUCT WORK, MECHANICAL EQUIPMENT, CONDUIT, STEEL DUNNAGE, WOOD / CONCRETE CURBS.
D109	WOOD STAIR - REMOVE IN ITS ENTIRETY.
D110	DUCT - REMOVE TOP HALF OF DUCT AS REQUIRED TO INSTALL NEW TEMPORARY ROOF (JOISTS AND DECKING).

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