

ADDENDUM NO. 3
TO THE
DRAWINGS AND PROJECT MANUAL
FOR
**KISD 2025 FRP
KLEIN I.S.D.
KLEIN, TEXAS**



02/19/2026

VLK
20445 State Highway 249, Suite 350
Houston, TX 77070
281.671.2300 voice
vlkarchitects.com

3.1 GENERAL

- A. This addendum modifies the drawings and project manual, dated January 27, 2026, as noted within and shall become part of the Contract Documents.
- B. Each holder of proposal documents registered with the Architect will receive a copy of the addendum. Each prime proposer is responsible for distribution of information conveyed by this addendum to its sub-proposers and suppliers.
- C. Proposers shall acknowledge receipt of this addendum in the space provided on the proposal form. Failure to do so may subject proposer to disqualification.

3.2 DOCUMENT 00 11 19 - REQUEST FOR COMPETITIVE SEALED PROPOSALS

- A. Delete this Document in its entirety insert attached **revised** Document.

3.3 DOCUMENT 00 42 00 - PROPOSAL FORM

- A. Delete this Document previously issued in Addendum No. 2 in its entirety insert attached **revised** Document.

3.4 SECTION 07 54 23 - THERMOPLASTIC-POLYOLEFIN ROOFING (TPO)

- A. Delete this Section previously issued in Addendum No. 2 in its entirety insert attached **revised** Section.

3.5 REVISED DRAWINGS

- A. Sheet Nos. A65.01 and A65.02 dated February 19, 2026 and attached hereto, are revised drawings and are hereby made a part of this addendum.

END OF ADDENDUM NO. 3

DOCUMENT 00 11 19

REQUEST FOR COMPETITIVE SEALED PROPOSALS

Competitive Sealed Proposals for the work identified below in accordance with Proposal Documents and addenda as may be issued prior to date of proposal opening will be received by the Board of Trustees, Klein Independent School District, until proposal closing date and time, as identified below. Proposals from Offerors will then be opened in public and read aloud.

OWNER: Klein Independent School District
7200 Spring Cypress Road
Klein, TX 77379

ARCHITECT: VLK Architects, Inc.
20445 SH 249, Suite 350
Houston, TX 77070
(281) 671-2300

PROJECT: KISD 2025 FRP
Klein Independent School District
Klein, Texas



02/19/2026

PRE-PROPOSAL Tuesday, February 3, 2026; 2:00 PM at the Klein ISD Multipurpose Center, Klein ISD Facility and School Services Office, 7520 FM 2920, Klein, TX 77379. Representatives of the Architect, Owner, and Consulting Engineers will be present at this meeting. Meeting will be held in person. A virtual option will be made available for those who cannot attend via the Teams link provided below:

Meeting ID: 216 898 541 979 86
Passcode: vk6M7MY9
Dial in by phone: +1 469-612-6677
Phone conference ID: 466 036 159#

A walk-through of the project will occur February 10, 2026. All Offerors are encouraged to attend. Time to be determined.

PROPOSAL DATE AND TIME: Tuesday, ~~February 24, 2026~~ **March 3, 2026 [Addendum No. 3]**, 2:00 PM
Proposal addressed to: Mr. August Wunderlich, Chief of Operations

LOCATION OF PROPOSAL OPENING: Klein Independent School District
Klein ISD Facility and School Services Office
7520 FM 2920
Klein, TX 77379
Proposals to be received in Facilities office reception.

Proposal Documents will be available after January 27, 2026. Qualified Offerors (General Contractors) may obtain two hard copies upon deposit.

A link to the digital copies of the drawings and project manual may be obtained from Michelle Gallup, e-mail: mgallup@vlkarchitects.com, VLK Architects, Inc., 20445 SH 249, Suite 350, Houston, TX 77070, A link to the digital copy of the addenda will be e-mailed to the current list of plan holders.

If hard copies are preferred, Qualified Offerors may obtain two (2) sets of plans and specifications upon deposit of \$200.00 with check made payable to Klein I.S.D. The deposit will be refunded when the plans and specifications are returned promptly in good condition.

Proposal Documents may be obtained from the following address:

VLK
20445 SH 249, Suite 350
Houston, TX 77070
(281) 671-2300

Office Hours are 8:00 AM to 5:00 PM

KISD 2025 FRP
Klein I.S.D.
Klein, Texas

In addition, Proposal Documents may be obtained from the following locations:

iSqFt, a ConstructConnect™ company
<https://www.isqft.com>

ConstructConnect
<https://www.constructconnect.com/>

Dodge Data & Analytics
www.construction.com

FULL REFUND: Deposits will be returned provided all Contract Documents and addenda are returned to the Architect complete with all sheets bound in their original order within ten (10) days of proposal.

FORFEIT OF DEPOSIT: When the Documents are not returned under the conditions specified, none of the deposit will be returned. However, the Documents shall remain the property of the Owner and must be returned.

All proposals must be in the hands of the Owner no later than the time specified above. Please seal all proposals in duplicate in an envelope with the following information on the face of the envelope.

**Name of Offeror (General Contractor)
2025 FRP
Klein Independent School District**

The Owner reserves the right to reject any and all proposals and to waive any irregularities in the Competitive Sealed Proposal process. No proposal shall be withdrawn within 30 days after the proposal opening without the specific consent of the Owner.

PROPOSAL BOND: A Proposal Bond from a bonding company acceptable to the Owner or a certified check in an amount equal to 5 percent (5%) of the greatest amount of proposal must accompany each offeror's proposal.

PAYMENT BOND AND PERFORMANCE BOND: A Payment Bond and Performance Bond, each in an amount equal to 100 percent (100%) of the Contract Sum conditioned upon the faithful performance of the Contract will be required. Please note that all bonding companies presented must be acceptable to the Owner.

The prevailing rates of wages are the minimums that must be paid in conformance with all applicable laws of the State of Texas.

All Offerors submitting a proposal are encouraged to attend the proposal opening. Subcontractors and suppliers intending to submit proposals to Construction Offerors are required to prepare their proposals based on a complete set of proposal documents. If after reviewing the complete set of proposal documents, Subcontractors and supplier offerors desire to purchase individual drawings and specification sections for their proposal convenience, they may do so by ordering the specific drawings and specifications directly from the reproduction company. Each offeror purchasing a partial set of proposal documents is responsible for determining exactly which documents he requires and is responsible for all costs associated with printing and delivery. Subcontractors and suppliers exercising this option must agree to do so on the basis that 1) all documents shall be returned to the Architect, without refund, after submitting a proposal and 2) documents shall not be used on other projects. Successful Subcontractors and supplier offerors may retain their Proposal Documents until completion of the construction.

All Offerors submitting a proposal are encouraged to visit the site.

END OF DOCUMENT

DOCUMENT 00 42 00

PROPOSAL FORM



KISD 2025 FRP
Klein I.S.D.
Klein, Texas

KISD 2025 FRP
KLEIN INDEPENDENT SCHOOL DISTRICT
KLEIN, TEXAS

02/19/2026

PROPOSAL OF: _____
(Name) (Date)

TO: Mr. August Wunderlich, Chief of Operations
Klein Independent School District
7200 Spring Cypress Road
Klein, TX 77379

Dear Sir:

Having examined the drawings, project manual, and related documents and having inspected the site of proposed Work, I (we) agree to furnish all labor, materials, and to perform all work described in the specifications and shown on the drawings for the sum of:

BASE PROPOSAL: For complete construction, including General, Mechanical, Plumbing, and Electrical Work, for the sum of:

_____ DOLLARS
(\$_____).

ALLOWANCES: The above base proposal includes all allowances listed in SECTION 01 21 00 - ALLOWANCES.

ALTERNATES:

Alternate No. 1: For prepping and painting the interior partitions as indicated on the Kaiser Elementary School drawings, add to the base proposal the sum of:

_____ DOLLARS
(\$_____).

Alternate No. 2: For prepping and painting the interior partitions as indicated on the Nitsch Elementary School drawings, add to the base proposal the sum of:

_____ DOLLARS
(\$_____).

Alternate No. 3: For replacing Public Address System devices and cabling, as indicated on the Eiland Elementary School drawings, add to the base proposal the sum of:

_____ DOLLARS
(\$_____).

Alternate No. 4: For replacing Public Address System devices and cabling, as indicated on the McDougale Elementary School drawings, add to the base proposal the sum of:

_____ DOLLARS
(\$_____).

Alternate No. 5: For replacing the exterior site lighting at Erhardt Elementary School as indicated in the drawings, add to the base proposal the sum of:

_____ DOLLARS
(\$ _____).

Alternate No. 6: For replacing Public Address System devices and cabling, as indicated on the Klenck Elementary School drawings, add to the base proposal the sum of:

_____ DOLLARS
(\$ _____).

Alternate No. 7: For replacing Public Address System devices and cabling, as indicated on the Nitsch Elementary School drawings, add to the base proposal the sum of:

_____ DOLLARS
(\$ _____).

Alternate No. 8: For replacing the existing 4" grease waste line outside the kitchen to the existing grease trap at Nitsch Elementary School as shown in the documents, add to the base proposal the sum of:

_____ DOLLARS
(\$ _____). [Addendum No. 2]

Alternate No. 9: For providing a new 4" sanitary line from the outfall of the grease trap through the kitchen and connecting to the existing sanitary line in the central plant at Nitsch Elementary School as shown in the documents, add to the base proposal the sum of:

_____ DOLLARS
(\$ _____). [Addendum No. 2]

Alternate No. 10: For removing existing roof curb and insulation as needed to install new metal roof deck to size and profile matching existing, providing new insulation, and new gypsum roof board to match existing at Nitsch Elementary School, add to the base proposal the sum of:

_____ DOLLARS
(\$ _____). [Addendum No. 2]

Voluntary Alternate:

This section is to document any voluntary alternate(s) that would impact the schedule and/or cost of the project. Note: any voluntary alternate offered must include a clear scope description as well as the associated impact on schedule and cost if accepted. All proposed voluntary alternates shall be covered by the specified warranties. If more space is required, please submit a separate document. [Addendum No. 2]

UNIT PRICES: For changing quantities of work items from those indicated by the drawings, the following unit prices shall prevail:

	<u>UNIT</u>	<u>EXTRA</u>	<u>CREDIT</u>
Removal and replacement of roofing system to include (2) layers of 2.2" polyiso insulation and 1/2" gypsum roof board down to existing metal deck. [Addendum No. 2 and 3]	<u>Sq. Ft.</u>	<u>\$</u>	<u>\$</u>

	<u>UNIT</u>	<u>EXTRA</u>	<u>CREDIT</u>
Removal and replacement of 1/2" gypsum roof board [Addendum No. 2 and No. 3]	Sq. Ft.	\$	\$

	<u>UNIT</u>	<u>EXTRA</u>	<u>CREDIT</u>
Provide L.F. price to replace (2) 2" x 6" wood nailers and (1) 3/4" x 6" nailer. [Addendum No. 3]	L.F.	\$	\$
	L.F.	\$	\$

Note: Each unit price for CREDIT shall be at least 66% of the corresponding unit price for EXTRA. [Addendum No. 2]

The undersigned agrees, if this proposal is accepted, to commence work on or before a date to be established in the written "Notice-to-Proceed" of the Owner and to attain substantial completion of all Work on or before July 31, 2026, subject to extensions of time as described in Article 8.3 of the General Conditions.

The undersigned further agrees that, from the compensation otherwise to be paid, the Owner may retain the single sum of \$500.00 per campus per day for each calendar day after the substantial completion date that the Work remains incomplete, which sum is agreed upon as the proper measure of liquidated damages which the Owner will sustain per diem by the failure of the undersigned to complete the Work at the time stipulated in the contract. This sum is not to be construed in any sense a penalty.

I (we) acknowledge receipt of the following addenda:

Addendum No. 1 Dated _____ Addendum No. 2 Dated _____
 Addendum No. 3 Dated _____ Addendum No. 4 Dated _____

It is our intent to utilize the following major trade subcontractors for their respective portions of the Work:

- Fire Alarm _____
- Electrical _____
- Mechanical _____
- Digital Marquee _____
- Hardware _____
- Paint _____

Roofing _____ **[Addendum No. 2]**

Upon receipt of notice of acceptance of this proposal within 30 days after the opening of proposals, I (we) agree to execute formal contract forms, acceptable surety bonds, and required insurance certificates within five days of receipt of the Contract.

Should I (we) fail to execute and deliver the Contract, along with the satisfactory surety bonds and insurance certification within the time set forth, the proposal security, attached hereto without endorsement, in the sum of:

_____ DOLLARS(\$_____).

shall become the property of Klein Independent School District as liquidated damages for the delay caused and the additional work required.

Respectfully submitted, (Signature) _____

By (Please Print or Type)

Title

Contractor

Business Address

Telephone Number

FAX Number

Indicate whether - Individual
Partnership
Corporation

ATTEST:

Secretary

SECTION 07 54 23

THERMOPLASTIC-POLYOLEFIN ROOFING (TPO)

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes: Insulation and fully adhered UL Class A, factory applied white color finish, non-ballasted single-ply roofing system. Single-ply roofing system shall not have torch-sealed seam construction.
- B. Related Sections:
 - 1. Section 06 10 00 - Rough Carpentry: treated wood nailers, blocking, and curbs.
 - 2. Section 07 62 00 - Sheet Metal Flashing and Trim.
 - 3. Division 22 - Mechanical: roof drains.

1.2 SUBMITTALS

- A. General: Submit in accordance with SECTION 01 33 23 - SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES.
- B. Product Data:
 - 1. Furnish manufacturer's printed specifications and instructions for installation of system.
 - 2. Include procedures and materials for terminations, flashing, splicing, expansion joints, and bonding.
- C. Shop Drawings shall indicate:
 - 1. Roof configuration.
 - 2. Design of tapered insulation system showing layout, slope and thickness of entire system.
 - 3. Sheet layout.
 - 4. Location of field splices.
 - 5. Type of splices.
 - 6. Mechanical equipment flashing.
 - 7. Expansion joints.
 - 8. Termination details.
 - 9. Penetration details.
 - 10. Parapet wall details.
 - 11. Roof slopes.
 - 12. Cricket locations.
- D. Samples:
 - 1. Submit a 12" x 12" sample of membrane material.
 - 2. Submit a sample of each type of fastener.
- E. Certificates:
 - 1. Submit manufacturer's certification stating materials ordered and supplied are compatible with each other, suited for locale and purpose intended, and shipped in sufficient quantity to ensure proper, timely installation.
 - 2. Submit manufacturer's approval of proposed fasteners.
 - 3. Submit manufacturer's approval of installer.
 - 4. Submit installer's experience record.
 - 5. Certify materials shipped to site meet membrane manufacturer's published performance requirements.
- F. Roofing System Letter - Tested Assembly: Provide a letter from the primary roofing material manufacturer stating that the roofing system (from deck up) and (as submitted) is a tested roofing assembly meeting the specified performance requirements for wind uplift. The letter shall specifically include applicable fastener patterns and supporting data clearly illustrating conformance to performance requirements for **wind uplift, wind speed and uplift in that region. Submittals are required to include engineered calculations (stamped and sealed). [Addendum No. 3]**



02/19/2026

1.3 QUALITY ASSURANCE

- A. Manufacturer Qualifications:
 - 1. Obtain primary sheet roofing materials from a single manufacturer.

2. Provide secondary materials as recommended in writing by manufacturer of primary materials.
 3. Manufacturer's qualified technical representative will be required to visit project site to advise Installer of procedures and precautions for installation of roofing materials and to verify warranty inspection requirements. Manufacturer's representative shall make inspection of the membrane installation a minimum of three times. Manufacturer's written reports of findings shall be submitted for the Architect and Owner's review.
 4. Provide primary products, including each type of flexible sheet roofing and sheet flashing produced by a single manufacturer, which has produced that type product successfully for not less than 5 years. Provide accessory products which are acceptable to manufacturers of primary products.
- B. Applicator Qualifications: Five years successful experience in installation of roofing systems similar to system for this project and approved by membrane manufacturer. Similar in system shall be experience with same type, same insulation, same substrate, and same method of attachment. Insulation applicator and application method shall be approved by the manufacturer of the single-ply roofing materials to be installed.
- C. Compatibility of Roofing System: Roof insulation, roof crickets and tapered insulation roof system shall be compatible with the roofing materials to be used and shall be approved by the manufacturer of the singly-ply sheet roofing materials.
- D. Provisions for Expansion: If in the manufacturer's or installer's expert opinions, the roofing area is large enough to require expansion joints, then they are to be provided, whether shown on the construction documents or not. Contractor shall consult with the Architect regarding the exact joint locations.
- E. Pre-roofing Conference:
1. At least one week prior to start of roofing installation, convene pre-roofing conference at project site.
 2. Attendance is required by Contractor, installer, manufacturer's technical representative, Architect, and effected subcontractors, i.e. mason, electrical, and plumber.
 3. Review requirements for work and conditions which could possibly interfere with successful performance of work.
 4. Minimum Formal Written Agenda:
 - a. Review project specifications and drawings.
 - b. Review weather and working conditions.
 - 1) Substrate requirements.
 - 2) Insulation installation.
 - 3) Membrane installation.
 - 4) Roof terminations, flashings, and roof drain requirements, including roof drain location, i.e. minimum distance from parapets allowed by roofing membrane manufacturer. Coordinate reglet location.
 - 5) Mechanical equipment placement, supports, and height requirements.
 - 6) Inspection, testing, and quality control procedures.
 - 7) Protection requirements for construction period beyond roofing installation.
 - 8) Procedures for making roof penetrations after membrane installation.
 - 9) Water cutoffs at end of day's work.
 5. Conduct tour of roof deck; report discrepancies and problem areas to Architect.

1.4 DELIVERY, STORAGE, AND HANDLING

- A. Deliver materials in manufacturer's original unopened packaging with legible labels intact.
- B. Store materials on site in enclosures or under protective coverings off ground.
- C. Insulation stored on the site shall be raised above deck or ground level on pallets and covered with waterproof tarpaulins or plastic sheeting.
- D. Do not store material in or on building in such concentrations as to impose excessive strain on deck or structural members.

1.5 PROJECT CONDITIONS

- A. Weather:
 - 1. Proceed with roofing work when existing and forecasted weather conditions permit performance in accordance with manufacturer's recommendations and warranty requirements.
 - 2. Take special precautions as recommended by manufacturer when applying roofing below 40°F. Ensure cements, adhesives, mastics, and coatings are not affected by freezing weather.
- B. Protection: Protect finished surfaces of the building from damage and staining during the installation work with suitable covers.
- C. Contractor shall clean roof on a daily basis. Remove construction debris which could harm the membrane. Construction material spillage must be removed without harming the membrane. If spillage cannot be removed satisfactorily, remove and replace the damaged membrane.
- D. Smoking on the roof during installation shall not be allowed.
- E. Roof membrane shall be cleaned for the removal of all stains following installation. Cleaning to be performed in accordance with manufacturer's recommendations.

1.6 WARRANTY

- A. Furnish written 20-year, no dollar limit (NDL), warranty of materials and workmanship:
 - 1. For watertightness extended to include but not be limited to flashings, seams, membrane, penetrations, and pitch pockets.
 - 2. ~~Against 2" hail damage.~~ **[Addendum No. 3]**
- B. Warranty shall be signed by membrane manufacturer, agreeing to repair or replace defects in material or workmanship and failure of roof to resist water penetration for period of twenty years from substantial completion of project. Warranty shall be furnished without financial limitation based on initial installation cost or inclusion of other financial constraints that would limit manufacturer's repair or replacement costs during warranty period.

PART 2 - PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

- A. ~~Basis of Design shall be Elevate UltraPly Fleece Back TPO Adhered Membrane as manufactured by Holcim (Formerly Firestone Building Products Co.) The following manufacturers may bid this project provided they comply with all of the performance requirements of this specification and submit evidence thereof. Listing other manufacturers' names in this specification does not constitute approval of their products or relieve them of compliance with all the performance requirements contained herein:~~

~~Everguard Fleece Back Membrane; GAF~~

~~Elevate UltraPly Fleece Back TPO; Holcim (Formerly Firestone Building Products Co.)~~

~~Genflex EZ TOP Fleece Back; Genflex Roofing Systems~~

~~JM TPO Fleece Backed Roofing Membrane; Johns Manville [Addendum No. 3]~~

- A. ~~Basis of Design shall be Elevate UltraPly TPO Adhered Membrane as manufactured by Holcim (Formerly Firestone Building Products Co.) The following manufacturers may bid this project provided they comply with all of the performance requirements of this specification and submit evidence thereof. Listing other manufacturers' names in this specification does not constitute approval of their products or relieve them of compliance with all the performance requirements contained herein:~~

~~Everguard Smooth Membrane; GAF~~

~~Elevate UltraPly TPO Adhered Membrane; Holcim (Formerly Firestone Building Products Co.)~~

~~SureWeld TPO; Carlisle~~

~~JM TPO Roofing Membrane; Johns Manville [Addendum No. 3]~~

2.2 INSULATION MATERIALS

- A. Installation procedures for insulation shall be subject to acceptance by the single-ply roofing membrane manufacturer.

1. Polyisocyanurate Insulation: Reinforced polyisocyanurate foam core faced both sides with non-asphaltic glass fiber facers chemically bonded in the manufacturing process, that are compatible with the single-ply roofing membrane **and meeting ASTM C 1289, Type II, Class 2, Grade 2. [Addendum No. 3]**
 - a. Compressive Strength: 20 psi
 - b. Install in not less than 2 layers of **2.2" 2.5"** min. thickness per board. **[Addendum No. 3]**
- B. Cover Board: ASTM C 1177, glass-mat, water-resistant gypsum substrate as manufactured by G-P Gypsum Corporation. Provide 1/2-inch thick DensDeck® Prime Roof Board over insulation.
- C. Crickets **and Cants**: Provide crickets **and cants** at locations as shown. Cricket **and cant** must be compatible with single-ply roofing membrane. **[Addendum No. 3]**
- D. Tapered Roof Insulation: Provide tapered roof insulation as required to fulfill slope requirements. Tapered roof insulation must be compatible with single-ply roofing membrane.
- E. Mechanical Fasteners: Stainless steel deck fasteners, size and configuration of fasteners shall be approved by roof insulation manufacturer and single-ply roofing membrane manufacturer.

2.3 TPO SHEET ROOFING

- A. Membrane Material:
 1. Thermoplastic Polyolefin (TPO) fleeceback sheet material.
 2. Thickness: 60 mil minimum, reinforced for fully adhered membranes.
 3. Exposed membrane shall be resistant to ozone, ultraviolet radiation, and water permeable.
- B. Sheet Size: Maximum width and length of sheet possible as determined by project conditions.
- C. Slip Sheet: As determined by membrane manufacturer if installation is necessary for conditions encountered.
- D. Flashing: White unsupported TPO as furnished by membrane manufacturer.

2.4 RELATED MATERIALS

A. Adhesives:

1. ~~As recommended by roofing sheet manufacturer for bonding to substrates and for waterproof sealing of seams.~~
2. ~~Do not use bonding adhesive for splice cement. [Addendum No. 3]~~

B. Adhesives:

1. Bonding Adhesive: Solvent-based low-VOC compliant spray-applied contact bonding adhesive furnished by membrane manufacturer for adhering flashing membrane or roof membrane to substrates. Acceptable products are the following:
 - CAV-GRIP III Adhesive/Primer by Carlisle
 - Jet Bond Spray Adhesive by Elevate
 - EverGuard Quick Spray LV50 by GAF
 - JM All Season Sprayable Bonding Adhesive by Johns Manville
- a. Or adhesive recommended by roofing sheet manufacturer for bonding to substrates and for waterproof sealing of seams.
- b. Do not use bonding adhesive for splice cement.
2. Insulation Adhesive: Dual-component Reaction-cure Adhesive: Two-part spray-applied low-rise urethane foam adhesive. Acceptable products are the following or architect approved equivalent:
 - OlyBond 500" by OMG
 - FAST Adhesive" by Carlisle
 - 2-Part UIA by Johns Manville. **[Addendum No. 3]**

- C. Accessories: Provide primers, batten strips, adhesives, sealants, mastics, prefabricated pipe flashing, roof drain flashing, liquid sealers, sponge tubing expansion joint filler, expansion joint flashing, and appropriate cleaning agents and solvents as recommended by membrane manufacturer for conditions encountered.

- D. Expansion Joints: Provide manufacturer's approved expansion joints for conditions encountered. Provide expansion joint sponge tubing installed on 2" high tapered cant strips where required by membrane system.
- E. Walkway Protection: Provide additional layer of sheet roofing membrane around all roof-top mounted mechanical equipment, surrounding roof access ladders, path from access ladder to mechanical equipment, and where shown on the drawings

2.5 PERFORMANCE/DESIGN CRITERIA

- A. Wind Up-lift Requirements: Provide a roofing system that is identical to systems that have been successfully tested by a qualified testing and inspecting agency to resist wind uplift pressures calculated according to ASCE-7. Wind uplift pressures for this area, based on a 3-second gust. ~~shall be per structural notes and drawings.~~ [Addendum No. 3]

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine surfaces scheduled to receive roofing to assure that they are smooth, dry, and free from oils, grease, and conditions that will adversely affect execution, permanence, or quality of work.

3.2 PREPARATION OF SURFACES

- A. Comply with manufacturer's instructions for substrate preparation.
- B. Sweep surfaces upon which sheet is applied, removing loose and foreign materials.
- C. Fill voids in substrate as recommended by system manufacturer.
- D. Coat metal surfaces with primer or adhesive as recommended by manufacturer.
- E. Prior to installation of insulation, install one layer of gypsum board in accordance with insulation manufacturer's instructions.

3.3 INSULATION INSTALLATION

- A. Install insulation in two layers over all areas to receive roof insulation.
 1. Mechanically fasten first layer to the roof deck.
 2. Apply second layer over first layer in broken joint pattern so that each layer breaks joints both ways with the preceding layer.
 3. Apply insulation with long joints continuous and short joints staggered.
 4. Bring insulation panels into moderate contact with each other and cope to fit neatly around projections. Joints parallel to ribs on steel deck installation shall be located over solid bearing.
 5. Mechanically fasten first layer to the roof deck throughout, adhere second layer to first layer of insulation. Spacing and number of fasteners shall meet current building code requirements and per ASCE 7 calculations.
 6. Tapered roof insulation system and crickets shall be adhered per manufacturer's instructions as required to meet current building code requirements and per ASCE 7 calculations.
 7. Do not install more insulation at one time than the amount which can be covered with roofing the same day.
 8. At the end of each day's work and after any other work stoppage, apply temporary water cutoffs in accordance with single-ply membrane manufacturer's approval.

3.4 COVER BOARD INSTALLATION

- A. Install ½" cover boards by adhering to insulation with long joints in continuous straight lines with end joints staggered between rows. Offset joints of insulation below a minimum of 6 inches in each direction. Loosely butt cover boards together and fasten to roof deck.
 1. Adhere cover boards to meet current building code requirements and per ASCE 7 calculations.
 2. Adhere cover boards to resist uplift pressure at corners, perimeter, and field of roof.
 3. Use appropriate adhesive as recommended by manufacturer.

3.5 MEMBRANE INSTALLATION

A. General: Manufacturer's technical representative is required to be present as necessary to ensure proper installation. Install materials in accordance with manufacturer's printed instructions.

B. Slip Sheet:

1. ~~Install slip sheet loosely laid above insulation, lapping joints 4" minimum.~~
2. ~~Turn slip sheet up parapets and curbs.~~
3. ~~Spot adhere slip sheet on vertical surfaces not more than 8" above roof line. [Addendum No. 3]~~

C. Membrane Installation:

1. Cut sheets to maximum size possible in order to minimize seams.
2. Unroll membrane over insulation.
3. Allow membrane to relax for ½ hour before fastening or splicing. Wrinkles in roof membrane will not be acceptable.
4. Lap adjoining sheets: 6" minimum.
5. The membrane "bridging" over varying heights of substrates at roof drains will not be acceptable.
6. Clean lap areas and bond or weld as recommended by membrane manufacturer to obtain 100% coverage on both mating surfaces.
7. Bond and seal all seams.
8. Fully adhere membrane as recommended by manufacturer.
9. ~~Cover batten strips with solvent or hot air welded membrane strip. [Addendum No. 3]~~
10. Apply sealant bead to membrane strip.

D. Equipment Pads:

1. Adhere membrane over equipment supports or pads prior to installation of mechanical equipment.
2. Place loose piece of membrane under each equipment isolator pad prior to attachment of equipment to pad.
3. Provide sealant over exposed fasteners.

E. Expansion Joints: Install expansion joints in accordance with manufacturer's recommendations.

F. Flashing:

1. Install flashings as indicated and recommended by manufacturer.
2. Use longest pieces practicable.
3. Extend splice 3" beyond fasteners which attach membrane to batten strip.
4. Apply bonding adhesive to flashing and surface to which flashing is to be applied to obtain 100% bond.
5. After bonding adhesive has dried to point where it does not string, roll flashing into adhesive.
6. Take measures to assure flashing is not ridging where there is change of direction.
7. Full flashing at parapet walls shall extend up under metal parapet coping to exterior face of wall.
8. Fasten top of flashing under metal counterflashing at manufacturer's recommended spacing.
9. Flash penetrations passing through membrane.
10. Use factory prefabricated pipe seals where installation is possible.
11. When prefabricated pipe seals cannot be used, field fabricate pipe seals.
12. Provide prefabricated pipe seals for pitch pockets.
13. Install fillers around penetrations and fill pocket with nonshrink grout and manufacturer's approved sealer.

3.6 TERMINATIONS

- A. Provide water cutoffs at end of each day's work as discussed at pre-roofing conference.
- B. Pull membrane loose from water cutoff and remove contaminated material before resuming work.

3.7 WALKWAY PROTECTION

- A. Install additional layer of roofing membrane around all roof-top mounted mechanical equipment, surrounding roof access ladders path from access ladder to mechanical equipment, and where shown on the drawings
- B. Invert walkway membrane (if possible), producing a contrasting color from roof membrane.

- C. Clean roof membrane and bond walkway membrane to obtain 100% coverage on both mating surfaces.
Seal all seams.

END OF SECTION

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- ### ROOF PLAN NOTES
- Provide lapped insulation crickets at the high side of all rooftop curbs, mounting rails, and other miscellaneous roof penetrations as required to shed water around them and to ensure positive roof drainage, whether indicated on the drawings or not.
 - Crickets shall slope 1/2" per foot, unless noted otherwise.
 - Provide roof walkway protection at base of all roof ladders, around all sides of roof hatches, on all sides of rooftop units and condensing units, and on paths leading from roof access points to rooftop units and condensing units, whether indicated on drawings or not.
 - Provide layer of roof walkway protection under all pipe and conduit supports, fully-adhered to roof membrane.
 - Provide additional layer of single-ply roof membrane at the discharge point of downspouts, where splash pans are not provided.
 - Provide metal end closure at the ends of expansion joints, flashings and counterflashings.

ROOF PLAN LEGEND

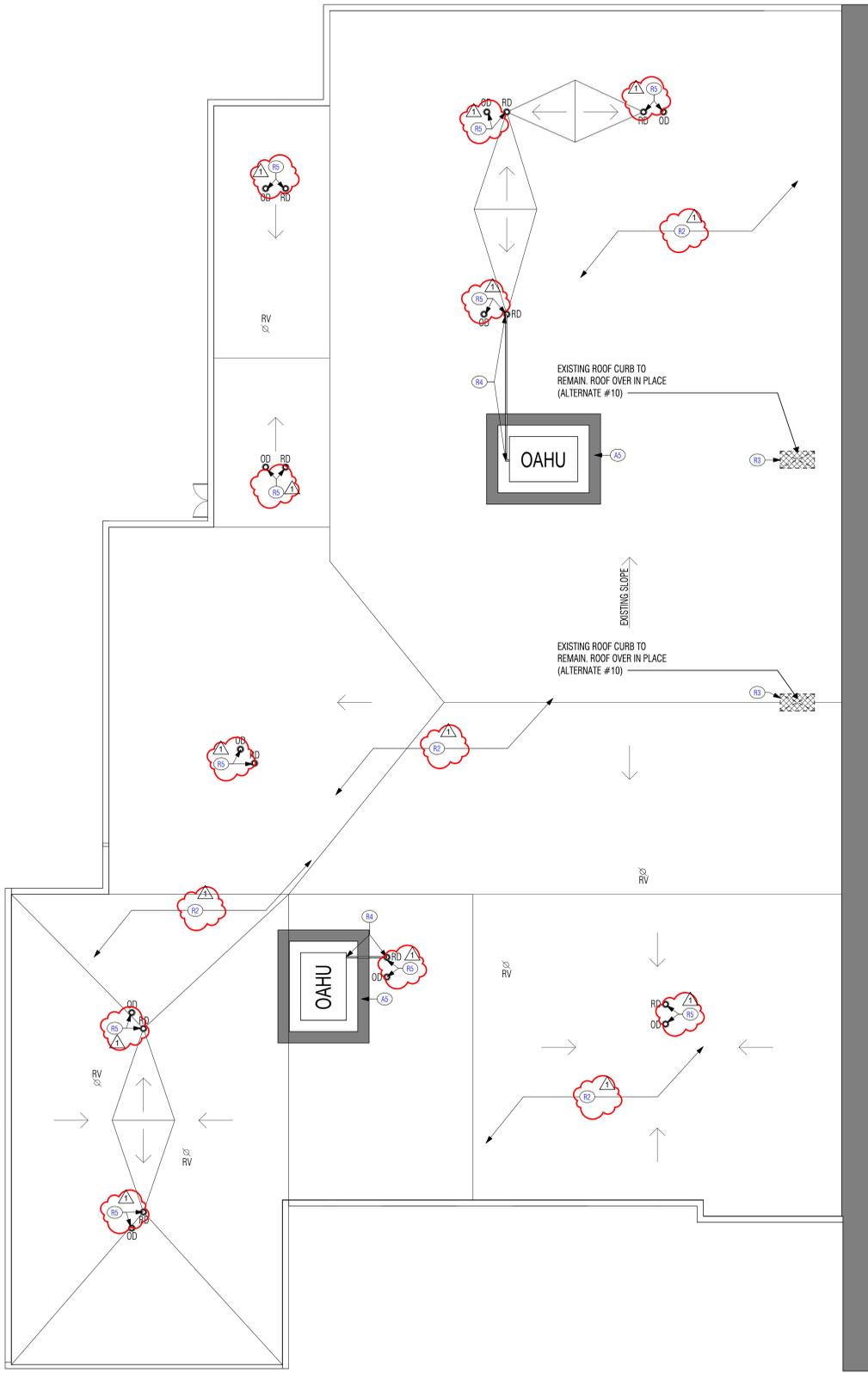
SPM	SINGLE-PLY MEMBRANE ROOFING SYSTEM
OAHU	OUTDOOR AIR HANDLING UNIT
RD	ROOF DRAIN, REF: 9/A65.02
OR	OVERFLOW DRAIN, REF: 9/A65.02
RV	RELIEF VENT, REF: 10/A65.02

Keynote Legend

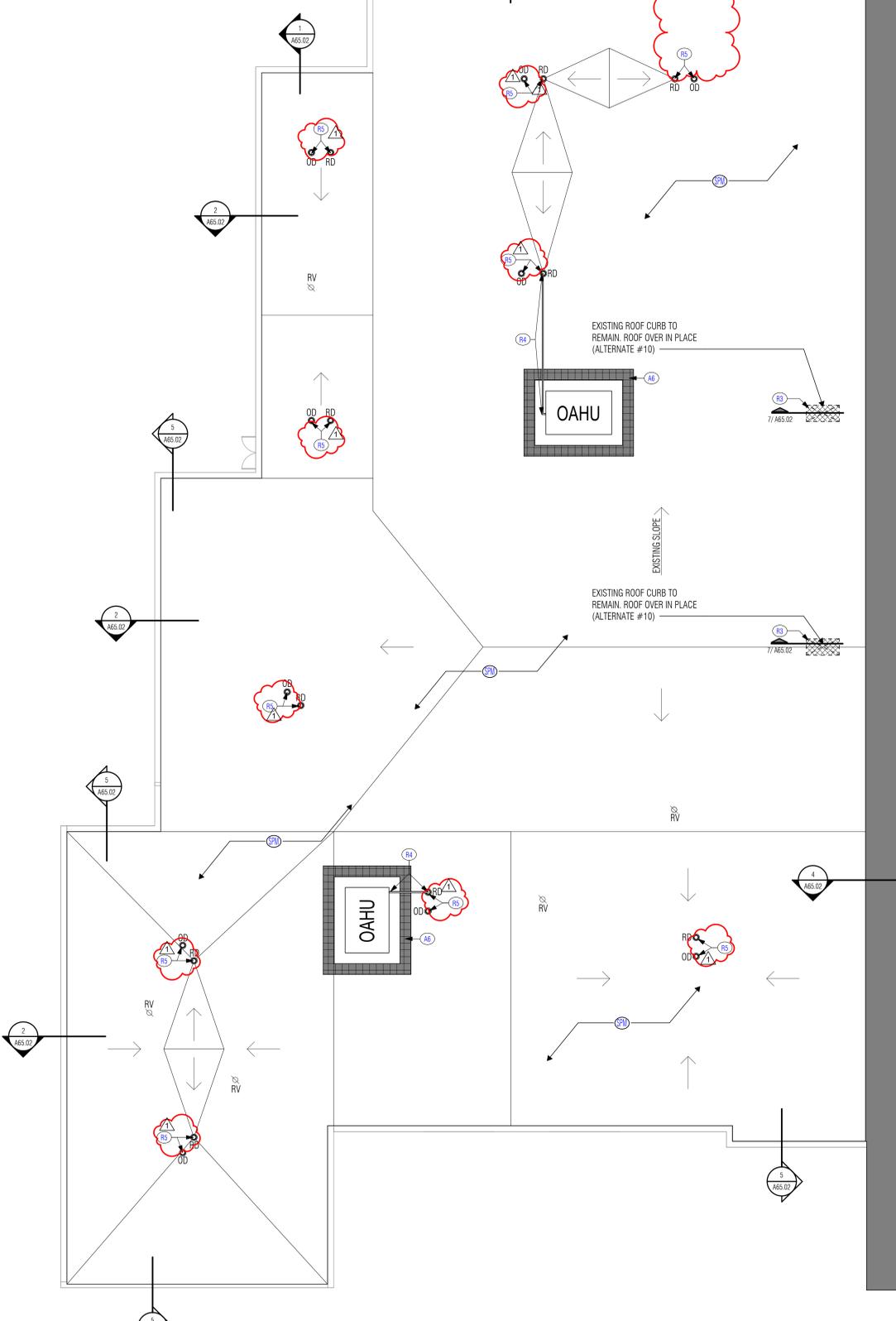
Key Value	Keynote Text
A5	EXISTING WALKWAY PAD TO BE REMOVED.
A6	PROVIDE WALKWAY PAD ALL AROUND UNIT.
R2	REMOVE EXISTING SINGLE-PLY ROOFING SYSTEM DOWN TO MTL. DECK. AND INSTALL (2) LAYERS OF 2-5" INCH POLYSTY INSULATION. 1/2" GYP BOARD AND SINGLE PLY MEMBRANE WITH 3/4" PLYWOOD BLOCKING AT THE PERIMETER. RE: 6/A65.02
R3	(ALTERNATE #10) REMOVE EXISTING ROOF CURB AND INSULATION AS NEEDED TO INSTALL NEW METAL DECK. METAL DECK SIZE AND PROFILE TO MATCH EXISTING. RE: 7/A65.02
R4	REMOVE AND REINSTALL CONDENSATE LINES. REMOVE AND RETAIN PIPE SUPPORTS. REINSTALL SUPPORTS PROVIDE PADS AT EACH SUPPORT.
R5	REMOVE AND REPLACE ROOF AND OVERFLOW DRAINS.

ALTERNATE #10

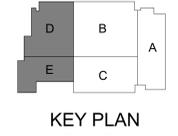
R3	REMOVE EXISTING ROOF CURB AND INSULATION AS NEEDED TO INSTALL NEW METAL DECK. METAL DECK SIZE AND PROFILE TO MATCH EXISTING. RE: 7/A65.02
----	---



1 NITSCH - DEMO ROOF PLAN - UNIT D & E
SCALE: 3/32" = 1'-0"



2 NITSCH - ROOF PLAN - UNIT D & E
SCALE: 3/32" = 1'-0"



02/19/2026

ISSUED: FEBRUARY 18, 2026

REVISIONS

Revision No.	Revision Date
1 Addendum No. 3	02/19/2026

Project Director: MEF
Project Architect: MG
Project Designer: MG
Drawn By: VLK

PROJECT NO.

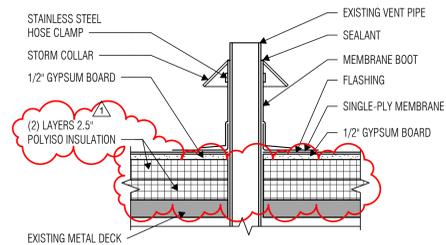
25-0225.00

SHEET TITLE

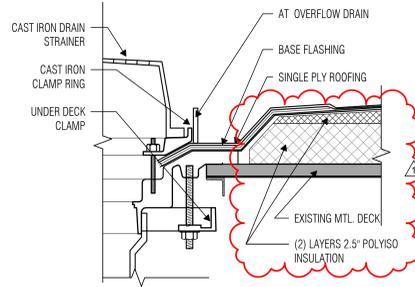
NITSCH - ROOF PLANS - UNIT D & E & ALTERNATE #10

SHEET NO.

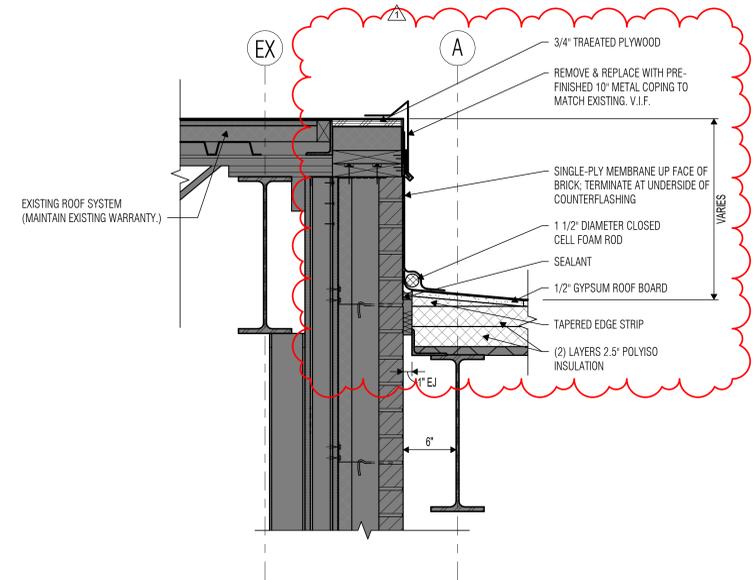
A65.01



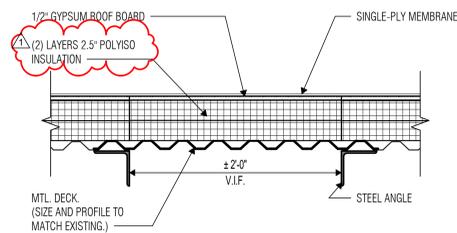
10 TYP. VENT PIPE
 SCALE: 1 1/2" = 1'-0"



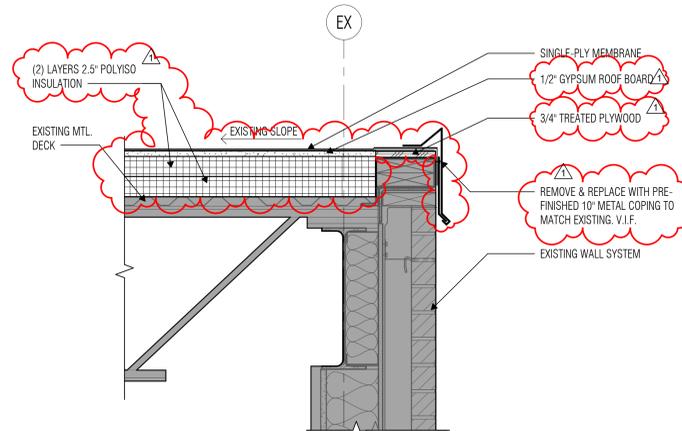
9 ROOF DRAIN DETAIL
 SCALE: 3" = 1'-0"



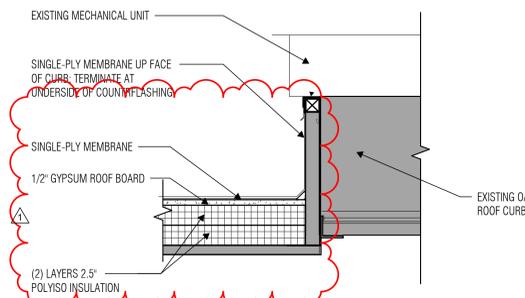
4 ROOF DETAIL CONNECTION AT EXPANSION JOINT
 SCALE: 1 1/2" = 1'-0"



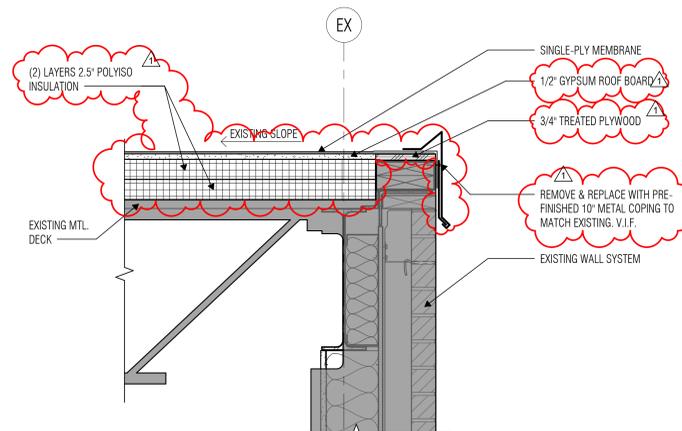
7 (ALTERNATE #10) ROOF CURB INFILL
 SCALE: 1 1/2" = 1'-0"



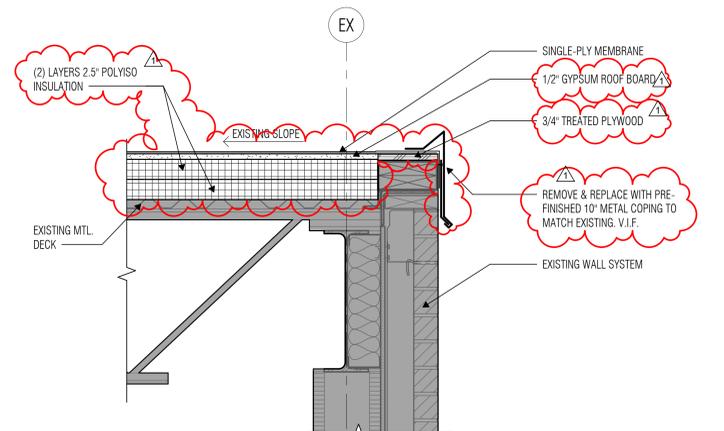
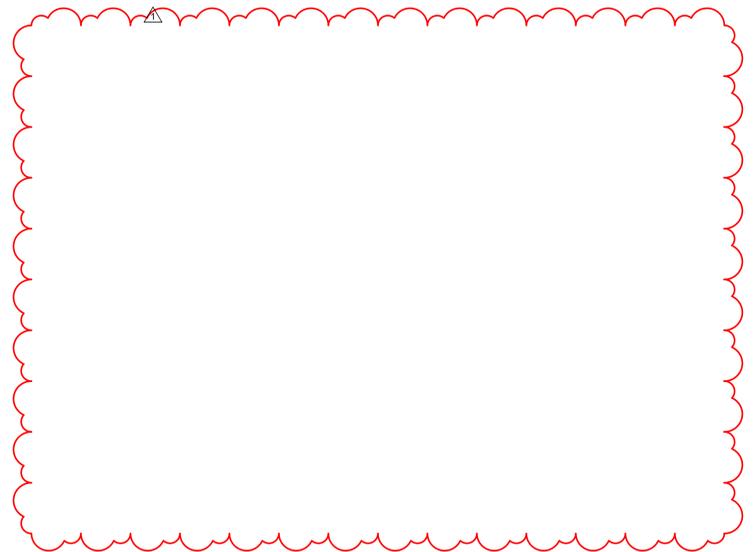
5 ROOF EDGE DETAIL
 SCALE: 1 1/2" = 1'-0"



3 OAHU ROOF CURB
 SCALE: 1 1/2" = 1'-0"



2 ROOF EDGE DETAIL
 SCALE: 1 1/2" = 1'-0"



1 ROOF EDGE DETAIL
 SCALE: 1 1/2" = 1'-0"



ISSUED: FEBRUARY 18, 2026

REVISIONS	
Revision No.	Revision Date
1 Addendum No. 3	02/19/2026

Project Director: MEF
 Project Architect: MG
 Project Designer: MG
 Drawn By: VLK

PROJECT NO.
25-0225.00

SHEET TITLE
NITSCH - ROOF DETAILS & ALTERNATE #10

SHEET NO.

A65.02