



March 5, 2026

**INFORMAL WRITTEN QUOTE  
IWQ 030426**

Gwinnett County is soliciting competitive quotes from qualified contractors for the **DOT Central Maintenance Facility Roof Repair Project** for the Department of Support Services.

Quotes should be typed or submitted in ink and returned to the Attention of Jake Scarpone, Purchasing Associate III. Quotes should be received by **3:00 P.M. on Friday, March 20, 2026** by email to [Jake.Scarpone@GwinnettCounty.com](mailto:Jake.Scarpone@GwinnettCounty.com) or sent to the Gwinnett County Financial Services - Purchasing Division – 2nd Floor – Financial Services, 75 Langley Drive, Lawrenceville, Georgia 30046.

A pre-quote conference is scheduled for **March 11, 2026 at 2:00 P.M. at the Gwinnett County DOT Central Maintenance Facility located at 620 Winder Highway, Lawrenceville, GA 30045**. All interested contractors are urged to attend. Questions regarding quotes should be directed to Jake Scarpone, Purchasing Associate II at [Jake.Scarpone@GwinnettCounty.com](mailto:Jake.Scarpone@GwinnettCounty.com) or by calling 770-822-8722 no later than 3:00 P.M. on **March 13, 2026**. Quotes are legal and binding upon the bidder when submitted. The written Quote documents supersede any verbal or written prior communications between the parties.

Successful awarded vendor will be required to meet insurance requirements. Insurance Company must be authorized to do business in Georgia by The Georgia Insurance Department, listed in the Department of Treasury's Publication of Companies holding Certificates of Authority as Acceptable Surety on Federal Bonds and as acceptable reinsuring companies, and must have an A.M. Best rating of A-7 or higher.

Gwinnett County does not discriminate on the basis of disability in the admission or access to its programs or activities. Any requests for reasonable accommodations required by individuals to fully participate in any open meeting, program or activity of Gwinnett County Government should be directed to the ADA Coordinator, Gwinnett County Justice and Administration Center, 770-822-8165.

Award will be made to the contractor submitting the lowest responsive and responsible quote. Gwinnett County reserves the right to reject any or all quotes, to waive technicalities, and to make an award deemed in its best interest. Quotes may be split or awarded in entirety. Gwinnett County reserves the option to negotiate terms, conditions and pricing with the lowest responsive, responsible bidder(s) at its discretion.

We look forward to your quote and appreciate your interest in Gwinnett County.

Jake Scarpone  
Purchasing Associate II

The following pages should be returned with your quote:

**Quote Schedule, Page 2  
References, Page 3  
Subcontractor List, Page 4  
E-Verify, Page 5**

## **SPECIFICATIONS**

### **GWINNETT COUNTY ENTREPRENEUR CENTER ROOF AND GUTTER REPLACEMENT**

#### **I. GENERAL INFORMATION**

The Gwinnett County Department of Support Services is soliciting quotes from qualified contractors for roof repairs at the Gwinnett County Department of Transportation Maintenance Facility, located at 620 Winder Highway, Lawrenceville, GA 30045.

Work to be performed under this project includes, but is not limited to, the repair and renovation of the existing standing seam metal roof, removal of existing sealants from previous repair work, replacement of all loose or rusted fasteners, application of a silicone coating to all panel and flashing joints and all equipment locations, application of a rust inhibiting primer to gutters, replacement of damaged and missing ceiling tiles inside the building.

The awarded contractor will have a period of 45 calendar days from the issuance of a Notice to Proceed to complete the project.

#### **II. SPECIFICATIONS & SCOPE OF WORK**

1. All specifications are listed in the attached construction documents, which include:

- SECTION 02 41 19 – ROOFING DEMOLITION
- SECTION 07 01 50 – SILICONE ROOFING RE-COATING
- SECTION 07 62 00 – FLASHING AND SHEET METAL
- SECTION 07 90 00 - CAULKING AND SEALERS
- SECTION 09 51 00 – ACOUSTICAL CEILINGS
- SECTION 09 91 20 – PAINTING
- G-100 - COVER SHEET
- A121 – REFLECTIVE CEILING RENOVATION PLAN
- A151 – ROOF RENOVATION PLAN
- A155 – ROOF DETAILS



**REFERENCES**

Gwinnett County requests a minimum of three (3) references from within the last five (5) years where work of a similar size and scope has been completed.

Note: References should be customized for each project, rather than submitting the same set of references for every project bid. The references listed should be of similar size and scope of the project being bid on. Do not submit a project list in lieu of this form.

1. Company Name \_\_\_\_\_

Brief Description of Project \_\_\_\_\_

Completion Date \_\_\_\_\_

Contract Amount \$ \_\_\_\_\_ Start Date \_\_\_\_\_

Contact Person \_\_\_\_\_ Telephone \_\_\_\_\_

E-Mail Address \_\_\_\_\_

2. Company Name \_\_\_\_\_

Brief Description of Project \_\_\_\_\_

Completion Date \_\_\_\_\_

Contract Amount \$ \_\_\_\_\_ Start Date \_\_\_\_\_

Contact Person \_\_\_\_\_ Telephone \_\_\_\_\_

E-Mail Address \_\_\_\_\_

3. Company Name \_\_\_\_\_

Brief Description of Project \_\_\_\_\_

Completion Date \_\_\_\_\_

Contract Amount \$ \_\_\_\_\_ Start Date \_\_\_\_\_

Contact Person \_\_\_\_\_ Telephone \_\_\_\_\_

E-Mail Address \_\_\_\_\_

Company Name \_\_\_\_\_





## VENDOR INSURANCE REQUIREMENTS

**Insurance:**

Contractor shall provide evidence of insurance for at least the coverage and amounts set forth below. All insurance shall be maintained in the form and with a company (or companies) satisfactory to the Gwinnett County Board of Commissioners. The Contractor and their Subcontractor’s/vendor’s Certificates of Insurance shall require that the County be notified in writing thirty (30) days prior to cancellation, modification, or non-renewal of any insurance policy listed on the certificate(s). Upon request, the County will be provided certified copies of all required insurance policies.

**A. Minimum Coverage**

Commercial General Liability (Occurrence Form):

General Aggregate (other than Prod/Comp Ops Liability)	\$2,000,000
Products/Completed Operations Aggregate	\$2,000,000
Personal & Advertising Injury Liability	\$1,000,000
Each Occurrence	\$1,000,000

- Gwinnett County Board of Commissioners to be named as Additional Insured
- Additional Insured Endorsement CG 20 10 (edition dates of 07/04, 04/13, 12/19 or a substitute endorsement providing equivalent coverage) and CG 2037 (edition dates of 07/04, 04/13, 12/19 or a substitute endorsement providing equivalent coverage) must be provided with your Certificate of Insurance.
- Primary and Non-Contributory Endorsement to be specified in writing
- Contractual Liability
- Broad Form Property Damage
- Severability of Interest
- Underground, explosion, and collapse coverage
- Personal Injury (deleting both contractual and employee exclusions)
- Incidental Medical Malpractice
- Hostile Fire Pollution Wording
- Include Waiver of Subrogation in favor of Gwinnett County Board of Commissioners
- If project or operations are within 50 ft of a railroad, Contractor is required to name the specific Railroad as an Additional Insured and provide a copy of the Additional Insured Endorsement CG2417 or its equivalent.
- In the event the General Liability insurance required by this Contract is written on a claims-made basis, Contractor warrants that any retroactive date under the policy shall precede the effective date of this Contract; and that either continuous coverage will be maintained, or an extended discovery period will be exercised for a period of five (5) years or applicable statute of limitation period following completion of the work.

Automobile Liability to include:

Combined Single Limit – Each Accident	\$1,000,000
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- Comprehensive form providing coverage for bodily injury, death of any person, and property damage arising out of the ownership, maintenance, and use of all owned, non-owned, leased, hired, borrowed vehicles, and any other statutorily required automobile coverage.
- Gwinnett County Board of Commissioners to be named as Additional Insured
- Additional Insured Endorsements must be provided with the Certificate of Insurance
- Coverage to include loading and unloading
- Contractual Liability

Worker’s Compensation & Employer’s Liability Coverage to include:

Workers Compensation	Georgia State Statutory Limits
Employers Liability	
Bodily Injury by Accident – Each Accident	\$ 500,000
Bodily Injury by Disease – Policy Limit	\$ 500,000
Bodily Injury by Disease – Each Employee	\$ 500,000

- Waiver of Subrogation in favor of Gwinnett County Board of Commissioners

Umbrella/Excess Liability Insurance with policy limits as determined by Contract Sums (higher limits may be required depending on the extent of contract):

Contract Sums:

Contracts up to \$999,999	
Each Occurrence and Aggregate Limit	\$1,000,000
Contracts from \$1,000,000 to \$1,999,999	
Each Occurrence and Aggregate Limit	\$3,000,000
Contracts from \$2,000,000 to \$4,999,999	
Each Occurrence and Aggregate Limit	\$5,000,000
Contracts Over \$5,000,000	
Each Occurrence and Aggregate Limit	\$10,000,000

- Concurrency of Effective Dates with Primary
- Blanket Contractual Liability
- Drop Down Feature
- Umbrella Policy must be as broad as the primary policy.
- Coverage excess over General Liability, Business Auto Liability, and Employers Liability
- In the event the Umbrella/Excess Liability insurance required by this Contract is written on a claims- made basis, Contractor warrants that any retroactive date under the policy shall precede the effective date of this Contract; and that either continuous coverage will be maintained or an extended discovery period will be exercised for a period of five (5) years or applicable statute of limitation period following completion of the work.
- Evidence of coverage in the form of a Certificate of Insurance shall be provided to the County prior to start of work.

- Gwinnett County Board of Commissioners shall be Additional Insureds.
- Contractor shall be liable for money, securities, or other property of the County.
- Such coverage shall include an owner coverage endorsement for County and County shall be included as a loss payee.
- Additional Insured Endorsements must be provided with the Certificate of Insurance

Cyber Liability Insurance: Applies if scope of work includes the storage or transfer of any County data or sensitive data (including but not limited to personally identifiable, health, or payment card data) or the related hosting of database(s) or internet site(s):

Limit of Insurance per Claim	\$1,000,000
Aggregate Limit	\$1,000,000

The Contractor shall maintain insurance coverage for network security and privacy risks, including, but not limited to, insurance for data breach or introduction of virus or malicious codes, consumer notification, whether or not required by law, forensic investigation, public relations and crisis management and credit or identity monitoring or similar remediation services, unauthorized access, failure of security information theft, damage to destruction of or alteration of electronic information, breach of privacy perils, wrongful disclosure and release of private information, collection, or other negligence in the handling of confidential information, and including coverage for related regulatory fines, defenses, and penalties allowed by law.

Property Insurance:

The Contractor is fully and solely responsible for any physical loss or damage to all tools, equipment, construction office trailers and their contents, vehicles or any other personal property utilized in the performance of the Contractor's work. Contractor agrees to waive its rights of recovery and cause its insurers, if any, to waive their rights of subrogation against Owner and Company for any such damage or loss, however caused.

Riggers Liability Insurance:

If any work to be performed involves the rigging, lifting, lowering or moving of property or equipment, then those parties performing such work shall carry Rigger's Liability Insurance in an amount adequate to insure against the physical loss or damage to the property or equipment in its care

Aviation Insurance: Applies if scope of work requires the use of aircraft, including helicopters, unmanned aircraft systems (e.g., drones) and/or fixed-wing aircraft:

Maintain (or require aircraft owner or operator to maintain), and Contractor shall furnish proof of, Aircraft Liability insurance with minimum limits of \$10,000,000 per occurrence for bodily injury and property damage of all aircraft.

Unmanned aircraft systems, minimum limits of \$2,000,000 for bodily injury, property damage, and personal injury (including invasion of privacy) for unmanned aircraft systems, and guest voluntary settlement bodily injury coverage (for any aircraft except unmanned aircraft systems)

- Such policy shall include contractual liability covering all owned and non-owned aircraft
- If the party providing the Aircraft Liability insurance is not Contractor, then Contractor shall require such party to (a) waive any subrogation rights of recovery they and/or their insurance carriers may have against County and any other indemnified parties and (b) name County and such other parties as Additional Insureds
- The Contractor shall (or shall require aircraft owner or operator) to hire,

employ, and utilize pilots certified by the Federal Aviation Administration to operate any such aircraft.

- B. Gwinnett County Board of Commissioners (and any applicable Authority) must be specified in writing as an Additional Insured on General Liability, Auto Liability and Umbrella Liability policies.
- C. The cancellation should provide 10 days' notice for nonpayment and 30 days' notice of cancellation.
- D. Certificate Holder should read:  
  
Gwinnett County Board of Commissioners  
75 Langley Drive  
Lawrenceville, GA 30046-6935
- E. Insurance Company, except Worker' Compensation carrier, must have an A.M. Best Rating of A-7 or higher. Certain Workers' Comp funds may be accepted subject to the approval of the Gwinnett County Insurance Unit. European markets including those based in London and domestic surplus lines markets that operate on a non-admitted basis are exempt from this requirement provided that the Contractor's broker/agent can provide financial data to establish that a market is equal to or exceeds the financial strengths associated with the A.M. Best's rating of A-7 or better.
- F. Insurance companies providing coverage should be licensed, and authorized to do business by the Office of the Insurance and Safety Fire Commissioner of Georgia ("Insurance Commissioner"), with the exception of non- admitted carriers, in which case the broker placing coverage should be licensed by the Insurance Commissioner. All agents placing coverage should be licensed by the Insurance Commissioner, either as a resident or non- resident.
- G. Certificates of Insurance, and any subsequent renewals, must reference each corresponding bid/contract by project name and project/bid number, if applicable.
- H. The Contractor shall agree to provide complete certified copies of current insurance policy(ies) or a certified letter from the insurance company(ies) if requested by the County to verify compliance with these insurance requirements.
- I. All insurance coverage required to be provided by the Contractor shall state that it is primary over any insurance program carried by the County.
- J. Contractor shall incorporate a copy of the insurance requirements as herein provided in each and every subcontract with each and every subcontractor in any tier and shall require each and every subcontractor of any tier to comply with all such requirements. The Contractor agrees that if for any reason a subcontractor fails to procure and maintain insurance as required, all such required Insurance shall be procured and maintained by Contractor at Contractor's expense.
- K. No Contractor or Subcontractor shall commence any work of any kind under this Contract until all insurance requirements contained in this Contract have been complied with and until evidence of such compliance satisfactory to Gwinnett County as a to form and content has been filed with Gwinnett County. The ACORD Certificate of Insurance or a preapproved substitute is the required form in all cases where reference is made to a Certificate of Insurance or an approved substitute.

- L. The Contractor and its insurer(s) shall agree to waive all rights of subrogation against the County, the Board of Commissioners, its officers, officials, employees, and volunteers from losses arising from work performed by the Contractor for the County.
- M. Special Form Contractors' Equipment and Contents Insurance covering owned, used, and leased equipment, tools, supplies, and contents is required to perform the services called for in the Contract. The coverage must be on a replacement cost basis. The County will be included as a Loss Payee in this coverage for County owned equipment, tools, supplies, and contents.
- N. The Contractor shall make available to the County, through its records or the records of its insurer, information regarding any claim related to a County project. Any loss run information relating to a County project will be made available to the County upon its request.
- O. Compliance by the Contractor and Subcontractors with the foregoing insurance requirements shall not relieve the Contractor and Subcontractors of liability under the Contract and any applicable law.
- P. The Contractor and all Subcontractors are to comply with the Occupational Safety and Health Act of 1970, Public Law 91-956, and any other laws that may apply to this Contract.
- Q. The Contractor shall at a minimum apply risk management practices accepted by the Contractors' industry.
- R. The Contractor shall advise the County if required limits of insurance become eroded or impaired.

Surety Bonds (if required)

All of the surety requirements will stay the same except the Surety Company must have the same rating as set forth in item E above.

**FAILURE TO RETURN THIS PAGE MAY RESULT IN REMOVAL OF YOUR COMPANY FROM COMMODITY LISTING.**

**Buyer Initials: JS**

IF YOU DESIRE TO SUBMIT A "NO BID" IN RESPONSE TO THIS PACKAGE, PLEASE INDICATE BY CHECKING ONE OR MORE OF THE REASONS LISTED BELOW AND EXPLAIN.

- Do not offer this product or service; remove us from your bidder's list for this item only.
- Specifications too "tight"; geared toward one brand or manufacturer only.
- Specifications are unclear.
- Unable to meet specifications
- Unable to meet bond requirements
- Unable to meet insurance requirements
- Our schedule would not permit us to perform.
- Insufficient time to respond.
- Other

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COMPANY NAME \_\_\_\_\_

AUTHORIZED REPRESENTATIVE \_\_\_\_\_

SIGNATURE

**GWINNETT COUNTY  
DEPARTMENT OF FINANCIAL SERVICES – PURCHASING DIVISION  
GENERAL INSTRUCTIONS FOR VENDORS, TERMS AND CONDITIONS**

**\*\*\*ATTENTION\*\*\***

FAILURE TO RETURN THE FOLLOWING DOCUMENTS MAY RESULT IN SUBMITTAL BEING DEEMED NON-RESPONSIVE AND AUTOMATIC REJECTION. THE COUNTY SHALL BE THE SOLE DETERMINANT OF TECHNICALITY VS. NON-RESPONSIVE SUBMITTAL:

1. FAILURE TO USE COUNTY FEE SCHEDULE.
2. FAILURE TO RETURN OR ACKNOWLEDGE APPLICABLE COMPLIANCE/SPECIFICATION SHEETS.
3. FAILURE TO RETURN OR ACKNOWLEDGE APPLICABLE ADDENDA.
4. FAILURE TO PROVIDE INFORMATION ON ALTERNATES OR EQUIVALENTS.
5. FAILURE TO PROVIDE BID BOND, WHEN REQUIRED, WILL RESULT IN SUBMITTAL BEING DEEMED NON-RESPONSIVE AND AUTOMATIC REJECTION. BID BONDS ARE NOT REQUIRED ON ALL SOLICITATIONS. BOND REQUIREMENTS ARE CLEARLY STATED ON THE INVITATION PAGE. IF CLARIFICATION IS NEEDED, CONTACT THE PURCHASING ASSOCIATE LISTED IN THE INVITATION. **IF BONDS ARE REQUIRED, FORMS WILL BE PROVIDED IN THIS SOLICITATION DOCUMENT.**
6. FAILURE TO PROVIDE CONTRACTOR AFFIDAVIT AND AGREEMENT, WHEN REQUIRED, MAY RESULT IN SUBMITTAL BEING DEEMED NON-RESPONSIVE AND REJECTED. THE CONTRACTOR AFFIDAVIT AND AGREEMENT IS NOT REQUIRED ON ALL SOLICITATIONS. IF CLARIFICATION IS NEEDED, CONTACT THE PURCHASING ASSOCIATE LISTED IN THE INVITATION.
7. FAILURE TO PROVIDE AN ETHICS AFFIDAVIT WHEN REQUIRED, MAY RESULT IN SUBMITTAL BEING DEEMED NON-RESPONSIVE AND REJECTED. THE ETHICS AFFIDAVIT IS REQUIRED ON ALL FORMAL SOLICITATIONS OVER \$100,000.00. IF CLARIFICATION IS NEEDED, CONTACT THE PURCHASING ASSOCIATE LISTED IN THE INVITATION.

**I. PREPARATION OF SUBMITTAL**

- A. Each vendor shall examine the drawings, specifications, schedule, and all instructions. Failure to do so will be at the vendor's risk, as the vendor will be held accountable for their submittal.
- B. Each vendor shall furnish all information required by the solicitation form or document. Each vendor shall sign the submittal and print or type his or her name on the fee schedule. The person signing the submittal should initial erasures or other changes. An authorized agent of the vendor must sign the submittal.
- C. Fee schedule pricing should have only two decimal places unless otherwise stated. In the event of a calculation error in total price, the unit pricing prevails.
- D. Except for solicitations for the sale of real property, individuals, firms, and businesses seeking an award of a Gwinnett County contract may not initiate or continue any verbal or written communications regarding a solicitation with any County officer, elected official, employee, or other County representative other than the Purchasing Associate named in the solicitation between the date of the issuance of the solicitation and the date of the final award. The Purchasing Director will review violations. If determined that such communication has compromised the competitive process, the offer submitted by the individual, firm or business may be disqualified from consideration for award. Solicitations for the sale of real property may allow for verbal or written communications with the appropriate Gwinnett County representative.
- E. Sample contracts (if pertinent) are attached. These do NOT have to be filled out with the submittal but are contained for informational purposes only. If awarded, the successful vendor(s) will be required to execute these documents prior to County execution.
- F. Effective July 1, 2013 and in accordance with the Georgia Illegal Immigration Reform Enhancements for 2013, an original signed, notarized and fully completed Contractor Affidavit and Agreement should be included with vendor's submittal, if the solicitation is for the physical performance of services for all labor or service contract(s) that exceed \$2,499.99 (except for services performed by an individual who is licensed pursuant to Title 26, Title 43, or the State Bar of Georgia). Failure to provide the Contractor Affidavit and Agreement with your submittal may result in being deemed non-responsive and automatic rejection.

**II. DELIVERY**

- A. Each vendor should state time of proposed delivery of goods or services.
- B. Words such as "immediate," "as soon as possible," etc. should not be used. The known earliest date or the minimum number of calendar days required after receipt of order (delivery A.R.O.) should be stated. If calendar days are used, include Saturday, Sunday, and holidays in the number.

### III. EXPLANATION TO VENDORS

Any explanation desired by a vendor regarding the meaning or interpretation of the solicitation, drawings, specifications, etc. must be requested by the question cutoff deadline stated in the solicitation for a reply to reach all vendors before the deadline of the solicitation. Any information given to a prospective vendor concerning a solicitation will be furnished to all prospective vendors as an addendum to the solicitation if such information is necessary or if the lack of such information would be prejudicial to uninformed vendors. The written solicitation documents supersede any verbal or written communications between the parties. Receipt of addenda should be acknowledged in the submittal. **It is the vendor's responsibility to ensure they have all applicable addenda prior to their submittal.** This may be accomplished by contacting the assigned Purchasing Associate prior to the submittal or visiting the Gwinnett County website.

### IV. SUBMISSION OF FORMAL OFFERS/SUBMITTALS

- A. Formal bid and proposal submittals shall be enclosed in a sealed package or envelope, addressed to the Gwinnett County Purchasing Division with the name of the vendor, the date and hour of opening and the solicitation number on the face of the package or envelope. Facsimile or emailed submittals will not be considered. Any addenda should be enclosed in the sealed envelopes as well.
- B. ADD/DEDUCT: Add or deduct amounts indicated on the outside of the envelope are allowed and will be applied to the lump sum amount. Amount shall be clearly stated and should be initialed by an authorized representative.
- C. Samples of items, when required, must be submitted within the time specified and, unless otherwise specified by the County, at no expense to the County. Unless otherwise specified, samples will be returned at the vendor's request and expense, if items are not destroyed by testing.
- D. Items offered must meet required specifications and must be of a quality that will adequately serve the use and purpose for which intended.
- E. Full identification of each item submitted, including brand name, model, catalog number, etc. must be furnished to identify exactly what the vendor is offering. Manufacturer's literature may be furnished but vendor should not submit excessive marketing material.
- F. The vendor must certify that items to be furnished are new and that the quality has not deteriorated to impair its usefulness.
- G. Unsigned submittals will not be considered except in cases where it is enclosed with other documents that have been signed. The County will determine acceptability in these cases.
- H. Gwinnett County is exempt from federal excise tax and Georgia sales tax regarding goods and services purchased directly by Gwinnett County. Vendors are responsible for federal excise tax and sales tax, including taxes for materials incorporated in county construction projects. Vendors should contact the State of

Georgia Sales Tax Division for additional information. Agreements where there is a cost-plus mark-up, mark-up will not be paid on taxes.

- I. Information submitted by a vendor in the solicitation process shall be subject to disclosure after the public opening in accordance with the Georgia Open Records Act.

**V. WITHDRAWAL DUE TO ERRORS**

Vendors must give Gwinnett County Purchasing Division written notice within two (2) business days of completion of the opening stating that they wish to withdraw their submittal without penalty for an obvious clerical or calculation error. Submittal may be withdrawn from consideration if the price was substantially lower than the other submittals due solely to a mistake therein, provided pricing was submitted in good faith, and the mistake was a clerical mistake as opposed to a judgment mistake and was due to an unintentional arithmetic error or an unintentional omission of a quantity of work, labor or material made directly in the compilation of the submittal. The unintentional arithmetic error or omission can be clearly proven through inspection of the original work papers, documents, and materials used in preparing the submittal sought to be withdrawn. The vendor's original work papers shall be the sole acceptable evidence of error and mistake if a vendor elects to withdraw their submittal. If a quote or bid submittal is withdrawn under the authority of this provision, the lowest remaining responsive offer shall be deemed to be low bid.

No vendor who is permitted to withdraw their submittal shall, for compensation, supply any material or labor or perform any subcontract or other work agreement for the person or firm to whom the contract is awarded or otherwise benefit, directly or indirectly, from the performance of the project for which the withdrawn bid or proposal was submitted.

Vendors who fail to request withdrawal by the required forty-eight (48) hours may automatically forfeit bid bond if a bond was required. Bid may not be withdrawn otherwise.

Withdrawal is not automatically granted and will be allowed solely at Gwinnett County's discretion.

**VI. TESTING AND INSPECTION**

Since tests may require several days for completion, the County reserves the right to use a portion of any supplies before the results of the tests are determined. Cost of inspections and tests of any item that fails to meet the specifications, shall be borne by the vendor.

**VII. F.O.B. POINT**

Unless otherwise stated in the request for invitation and any resulting contract, or unless qualified by the vendor, items shall be shipped F.O.B. Destination, Freight Prepaid and Allowed. The seller shall retain title for the risk of transportation, including the filing for loss or damages. The invoice covering the items is not payable until items are delivered and the contract of carriage has been completed. Unless the F.O.B. clause states otherwise, the seller assumes transportation and related charges either by payment or allowance.

**VIII. PATENT INDEMNITY**

The vendor guarantees to hold the County, its agents, officers, or employees harmless from liability of any nature or kind for use of any copyrighted or uncopyrighted composition, secret process, patented or unpatented invention, articles or appliances furnished or used in the performance of the contract, for which the vendor is not the patentee, assignee, or licensee.

**IX. BID BONDS AND PAYMENT AND PERFORMANCE BONDS (IF REQUIRED, FORMS WILL BE PROVIDED IN THIS DOCUMENT)**

A five percent (5%) bid bond, a one hundred percent (100%) performance bond, and a one hundred percent (100%) payment bond must be furnished to Gwinnett County for any solicitation as required in the solicitation package or document. **Failure to submit a bid bond with the proper rating will result in submittal being deemed non-responsive.** Bonding company must be authorized to do business in Georgia by the Georgia Insurance Commission, listed in the Department of the Treasury's publication of companies holding certificates of authority as acceptable surety on Federal bonds and as acceptable reinsuring companies, and have an A.M. Best rating as stated in the insurance requirement of the solicitation. **The bid bond, payment bond, and performance bond must have the proper A.M. Best rating as stated in the solicitation document.**

**X. DISCOUNTS**

- A. Time payment discounts may be considered in arriving at net prices and in award of solicitations. Offers of discounts for payment within ten (10) days following the end of the month are preferred.
- B. In connection with any discount offered, time will be computed from the date of delivery and acceptance at destination, or from the date correct invoice or voucher is received, whichever is the later date. Payment is deemed to be made for the purpose of earning the discount on the date of the County check.

**XI. AWARD**

- A. Award will be made to either the highest scoring firm (for proposals) or the lowest responsive and responsible vendor (for quotes/bids). The quality of the articles to be supplied, their conformity with the specifications, their suitability to the requirements of the County, and the delivery terms will be taken into consideration in making the award. The County may make such investigations as it deems necessary to determine the ability of the vendor to perform, and the vendor shall furnish to the County all such information and data for this purpose as the County may request. The County reserves the right to reject any submittal if the evidence submitted by, or investigation of such vendor fails to satisfy the County that such vendor is properly qualified to carry out the obligations of the contract.
- B. The County reserves the right to reject or accept any or all offers and to waive technicalities, informalities and minor irregularities in the submittals received.
- C. The County reserves the right to make an award as deemed in its best interest, which may include awarding to a single vendor or multiple vendors; or to award the whole

solicitation agreement, only part of the agreement, or none of the agreement, based on its sole discretion of its best interest.

- D. In the event of proposal scores rounded to the nearest whole number result in a tie score, the award will be based on lowest cost.
- E. If proposal negotiations with the highest ranked firm are unsuccessful, the County may then negotiate with the second ranked firm and so on until a satisfactory agreement has been reached.

## **XII. DELIVERY FAILURES**

Failure of a vendor to deliver within the time specified or within reasonable time as interpreted by the Purchasing Director, or failure to make replacement of rejected articles/services when so requested, immediately or as directed by the Purchasing Director, shall constitute authority for the Purchasing Director to purchase in the open market articles/services of comparable grade to replace the articles/services rejected or not delivered. On all such purchases, the vendor shall reimburse the County within a reasonable time specified by the Purchasing Director for any expense incurred in excess of the contract prices, or the County shall have the right to deduct such amount from monies owed the defaulting vendor. Alternatively, the County may penalize the vendor one percent (1%) per day for a period of up to ten (10) days for each day that delivery or replacement is late. Should public necessity demand it, the County reserves the right to use or consume articles/services delivered which are substandard in quality, subject to an adjustment in price to be determined by the Purchasing Director.

## **XIII. COUNTY FURNISHED PROPERTY**

No material, labor or facilities will be furnished by the County unless so provided in the solicitation package.

## **XIV. REJECTION OF SUBMITTALS**

Failure to observe any of the instructions or conditions in this solicitation package may constitute grounds for rejection.

## **XV. CONTRACT**

Each submittal is received with the understanding that the acceptance in writing by the County of the offer to furnish any or all the commodities or services described therein shall constitute a contract between the vendor and the County which shall bind the vendor on his part to furnish and deliver the articles quoted at the prices stated in accordance with the conditions of said accepted submittal. The County, on its part, may order from such vendor, except for cause beyond reasonable control, and to pay for, at the agreed prices, all articles specified and delivered.

Upon receipt of a solicitation package containing a Gwinnett County "Sample Contract" as part of the requirements, it is understood that the vendor has reviewed the documents with the understanding that Gwinnett County requires that all agreements between the parties must be entered into via this document. If any exceptions are taken to any part, each must be stated in detail and submitted as part of the vendor's submittal. If no exceptions are stated, it is assumed that the vendor fully agrees to the provisions contained in the "Sample Contract" in its entirety.

Any Consultant as defined in O.C.G.A. §36-80-28 that is engaged to develop or draft specifications/requirements or serve in a consultative role during the procurement process for any County procurement method, by entering into such an arrangement or executing a contract, the consultant agrees to abide by the current state law and: 1) Avoid any appearance of impropriety and shall follow all policies and procedures of the County, 2) Disclose to the County any material transaction or relationship pursuant to §36-80-28, that is considered a conflict of interest, any involvement in litigation or other dispute, relationship, or financial interest not disclosed in the ethics affidavit, and 3) Acknowledge that any violation or threatened violation of the agreement may cause irreparable injury to the County, entitling the County to seek injunctive relief in addition to all other legal remedies.

When the vendor has performed in accordance with the provisions of this agreement, Gwinnett County shall pay to the vendor, within thirty (30) days of receipt of any department approved payment request and based upon work completed or service provided pursuant to the contract, the sum so requested, less the retainage stated in this agreement, if any. If Gwinnett County fails to pay the vendor within sixty (60) days of receipt of a pay request based upon work completed or service provided pursuant to the contract, the County shall pay the vendor interest at the rate of ½% per month or pro rata fraction thereof, beginning the sixty-first (61<sup>st</sup>) day following receipt of pay requests. The vendor's acceptance of progress payments or final payment shall release all claims for interest on said payment.

The parties agree that this Contract shall be governed and construed in accordance with the laws of the State of Georgia.

#### **XVI. NON-COLLUSION**

Vendor declares that the submittal is not made in connection with any other vendor's submittal for the same commodity or commodities, and that the submittal is bona fide and is in all respects fair and without collusion or fraud. An affidavit of non-collusion shall be executed by each vendor. Collusion and fraud in submittal preparation shall be reported to the State of Georgia Attorney General and the United States Justice Department.

#### **XVII. DEFAULT**

The contract may be canceled or annulled by the Purchasing Director in whole or in part by written notice of default to the vendor upon non-performance or violation of contract terms. An award may be made to the next low responsive and responsible vendor, or the next highest scoring responsive and responsible proposer, or articles specified may be purchased on the open market similar to those so terminated. In either event, the defaulting vendor (or their surety) shall be liable to the County for costs to the County in excess of the defaulted contract prices; provided, however, that the vendor shall continue the performance of this contract to the extent not terminated under the provisions of this clause. Failure of the vendor to deliver materials or services within the time stipulated on their offer, unless extended in writing by the Purchasing Director, shall constitute contract default.

**XVIII. TERMINATION FOR CAUSE**

The County may terminate this agreement for cause upon ten days prior written notice to the vendor of the vendor's default in the performance of any term of this agreement. Such termination shall be without prejudice to any of the County's rights or remedies by law.

**XIX. TERMINATION FOR CONVENIENCE**

The County may terminate this agreement for its convenience at any time upon 30 days written notice to the vendor. In the event of the County's termination of this agreement for convenience, the vendor will be paid for those services actually performed. Partially completed performance of the agreement will be compensated based upon a signed statement of completion to be submitted by the vendor, which shall itemize each element of performance.

**XX. SUBSTITUTIONS**

Vendors offering substitutions or who are deviating from the attached specifications shall list such deviations on a separate sheet to be submitted with their offer. The absence of such a substitution list shall indicate that the vendor has taken no exception to the specifications contained herein.

**XXI. INELIGIBLE VENDORS**

The County may choose not to accept the offer by an individual, firm, or business who is in default on the payment of taxes, licenses, or other monies owed to the County. Additionally, vendors or persons placed on an Ineligible Source List for reasons listed in Part 6, Section II of the Gwinnett County Purchasing Ordinance shall not be eligible to provide any commodities or services to the County during the period such person remains on the Ineligible Source List.

**XXII. PENDING LITIGATION**

An individual, firm, or business that has litigation pending against the County, or anyone representing a firm or business in litigation against the County, not arising out of the procurement process, will be disqualified.

**XXIII. OCCUPATION TAX CERTIFICATE**

Each successful vendor must have a valid Gwinnett County occupation tax certificate if the vendor maintains an office within the unincorporated area of Gwinnett County. Incorporated, out of County, and out of State vendors are required to have any and all certificates necessary to do business in any town, County or municipality in the State of Georgia, or as otherwise required by County ordinance or resolution. Vendors may be required to provide evidence of valid certificates. Out of State vendors are required to have a certificate in the Georgia jurisdiction where they receive the most revenue.

**XXIV. PURCHASING POLICY AND REVIEW COMMITTEE**

The Purchasing Policy & Review Committee has been established to review purchasing procedures and make recommendations for changes; resolve problems regarding the purchasing process; make recommendations for standardization of commodities, schedule buying, qualified products list, annual contracts, supplier performance (Ineligible Source List), and other problems or requirements related to purchasing. The Purchasing Policy & Review Committee has authority to place vendors on the Ineligible Source List for

reasons listed in Part 6, Section II of the Gwinnett County Purchasing Ordinance, for a period not to exceed three (3) years.

**XXV. AMERICANS WITH DISABILITIES ACT**

All vendors for Gwinnett County are required to comply with all applicable sections of the Americans with Disabilities Act (ADA) as an equal opportunity employer. In compliance with the Americans with Disabilities Act (ADA), Gwinnett County provides reasonable accommodations to permit a qualified applicant with a disability to enjoy the privileges of employment equal to those employees without disabilities. Disabled individuals must satisfy job requirements for education background, employment experience, and must be able to perform those tasks that are essential to the job with or without reasonable accommodations. Any requests for the reasonable accommodations required by individuals to fully participate in any open meeting, program or activity of Gwinnett County should be directed to the ADA Coordinator, 75 Langley Drive, Lawrenceville, Georgia 30046, 770-822-8165.

**XXVI. ALTERATIONS OF SOLICITATION AND ASSOCIATED DOCUMENTS**

Alterations of County documents are strictly prohibited and will result in automatic disqualification of the vendor's solicitation response. If there are "exceptions" or comments to any of the solicitation requirements or other language, then the firm may make notes to those areas, but may not materially alter any document language.

**XXVII. TAX LIABILITY**

Local and state governmental entities must notify vendors of their use tax liability on public works projects. Under Georgia law, private vendors are responsible for paying a use tax equal to the sales tax rate on material and equipment purchased under a governmental exemption that is incorporated into a government construction project: excluding material and equipment provided for the installation, repair, or expansion of a public water, gas, or sewer system when the property is installed for general distribution purposes. To the extent the tangible personal property maintains its character (for example, the installation of a kitchen stove), it remains tax-exempt. However, if the installation incorporates the tangible personal property into realty (for example, the installation of sheetrock), it becomes taxable to the private vendor. See O.C.G.A. §48-8-3(2) and O.C.G.A. §48-8-63.

**XXVIII. STATE AND FEDERAL LAW REGARDING WORKER VERIFICATION**

Effective July 1, 2013 State Law requires that all who enter into a contract for the physical performance of services for all labor or service contract(s) that exceed \$2,499.99 (except for services performed by an individual who is licensed pursuant to Title 26, Title 43, or the State Bar of Georgia) and that all who enter into a contract for public works as defined by O.C.G.A. §36-91-2(12) for the County, must satisfy the Illegal Immigration Reform Enhancements for 2013 in conjunction with the Federal Immigration Reform and Control Act (IRCA) of 1986, in all manner, and such are conditions of the contract.

The Purchasing Division Director with the assistance of the Internal Audit Division shall be authorized to conduct random audits of a vendor's or subcontractors' compliance with the Illegal Immigration Reform Enhancements for 2013 and the rules and regulations of the Georgia Department of Labor. The vendor and subcontractors shall retain all documents and records of its compliance for a period of five (5) years following completion of the

contract or shall abide by the current time requirements at the time of the contract. This requirement shall apply to all contracts for all public works, labor or service contracts that exceed \$2,499.99 except for services performed by an individual who is licensed pursuant to Title 26, Title 43, or the State Bar of Georgia.

Whenever it appears that a vendor's or subcontractor's records are not sufficient to verify the work eligibility of any individual in the employment of such vendor or subcontractor, the Purchasing Director shall report same to the Department of Homeland Security and may result in termination of the contract if it is determined at any time during the work that the vendor or subcontractor is no longer in compliance with worker verification.

By submitting an offer to the County, vendor agrees that, in the event the vendor employs or contracts with any subcontractor(s) in connection with the covered contract, the vendor will secure from the subcontractor(s) such subcontractor(s)' indication of the employee-number category applicable to the subcontractor, as well as attestation(s) from such subcontractor(s) that they follow the Illegal Immigration Reform Enhancements for 2013 in conjunction with all federal requirements. Original signed, notarized Subcontractor Affidavits and Agreements must be maintained by the vendor awarded the contract.

A vendor's or subcontractor's failure to participate in the federal work authorization program as defined above shall be subject to termination of the contract. A vendor's failure to follow Gwinnett County's instruction to terminate a subcontractor that is not participating in the federal work authorization program may be subject to termination of the contract.

**XXIX. SOLID WASTE ORDINANCE**

No individual, partnership, corporation, or other entity shall engage in solid waste handling except in such a manner as to conform to and comply with the current Gwinnett County Solid Waste Ordinance and all other applicable local, state and federal legislation, rules, regulation, and orders.

**XXX. GENERAL CONTRACTORS LICENSE**

Effective July 1, 2008: All General Contractors must have a current valid license from the State Licensing Board for Residential and General Contractors, unless specifically exempted from holding such license pursuant to Georgia law (O.C.G.A. §43-41-17).

**XXXI. PRODUCTS MANUFACTURED IN GEORGIA**

When contracting for or purchasing supplies, materials, equipment, or agricultural products that exceeds \$100,000.00, excluding beverages for immediate consumption, Gwinnett County shall give preference as far as may be reasonable and practicable to such supplies, materials, equipment, and agricultural products as may be manufactured or produced in this state. Such preference shall not sacrifice quality. Gwinnett County Board of Commissioners shall consider, among other factors, information submitted by the vendor which may include the vendor's estimate of the multiplier effect on gross state domestic product and the effect on public revenues of the state and the effect on public revenues of political subdivisions resulting from acceptance of an offer to sell Georgia manufactured or produced goods as opposed to out-of-state manufactured or produced goods. Any such estimates shall be in writing. (O.C.G.A. §36-84-1).

**XXXII. INDEMNIFICATION**

To the fullest extent permitted by law, the vendor shall, at his sole cost and expense, indemnify, defend, satisfy all judgments, and hold harmless the County, its commissioners, officers, agents, and employees from and against all claims, damages, actions, judgments, costs, penalties, liabilities, losses and expenses, including, but not limited to, attorney's fees arising out of or resulting from the performance of the work, provided that any such claim, damage, action, judgment, cost, penalty, liability, loss or expense (1) is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the work itself) including the loss of use resulting therefrom, and (2) is caused in whole or in part by the negligent acts, errors by any act or omission of the vendor, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless whether such claim is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or otherwise reduce any of the rights or obligations of indemnity which would otherwise exist as to any party or person described in this agreement. In any and all claims against the County, its commissioners, officers, agents, and employees by any employee of the vendor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation contained herein shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for the vendor or any subcontractor under Worker's Compensation Acts, disability benefit acts, or other employee benefit acts.

Vendor shall also indemnify, hold harmless, insure, and defend the County for damages, losses, or expenses to the extent caused by or resulting from the negligence, recklessness, or intentionally wrongful conduct of the vendor or other persons employed or utilized by the vendor in the performance of a contract that utilizes survey services.

**XXXIII. CODE OF ETHICS**

Vendors shall disclose under oath the name of all elected officials whom it employs or who have a direct or indirect pecuniary interest in the business entity, its affiliates, or its subcontractors. (This shall not apply to informal purchases as defined by the Purchasing Ordinance.) The vendor shall execute a Code of Ethics affidavit. Failure to submit the affidavit during the procurement process shall render the offer non-responsive.

Any business entity holding a contract with Gwinnett County that after execution of the contract or issuance of the purchase order employs, subcontracts with, or transfers a direct or indirect pecuniary interest in the business entity to an elected official shall within five (5) days disclose such fact in writing under oath to the Clerk of the Board of Commissioners. Failure to comply, or vendors submitting false information or omitting material information shall be referred to the Purchasing Policy & Review Committee for action pursuant to the Purchasing Ordinance or to the District Attorney for possible criminal prosecution. Note: See Gwinnett County Code of Ethics Ordinance EO2011, Sec. 54-33. The ordinance is available to view in its entirety at [www.gwinnettcountry.com](http://www.gwinnettcountry.com).

**XXXIV. ELECTRONIC PAYMENT**

Vendors accepting procurements should select one of Gwinnett County's electronic payment options.

- A. A vendor may select ePayables payment process which allows acceptance of Gwinnett County's virtual credit card as payment for outstanding invoices. The authorized vendor representative must send an email to: [vendorelectronicpayment@gwinnettcountry.com](mailto:vendorelectronicpayment@gwinnettcountry.com) and indicate the desire to enroll in Gwinnett County's virtual credit card payment process.
- B. A vendor may select Direct Deposit payment process and the payment will be deposited directly into an account at their designated financial institution. To securely enroll in Direct Deposit, either access your online [Vendor Login and Registration](#) on the County's web site and update the requested information on the Direct Deposit tab or mail a [Direct Deposit Authorization Agreement](#) form.

The County will send a Payment Advice notification via email for both payment types. For more information about Electronic Payments, please visit the Gwinnett County Treasury Division page or click here -> [Gwinnett County Electronic Payments](#).

**DIRECTIONS TO GJAC BUILDING FROM I-85**

Take I-85 to Georgia Highway 316 (Lawrenceville/Athens exit). Exit Highway 120 (Lawrenceville/Duluth exit) and turn right. At seventh traffic light, turn right onto Langley Drive. Cross Highway 29 through the traffic light and proceed through the roundabout. Visitors can either proceed to the front parking area on the left or to the parking deck behind the building. Click [here](#) for additional information about parking. The Purchasing Division is located on the second floor, Financial Services.

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## SECTION 02 41 19

## ROOFING DEMOLITION

I. PART 1 - GENERAL

## 1.1 SCOPE:

- A. Drawings and general provisions of the Contract shall apply to all work of this section.

## 1.2 DESCRIPTION OF WORK:

- A. Extent of demolition work is indicated on drawings and by provisions of this section, and is defined to include the removal of existing acrylic and silicone roof coatings.

## 1.3 QUALITY ASSURANCE:

- A. *Installer Qualifications: Appropriate installers shall perform the work of this section; and shall be a firm with not less than 5 years of successful experience in demolition and installation of systems similar to those required for this project and which is certified acceptable or to licensed by manufacturer of primary materials.*
  - 1. *Installer's Field Supervision: Installer must maintain full-time supervisor/foreman on job-site during times that demolition work is in progress. Supervisor must have minimum of 5 years experience in roofing work similar to nature and scope of demolition work.*

## 1.4 JOB CONDITIONS:

- A. *Weather Condition Limitations: Proceed with demolition work only when existing and forecasted weather conditions will permit work to be performed in accordance with manufacturer's recommendations and warranty requirements.*
  - 1. *Provide protection against water infiltration at all times during the demolition and installation process.*

II. PART 2 – PRODUCTS - N/AIII. PART 3 – EXECUTION:

## 3.1 INSPECTION OF SUBSTRATE:

- A. Examine substrate surfaces and associated work and conditions under which demolition and installation will be performed. Do not proceed with demolition and installation until unsatisfactory conditions have been corrected.

## 3.2 GENERAL INSTALLATION REQUIREMENTS:

- A. Protect other work from spillage of roofing materials, and prevent liquid materials from entering or clogging roof penetrations. Replace/restore other work damaged by demolition and installation work.
- B. Standing seam metal roof to remain.

## 3.3 DEMOLITION WORK (UNLESS NOTED OTHERWISE):

- A. Remove all existing pipe flashings and discard.
- B. Remove all lead boots at existing vents thru roof, and discard.
- C. Remove only as much material as can be totally replaced in the same day.

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- D. *Demolition shall be performed by personnel familiar with the replacement of materials being used.*
- E. *Demolition adjacent to areas to remain shall be performed in a neat manner with straight lines to facilitate tie-ins of replacement materials. Contractor shall review tie-in methods with the Architect for approval. Architect has final approval of such methods.*
- F. *Excessive demolition, as determined by the Owner's representative, shall be replaced with equal materials at the Contractor's expense in accordance with the General Conditions of the Contract.*
- G. *No demolition shall be performed if the chance of precipitation is 40% or more as reported by the nearest office of the National Weather Service.*

3.4 **PREPARATIONS:**

- A. *Prior to the installation of any new coatings or any other miscellaneous items, the Contractor shall clean surfaces of all dust, dirt, and other foreign materials.*
- B. *Work shall be coordinated as to limit the amount of roof traffic over completed roof areas.*
- C. *Inspect the deck carefully. If, in the Contractor's opinion, there are metal deck or insulation areas that require repair and/or replacement, notify the Architect. Do not proceed with any repairs or replacement until directed by the Architect.*

END OF SECTION 02 41 19

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## SECTION 07 01 50

## SILICONE ROOFING RE-COATING

I. PART 1 - GENERAL

## 1.1 SECTION INCLUDES

- A. Surface preparation.
- B. Single-coat application of silicone roof coating over the following roofing types and conditions:
  - 1. Coated metal roofing systems.

## 1.2 RELATED SECTIONS

- A. Section 01 02 00 - Roof Assessment Report
- B. Section 02 41 19 - Roofing Demolition
- C. Section 07 41 13 - Standing-seam Metal Roofing
- D. Section 07 62 00 - Flashing and Sheet Metal
- E. Section 07 90 00 - Caulking and Sealers
- F. Section 09 91 20 - Painting

## 1.3 REFERENCES

- A. ASTM D7954 - Standard Practice for Moisture Surveying of Roofing and Waterproofing Systems Using Nondestructive Electrical Impedance.
- B. ASTM D7897 - Standard Practice for Laboratory Soiling and Weathering of Roofing Materials to Simulate Effects of Natural Exposure on Solar Reflectance and Thermal Emittance.
- C. ASTM C1549 - Standard Test Method for Determination of Solar Reflectance Near Ambient Temperature Using a Portable Solar Reflectometer.
- D. ASTM C1371 - Standard Test Method for Determination of Emittance of Materials Near Room Temperature Using Portable Emittance Meters.
- E. ASTM E1980 - Standard Practice for Calculating Solar Reflectance Index of Horizontal and Low-Sloped Opaque Surfaces.
- F. ASTM D2240 - Standard Test Method for Rubber Property - Durometer Hardness.
- G. ASTM D2370 - Standard Test Method for Tensile Properties of Organic Coatings.
- H. ASTM D6694 - Standard Specification for Liquid-Applied Silicone Coating Used In Spray Polyurethane Foam Roofing Systems.
- I. ASTM D624 - Standard Test Method for Tear Strength of Conventional Vulcanized Rubber and Thermoplastic Elastomers.
- J. ASTM E96 - Standard Test Methods for Water Vapor Transmission of Materials.
- K. ASTM D522 - Standard Test Methods for Mandrel Bend Test of Attached Organic Coatings.
- L. National Roofing Contractors Association (NRCA).

## 1.4 SUBMITTALS

- A. Comply with Section 01 33 00 - Submittal Procedures.
- B. Submit manufacturer's product data and application instructions.

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### 1.5 QUALITY ASSURANCE

#### A. *Installer Qualifications:*

1. *Use an experienced installer and adequate number of skilled personnel who are thoroughly trained and experienced in the application of the silicone roof coating system.*
  - a. *Installer performing the Work shall be approved or authorized by the silicone roof coating manufacturer.*

- B. *Obtain primary silicone roof coating and all accessory materials from a single manufacturer regularly engaged in manufacturing the product.*
- C. *Provide products which comply with all state and local regulations controlling use of volatile organic compounds (VOCs).*

### 1.6 MOCK-UPS

- A. *Prior to installation of silicone roof coating, apply system as follows to verify details under shop drawing submittals to demonstrate compatibility and continuity with adjacent constructions as well as quality of materials and execution.*
- B. *Evaluate proper wet and dry-film build thicknesses in conjunction with inspection and testing agency. Do not cover any installed silicone roof coating system unless it has been inspected, tested, and approved.*

### 1.7 DELIVERY, STORAGE AND HANDLING

- A. *Deliver materials to site in manufacturer's original, unopened containers and packaging, with labels clearly identifying product name and manufacturer.*
- B. *Store materials in a clean dry area in accordance with manufacturer's instructions.*
- C. *Store at temperatures at or above 40°F but less than 90°F and free from contact with cold or frozen surfaces.*
- D. *Protect materials during handling and application to prevent damage or contamination.*

### 1.8 ENVIRONMENTAL REQUIREMENTS

- A. *Do not commence with the Work when inclement weather is imminent.*
- B. *Do not apply the silicone coating system over wet, saturated, frost, dirt or debris-covered substrates.*
- C. *Do not allow foot traffic during and immediately after application of silicone coating system.*

## II. PART 2 - PRODUCTS

- 2.1 *All references to vendors and "approved manufacturers" are included for description of quality and content of the designated equipment/materials. Equivalent items may be accepted if they meet or exceed all standards of quality and purpose for the intended use, as determined by Gwinnett County.*

### 2.2 ACCEPTABLE SYSTEM

- A. *Acceptable roof coating products shall include the following:*
  1. *GAF High Solids Silicone Roof Coating*
  2. *GACO High Solids Silicone Roof Coating*
  3. *W.R. Meadows High Solids Silicone Roof Coating*

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## 2.3 MATERIALS

- A. A one-component, solvent-free, 94 percent silicone, moisture-cure, waterproof and ponding-resistant roof coating with color stability and chalking resistance with the following physical properties:
1. Solar Reflectance, ASTM C1549: Initial, 0.856; Soiled, 0.723.
  2. Thermal emittance, ASTM C1371: Initial, 0.89; Soiled, 0.89.
  3. Solar Reflective Index (SRI), ASTM E1980: Initial, 107.9; Soiled, 88.9.
  4. Solids by volume (uncured): 94 percent.
  5. Specific gravity: 1.32.
  6. Viscosity: 4100 ± 1000 cp.
  7. Shore Hardness, ASTM D2240, Shore A: 40 points.
  8. Initial Tensile Strength at 73° F, 7 Days, ASTM D2370/D6694M: 288 psi.
  9. Initial Tensile Strength at 0°F, 7 Days, ASTM D2370/D6694M: 376 psi.
  10. Initial Elongation at 73°F, 7 Days, ASTM D2370/D6694M: 282 percent.
  11. Initial Elongation at 0°F, 7 Days, ASTM D2370/D6694M: 330 percent.
  12. Tear Resistance, ASTM D624, Die B: 22lbf./in.
  13. Permeance, ASTM E96, Method B: 4.44 perms.
  14. Low Temperature Flexibility at -15°F, ASTM D522/D6694D/D6694M: Pass.
  15. VOC: 49 g/L.
- B. Basis-of-Design Silicone Roof Coating System: KS-5100 High Solids Silicone Roof Coating System by W. R. MEADOWS.
1. Colors: White, Gray, Tan and Black.

## 2.4 ACCESSORIES

- A. Concentrated Roofing Cleaner: KS-6100 Concentrated Roofing Cleaner by W. R. MEADOWS.
- B. Acrylic Bleed Blocking Primer: KS-5900 Acrylic Bleed Block Roofing Primer by W. R. MEADOWS.
- C. Water-Based Adhesion Primer: KS-5800 Water-Based Adhesion Primer by W. R. MEADOWS.
- D. Self-Leveling Sealant: KS-5700 Silicone Self-Leveling Roof Sealant by W. R. MEADOWS.
- E. Non-Sag Sealant: KS-5600 Non-Sag, Silicone Roof Flashing Sealant by W. R. MEADOWS.
- F. Walk Pad Coating: KS-5200 Silicone Walk Pad Roof Coating by W. R. MEADOWS.
- G. Walk Pad Non-Skid Granules: KS-6000 Walk Pad Non-Skid Granules by W. R. MEADOWS.

III. PART 3 - EXECUTION

## 3.1 EXAMINATION

- A. Examination of the preexisting metal roof and existing conditions by prospective subcontractors is advised prior to bidding to ensure their acceptance of conditions.

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- B. *With approval of the Owner, general contractor or construction manager, the subcontractor may elect to perform adhesion tests to preexisting conditions at their own expense.*
1. *Substantiate gauge thickness of the metal roof is in accordance with Roof Coating Manufacturer requirements.*
  2. *Verify substrates are acceptable in accordance with Roof Coating Manufacturer requirements and as specified in this Section prior to roof coating installation. Commencement of Work indicates installer acceptance of the substrate.*
    - a. *Substantiate that all surfaces are clean, dry, sound, and free of oil(s), grease, dirt, frost, laitance, loose and flaking particles, rust or other contaminants.*
    - b. *Verify substrates are continuous and secured.*
    - c. *Verify that all metal flashings, seams, skylights, scuppers, gutters, penetrations, curbs, and structures located within the scope of work are leak free, dry and performing as they should.*
    - d. *Verify metal seams are tight, flush and secure.*
    - e. *Do not install roof coating over rusted substrates.*
- C. *Preinstallation Moisture Detection Testing:*
1. *Visual inspection.*
  2. *Moisture analysis with one or more of the following:*
    - a. *Infrared thermography.*
    - b. *Nuclear scan.*
    - c. *Electric impedance spectroscopy.*
- D. *Adhesion Testing*
1. *Smooth substrates:*
    - a. *Refer to Roof Coating Manufacturer's application guide for adhesion test procedures.*
    - b. *Perform adhesion testing over all substrates prior to installation of roof coating system.*
    - c. *Allow roof coating to cure a minimum of 72 hours prior to conducting adhesion test.*
    - d. *Submit passing adhesion test results to Roof Coating Manufacturer during warranty processing.*

### 3.2 SURFACE PREPARATION

- A. *Remove all compromised loose rust and scale from metal roofing. Treat all exposed oxidation with rust-inhibiting coating.*

### 3.3 SILICONE ROOF COATING APPLICATION

- A. *Mix roof coating prior to use with drill and mixing paddle or jiffy blade until consistent viscosity is achieved.*
- B. *Stain blocking primer*
1. *Install water-based, acrylic primer in accordance with Roof Coating Manufacturer's application guide.*
  2. *Allow primer to dry prior to subsequent installations.*
- C. *Detailing and Flashing*
1. *Install detail and transitional flashings per Roof Coating Manufacturer's standard details, Installation Guidelines and this specification.*
  2. *Refer to Roof Coating Manufacturer's Installation Guidelines for pretreatment of secure and intact seams, curbs, parapets, pipe penetrations, fastener heads, and drains.*

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3. **Roof Valleys:**
  - a. Install roof coating at a rate of one gallon per 100 sf (3.75 L per square meter) to achieve 16 wet mils. Extend application 12" onto each side of valleys.
  - b. Center 18" wide strip of reinforcement fabric over valley and fully embed into wet roof coating.
  - c. Immediately brush reinforcement fabric with soft bristled brush or paint roller to ensure full engagement with wet membrane and eliminate all wrinkles.
  - d. Overlap subsequent reinforcement fabric a minimum of 4", ensuring laps are fully engaged with roof coating.
  - e. Apply roof coating over cured, reinforced seams at a rate of one gallon per 100 sf (3.75 L per 9.3 square meters) to achieve 16 wet mils. Application shall extend 4" onto each side of seam.

**D. Roof Marking**

1. Measure and mark area prior to silicone roof coating installation.
  - a. Coverage rates are theoretical and therefore do not account for material loss due to overspray, surface texture, ambient conditions and waste.
  - b. Install a test patch to verify coating achieves millage requirements.
  - c. Adjust application rates based on test patch results to meet specified requirements.

**E. Primary Silicone Roof Coating Application**

1. Apply silicone roof coating per Roof Coating Manufacturer minimum application rates.
  - a. Refer to Roof Coating Manufacturer warranty chart for coverage rate options.
  - b. Application rates apply to both Material and Shield System Warranties.
2. **Walkways**
  - a. Install silicone roof coating at a rate of one gallon per 100 sf (3.75 L per square meter) to achieve 16 wet Milson all traffic areas.
  - b. Immediately apply roof granules into wet roof coating at 20 to 30 pounds per 100 sf (9 to 13.5 Kg per square meter). Allow silicone roof coating with applied roof granules to cure.
3. Remove loose particles after roof coating is fully cured.

**3.4 SITE QUALITY CONTROL**

**A. Site Tests and Inspections**

1. Observe roof coating installation during the following phases:
  - a. Substrate verification
  - b. Roof coating installation start
  - c. Final inspection of roof coating installation

**3.5 CLEAN UP**

- A. Promptly clean and remove all rubbish associated with the Work during and upon project completion.
- B. Clean soiled surfaces, spatters, overspray and damage caused by Work of this Section.
- C. Dispose of roof coating per local code ordinances.

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3.6 *PROTECTION*

- A. *Protect roof coating from damage by other trades.*
- B. *Limit traffic on roof coated surfaces for a minimum of 2 days.*

*END OF SECTION 07 01 50*

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## SECTION 07 62 00

## FLASHING AND SHEET METAL

I. PART 1 - GENERAL

## 1.1 SCOPE

- A. *Flashing and sheet metal shall be provided at all roof construction.*
- B. *Drawings and general provisions of the Contract shall apply to all work of this section.*
- C. *Extent of each type of flashing and sheet metal work is indicated on drawings and by provisions of this section.*
- D. *Types of work specified in this section include the following:*
  - 1. *Metal counter flashing*
  - 2. *Metal cap flashing*
  - 3. *Perimeter flashing*
  - 4. *Gutters, down-spouts and conductor boxes*
  - 5. *Parapet coping*
  - 6. *Downspout boots*
  - 7. *Miscellaneous sheet metal accessories.*

## 1.2 SUBMITTALS

- A. *Submit shop drawings which indicate material types, sizes, shapes, thicknesses, finishes, fabrication details, anchors, connections, expansion joints and relation to adjacent work. Drawings shall be drawn to large scale and, where practical, shall be full size.*
- B. *Submit product data which indicates product description, finishes and installation instructions, including interface with adjacent materials and surfaces.*
- C. *Submit actual 3" x 4" square full spectrum samples of all prefinished sheet metal materials. Submit mock up of actual coping, showing cleats, fastening devices, or pressure treated wood nailers.*

## 1.3 DELIVERY, STORAGE AND HANDLING

- A. *Store materials off ground, under waterproof cover. Protect from damage and deterioration.*
- B. *Handle materials to prevent damage to surface, edges and ends of sheet metal items. Damaged material shall be discarded and replaced.*

## 1.4 QUALITY CRITERIA

- A. *All sheet metal shall comply with "Architectural Sheet Metal Manual" published by the Sheet Metal and Air Conditioning Contractors National Association, Inc., (SMACNA), latest edition.*
- B. *Installation of sheet metal items shall comply with National Roofing Contractors Association "NRCA Roofing & Waterproofing Manual" latest edition.*
- C. *Do not place dissimilar metals in contact with one another, nor in a position where water sheds across dissimilar metals.*
- D. *Qualifications of Installers: Provide at least one person, present at all times during execution of the work of this section, who shall be thoroughly trained and experienced in the materials and methods required and who shall direct the entire flashing and sheet metal fabrication and installation.*

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## 1.5 WARRANTY

- A. *Warranty flashing and sheet metal work to be free of defects in materials and workmanship for two (2) years.*
- B. *All flashing products and fasteners used in the roofing installation shall be approved by the roofing manufacturer and shall be included in the roofing guarantee.*
- C. *Submit to the Owner a written warranty signed by General Contractor and sheet metal subcontractor stating that sheet metal work shall be completely watertight for a period of two years following Final Payment. The warranty shall cover all costs for repairing and/or replacing defective work due to improper materials or workmanship.*

II. PART 2 - PRODUCTS

- 2.1 *All references to vendors and "approved manufacturers" are included for description of quality and content of the designated equipment/materials. Equivalent items may be accepted if they meet or exceed all standards of quality and purpose for the intended use, as determined by Gwinnett County.*

## 2.2 SHEET METAL MATERIALS

- A. *Sheet Steel, Gutters, Down spouts, Conductor Boxes and Parapet Copings:*
  - 1. *Concealed flashing shall be 24 gauge galvanized steel.*
  - 2. *Acceptable manufacturers*
    - a. *Petersen Aluminum Corporation*
    - b. *Firestone/UNA-CLAD Copper Sales, Inc.*
    - c. *Atlanta Metal Products,*
    - d. *Perma-Clad,*
    - e. *IMETCO,*
    - f. *Architectural Metal Systems*
    - g. *Berridge Manufacturing Co.*
  - 3. *Exposed prefinished steel products shall be 24 gauge galvanized with "KYNAR 500" coating of a color to be selected by Architect.*
- B. *Stainless Steel*
  - 1. *All stainless steel used shall be type #302, of standard analysis 18-8 containing a minimum of 17-19 percent chromium, 8-10 percent nickel and 0.08-0.20 percent carbon.*
  - 2. *Fractures or mill reject sheets that are not uniform in color and finish shall not be used. Sheet color and finish, whether mill or shop finished, shall be uniform throughout and shall have uniform finish and appearance.*
- C. *Reglet Flashing and Counterflashing*
  - 1. *Concealed reglet and counterflashing shall be 24 gauge galvanized steel, non-corrosive.*
  - 2. *Exposed flashing shall be prefinished roll-formed 24 gauge galvanized steel to match adjacent surfaces with "Kynar 500" resin fluoropolymer Color to be selected by Architect.*
  - 3. *Instal shop-formed metal flashings in 10 foot length maximum with a minimum number of pieces in each straight run.*
  - 4. *Anchors shall be provided at 16" o.c. or as recommended by manufacturer.*

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**2.3 MISCELLANEOUS MATERIALS AND ACCESSORIES:****A. Soldering Materials**

1. Solder shall comply with ASTM D32-66T, alloy grade 50A, 50% pig lead and 50% block tin.
2. Solder flux for galvanized metal and copper shall be muriatic acid neutralized with zinc. For lead it shall be non-corrosive rosin.

**B. Fasteners shall be of the same material or compatible with sheet metal being fastened.**

1. Screws to attach cleats and gutter to nailers shall be stainless steel flathead wood screws, of sufficient length to penetrate substrate  $\frac{3}{4}$ " minimum,  $2\frac{1}{2}$ " long minimum.
2. Expansion shields shall be lead or bronze sleeves.
3. Screws for fastening gutter strap to stiffener bar shall be stainless steel, self-tapping type with round heads.
4. Bolts shall be zinc coated. Furnish with nuts and washers as required.
5. Rivets shall be round head with solid shank.
6. Blind clips and cleats shall be 18 gauge galvanized.

**C. Epoxy Seam Sealer: 2-part noncorrosive metal seam cementing compound, recommended by metal manufacturer for exterior/interior non-moving joints including riveted joints.****D. Reglets: Metal units of type and profile indicated, compatible with flashing indicated, noncorrosive.****E. Metal Accessories: Provide sheet metal clips, straps, anchoring devices and similar accessory units as required for installation or work, matching or compatible with material being installed, noncorrosive, size and gauge required for performance.****2.4 FABRICATED UNITS:****A. General Metal Fabrication: Shop-fabricate work to greatest extent possible.**

Comply with details shown, and with applicable requirements of SMACNA "Architectural Sheet Metal Manual" and other recognized industry practices. Fabricate for waterproof and weather-resistant performance; with expansion provisions for running work, sufficient to permanently prevent leakage, damage or deterioration of the work. Form work to fit substrates. Comply with material manufacturer instructions and recommendations for forming material. Form exposed sheet metal work without oil-canning, buckling and tool marks, true to line and levels indicated, with exposed edges folded back to form hems.

**B. Seams: No exposed fasteners permitted. Brush back finished at area of joint and SOLDER ALL METAL JOINTS (except where expansion joints indicated). Touch-up pre-finished surfaces with two coats of matching paint to match surrounding surface.****C. Expansion Provisions: Form expansion joints of intermeshing hooked flanges, not less than 1" deep, filled with mastic sealant (concealed with joints), with standing seam joints.****D. Sealed Joints: Where movable, non-expansion type joints are indicated or required for proper performance of work, form metal to provide for proper installation of elastomeric sealant, in compliance with SMACNA standards.****E. Separations: Provide for separation of metal or fasteners from non-compatible metal or corrosive substrates by coating concealed surfaces at locations of contact, with bituminous coating or other permanent separation as recommended by manufacturer/fabricator.****F. All bends shall have a  $\frac{1}{16}$ " minimum radius.**

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- G. *Brazing, soldering and welding methods shall be suitable for the product used. Thoroughly remove flux residue after attachment.*
- H. *Fasteners shall not cause galvanic action with steel.*
- I. *Provide linear items in 10' long sections maximum and a minimum number of pieces in each straight run.*
- J. *Prefinished Steel Parapet Copings*
  - 1. *Provide in 10'-0" lengths factory formed per profile on drawings. Copings shall be snap-lock style.*
  - 2. *Outside face shall match existing, inside face minimum 5" high with min. slope of 1" toward roof, except as noted otherwise on drawings.*
  - 3. *All inside and outside corners shall be factory fabricated one piece construction.*
  - 4. *Provide expansion joint with interlocking standing seam at 10' on center per SMACNA.*
  - 5. *Provide 30 mil membrane covering coping framing under metal.*
  - 6. *Parapet coping shall be FM 4435 compliant.*
- K. *Steel Gutters and Downspouts.*
  - 1. *Downspouts shall be box-style with locked and sealed longitudinal seams. Upper end shall be flanged ½" and fastened and sealed to conductor box. Downspout size shall match existing.*
  - 2. *Downspout straps shall be of the same material as the downspouts, with same Kynar 500 finish, 1½" wide, with hemmed edges.*
  - 3. *Downspout shall be fabricated in sections 10'-0" minimum in length from 24 GA galvanized steel. Anchors shall be stainless steel screws.*
  - 4. *Provide expansion joints in gutters at maximum 40'-0" on center per SMACNA details for butt type expansion joints.*
  - 5. *Provide stainless steel sleeves for all fasteners at all down spout installations at EIFS in thickness to be flush with EIFS finish.*
  - 6. *Downspout connections shall be per SMACNA Manual, Plate Fig. 1-33, Latest Edition.*
  - 7. *Downspouts shall be spaced as shown on Drawings. All downspout locations shall be reviewed and approved by the Architect*
  - 8. *All downspouts shall connect to existing downspout boots.*

## 2.5 PIPE FLASHING

- A. *Pitch pans shall not be used. Furnish and install new premoulded flashing.*

## 2.6 OTHER SHEET METAL FABRICATION

- A. *Fabricate sheet metal work in accordance with reviewed shop drawings, contract documents and industry standards. Form sheet metal work with clear, sharp and uniform breaks. Hem exposed edges.*
- B. *Seam and solder all joints in sheet metal products. Solder sheet metal joints with heavy, well-heated coppers. Pre-tin joints not less than 1½" wide. Provide 1" minimum soldered joints. After soldering, wash joints and neutralize remaining acid with alkaline solution. Paint to match.*
- C. *Provide linear sheet metal items in minimum 10'-0" sections except as otherwise noted. Form flashing using single pieces for the full width.*
- D. *Provide prefinished 24 gauge 2-piece reglet at intersections of dissimilar materials where shown on drawings. Continue weather barrier membrane between dissimilar materials.*

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**III. PART 3 - EXECUTION****3.1 SHEET METAL INSTALLATION**

- A. *Install work in accordance with contract documents and industry standards requirements. Sheet metal items shall be installed true to line, watertight without buckling, waves, creasing, warp or wind in finished surfaces.*
- B. *Coordinate flashing at roof surfaces with roofing work to provide weathertight condition as soon as practical following roofing installation. Use minimum 6" wide concealed splice plates at gravel stops.*
- C. *Provide joints at maximum 10'-0" o.c. Joints shall be ¼" between sections.*
- D. *Isolate dissimilar materials to prevent galvanic action. Separate using bituminous paint both sides or roofing felt. All fasteners shall be fabricated from the same material as the product to be attached, unless noted otherwise.*
- E. *Form seams in direction of flow. Seams shall be flatlock with cleats filled with sealant. Lap seams occurring in members sloping 45 degrees or more 4" minimum and embed in flashing cement. Miter and solder inside and outside corners of all exposed metal products.*
- F. *Secure sheet metal items using continuous cleats clips and/or blind fasteners as indicated. No exposed face fastening shall be performed.*
- G. *Install sealant around all roof deck penetrations to prevent leaks of bitumen and water to interior of building. Sealants shall be one of the following types:*
  - 1. *Provide two part polysulfide class "B" non-sag type for vertical and horizontal joints.*
  - 2. *One part polysulfide not containing pitch or phenolic extenders.*
  - 3. *Exterior grade NP-1 sealant recommended by roofing manufacturer.*
  - 4. *One part non-sag, gun grade, exterior type polyurethane recommended by roofing manufacturer.*
- H. *Fastening*
  - 1. *Screws*
    - a. *Space screws evenly at 4" o.c. on cleats and gravel stops/fascias, staggered at 1" off front and back edge.*
    - b. *Space screws at 4" o.c. confined to one edge only of flashing 12" or less in width.*
  - 2. *Cleats shall be continuous in 10'-0" lengths and formed to profile of item being secured.*
- I. *Pre-fabricated Steel Coping*
  - 1. *Installation shall be in strict accordance with SMACNA Manual published directions. Specified product installation details provide adequate allowance for expansion and contraction and securing of coping to parapet and these details shall be followed implicitly.*
  - 2. *Set copings over TPO flashing, secured under continuous front and back coping cleats, trimmed even with bottom edge of cleats, and sealed at laps using manufacturer's recommended adhesive. Secure copings with front and back continuous cleats only; do not penetrate coping with mechanical anchors.*
  - 3. *Provide interlocking standing seam expansion joints at 10' on center per SMACNA.*
- J. *Provide for expansion and contraction in sheet metal work at intervals not exceeding the recommendations of the SMACNA manual. Where continuous runs of sheet metal exceeds interval by more than 12', provide additional joint. Where the run is less than interval specified and more than 12', provide one joint at the center of run. Joints shall be evenly spaced. Provide ¼" expansion joints at 10' on center per SMACNA manual.*

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- K. *Coordinate the removal of mechanical equipment to furnish and install all flashing and curbs required at existing fabricated curbs.*
- L. *Form all fabricated parts to profiles detailed, maintaining uniformity throughout the project. Hem all edges of sheet metal smoothly and neatly.*
- M. *All welding of exposed stainless steel whether specifically specified or not shall be accomplished by the arc welding (heli-arc) method using stainless steel rod of same composition as the parts being welded. Welds shall be free of pits, flaws and peened to remove flux and other impurities. Welds shall be ground smooth and polished to original finish of the metal, with the grain uniform to the grain of the original sheet.*
- N. *Where grinding and polishing has destroyed the grain restore and blend to obliterate all traces of welding. All welds, whether exposed or concealed on unpolished surfaces, shall be ground back to the surface of the original metal.*

*END OF SECTION 07 62 00*

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## SECTION 07 90 00

## CAULKING AND SEALERS

I. PART 1 - GENERAL

## 1.1 SCOPE

- A. *Work of this section includes furnishing and installing all sealants and caulking compounds where required by contract documents and manufacturers recommendations.*
- B. *A sealant is a weatherproof elastomer used for filling and sealing joints which has properties of adhesion, cohesion, extensibility under tension, compressibility and recovery Sealants shall be designed to make joints air and watertight. The sealant shall have been tested by the sealant manufacturer for compatibility and performance with the exterior finish. Material shall be designed for application to joints at exterior of structures and for other joints subject to movement and/or moisture infiltration at interior and exterior of structures.*
- C. *A caulking compound is an acrylic emulsion used for filling joints and seams, having properties of adhesion and cohesion. Caulking compounds shall not be required to have extensibility and recovery properties. It shall be applied to joints at interior of structures not subject to movement or moisture infiltration.*
- D. *Caulking is the process of filling joints without regard to type of material.*
- E. *Joint failure refers to a caulked joint exhibiting one or more of the following characteristics:*
  - 1. *Joint leaks air and/or water.*
  - 2. *Sealant or caulking compound migrates.*
  - 3. *Sealant or caulking compound loses adhesion.*
  - 4. *Sealant or caulking compound loses cohesion.*
  - 5. *Sealant or caulking compound does not cure.*
  - 6. *Sealant or caulking compound discolors.*
  - 7. *Sealant or caulking compound stains adjacent work.*
  - 8. *Sealant or caulking compound develops bubbles, air pockets or voids.*

## 1.2 SUBMITTALS

- A. *Submit manufacturer's product data indicating product description, conformance with specified requirements and installation instructions for each type caulking compound and sealant. Indicate preparation requirements for each substrate condition.*
- B. *Samples*
  - 1. *Submit samples of manufacturer's standard caulking compound/sealant material colors and special colors as indicated and prepare sample panel at least 30 days prior to application on building.*
  - 2. *Samples shall be actual materials or literature depicting actual material colors. Architect reserves the right to reject work not in conformance with selected colors based upon samples submitted.*
  - 3. *Should Contractor select a manufacturer meeting specified requirements, except for minimum color range requirements, the Contractor shall be responsible for furnishing special colors within color range requirements. Special colors shall be submitted for Architect's review.*

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- C. *Install minimum of three colors on sample panel selected by Architect to be used adjacent to exterior finish materials on sample masonry, brick and EIFS panels.*

### 1.3 DELIVERY, STORAGE AND HANDLING

- A. *Deliver and store materials in manufacturer's unopened packaging with seals and labels intact. Comply with manufacturer's instructions regarding environmental conditions under which materials may be stored. Labels shall inform about manufacturer, product name and designation, color, expiration date, pot life, curing time and mixing instructions for multi-component materials.*
- B. *Handle materials in accordance with manufacturer's printed instructions.*

### 1.4 PROJECT CONDITIONS

- A. *Environmental Conditions*
  - 1. *Install no materials under inclement weather conditions or when temperatures are below or above those recommended by manufacturer.*
  - 2. *Proceed with work only when forecasted weather conditions are favorable for joint cure and development of high early bond strength.*
  - 3. *Wherever joint width is affected by ambient temperature variations, install materials only when temperatures are in lower third of manufacturer's recommended installation temperature.*
- B. *Protection of Adjacent Surfaces*
  - 1. *Protect adjacent surfaces by applying masking material or manipulating application equipment to keep materials in joint. If masking materials are used, allow no tape to touch cleaned surfaces to receive sealant. Remove tape immediately after caulking, before surface skin begins to form.*
  - 2. *Remove misapplied materials from surfaces using solvents and methods recommended by manufacturer.*
  - 3. *Restore surfaces from which materials have been removed to original condition and appearance.*

### 1.5 WARRANTY

- A. *Warrant work to be free from defects in materials and workmanship, including joint failure, for a period of three years beginning at Date of Substantial Completion. In addition to the warranty of the material suppliers, the contractor shall provide a warranty of the interface between the sealant or caulking compound and adjacent surfaces equal to the greater warranty period of the adjacent materials.*

## II. PART 2 - PRODUCTS

- 2.1 *All references to vendors and "approved manufacturers" are included for description of quality and content of the designated equipment/materials. Equivalent items may be accepted if they meet or exceed all standards of quality and purpose for the intended use, as determined by Gwinnett County.*

### 2.2 SEALANTS

- A. *Acceptable polyurethane sealant products for installation at exterior expansion joints, control joints, door/window exterior perimeters, other dynamic interior/exterior joints and as a general weatherproofing sealant shall be a three part sealant. Acceptable products include the following:*
  - 1. *Tremco "Dymeric 240FC"*
  - 2. *BASF, "MasterSeal NP-2"*
  - 3. *Approved equal by Thoro Systems*

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- B. *Acceptable mildew resistant silicone sealant products for installation in interior areas subject to high humidity and moisture infiltration shall be a one part acetoxy silicone. Acceptable products shall include the following sealants:*
    - 1. *Dow Corning 795*
    - 2. *G.E. Silicones Sanitary 1700*
    - 3. *Bostick Silicone Rubber Bathroom Caulk*
- 2.3 **ACRYLIC-LATEX CAULKING COMPOUND**
- A. *Caulking compound shall be a flexible, paintable, non-staining, non-bleeding, acrylic emulsion.*
  - B. *Acceptable products shall include the following:*
    - 1. *DAP, Inc. - DAP Acrylic-Latex caulk*
    - 2. *BASF - MasterSeal*
    - 3. *Tremco Manufacturing Company - Acrylic-Latex caulk*
- 2.4 **COLORS**
- A. *For exposed applications of sealant and caulking compounds, colors shall be selected by Architect.*
  - B. *For unexposed applications provide black color sealant and caulking compounds.*
- 2.5 **FIRE BARRIER CAULK**
- A. *Fire barrier caulk shall be a synthetic elastomeric premium latex product with endothermic and intumescent properties designed to prevent fire, smoke, and toxic fumes from penetrating walls for a minimum of 1 hour. Fire barrier caulk shall be installed at all fire rated wall utility pipe penetrations.*
  - B. *Acceptable products shall include the following:*
    - 1. *3M fire retardant CP 25 WB caulk*
    - 2. *3M fire barrier moldable putty (MP)*
    - 3. *Dow Corning firestop sealant*
- 2.6 **ACCESSORY MATERIALS**
- A. *Provide and install joint cleaner recommended by caulking compound/sealant manufacturer for substrates indicated.*
  - B. *Provide and install joint primer/sealer recommended by caulking compound/joint sealer manufacturer.*
  - C. *Apply polyethylene bond breaker tape to contact surfaces where bond to substrate or joint filler must be avoided for caulking compound/joint sealer performance.*
  - D. *Provide and install compressible back-up rod stock polyethylene foam, polyethylene jacketed polyurethane foam, butyl rubber foam or neoprene foam as recommended by caulking compound/sealant manufacturer for compatibility with material. Provide size and shape of rod to control joint depth, break bond at bottom of joint, form optimum shape of bead on back side and minimize possibility of extrusion when joint is compressed. Acceptable manufacturers shall include Sandell Manufacturing Co. Polytite Acme Highway Products Corp., and Acmasal.*
  - E. *Provide and install tooling agent recommended by caulking compound/sealant manufacturer to ensure contact of material with inner joint faces.*
  - F. *Provide and install synthetic rubber or closed cell synthetic foam divider strips not less than 1/16" thick and full depth of caulking compound/sealant. Strips shall be approved by manufacturers of dissimilar materials as being compatible with each.*

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- G. *Provide precompressed expanding foam sealant composed of open cell polyester polyurethane foam impregnated with neoprene rubber. Sealant shall be factory produced in precompressed sizes and in roll or stick form to fit joint widths indicated and to develop a watertight and airtight seal when compressed to degree specified by manufacturer. Provide products which are permanently elastic, mildew resistant, non-migratory, nonstaining, compatible with joint substrates and other joint sealants.*

### III. PART 3 - EXECUTION

#### 3.1 JOB MOCK-UP

- A. *Prepare, caulk and finish one sample of each interior and exterior joint condition for Architect's review. Joints may be a portion of the permanent construction.*
- B. *Sample joints shall be reviewed by Architect prior to beginning work. Retain reviewed samples as a standard for work.*

#### 3.2 JOINT SURFACE PREPARATION

- A. *Clean joint surfaces immediately before caulking joints. Remove dirt, unsecure coatings, moisture and other substances which would interfere with bond.*
- B. *Etch concrete and masonry joint surfaces to remove excess alkalinity, unless caulking compound/sealant manufacturer's printed instructions indicate that alkalinity does not interfere with bond and performance. Etch with 5% solution of muriatic acid and neutralize with dilute ammonia solution. Rinse with clean water and allow to dry before caulking.*

#### 3.3 APPLICATION

- A. *Comply with caulking compound/sealant manufacturer's printed installation instructions except where more stringent requirements are shown or specified.*
- B. *Prime or seal joint surfaces where recommended by caulking compound/sealant material manufacturer. Do not allow primer/sealer to spill or migrate onto adjacent surfaces.*
- C. *Install backup rod for all caulking compound/sealant materials, except where recommended to be omitted by material manufacturer for application indicated.*
- D. *Apply installation techniques which will ensure that caulking compound/sealant materials are deposited in uniform, continuous ribbons without gaps or air pockets, with complete wetting of joint bond surfaces. Except as otherwise indicated, fill joint to concave surface, slightly below adjoining surfaces. Where joints are between a horizontal surface and a vertical surface, fill joint to form slight cove, so that joint will not trap moisture and debris.*
- E. *Do not allow materials to overflow or spill onto adjacent surfaces. Use masking tape or other precautionary devices to prevent staining of adjacent surfaces.*
- F. *Remove excess and misplaced materials as work progresses. Clean the adjoining surfaces to eliminate evidence of misplaced materials without damage to adjacent surfaces and finishes.*
- G. *Exterior finish material shall be cured prior to sealant application.*
- H. *Cure caulking compound/sealant materials in accordance with manufacturer's printed instructions to obtain high early bond strength, internal cohesive strength and surface durability.*

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3.4 CAULKING SCHEDULE

- A. *Install sealant in exterior exposed joints including around perimeter of all framed openings in exterior walls and where shown on drawings. Also apply sealant to interior joints subject to moisture infiltration and/or movement such as CMU control or expansion joints.*
- B. *Install acrylic latex caulking compound at intersection with CMU.*
- C. *Install caulking at all existing open joints in areas to receive new paint.*
- D. *Install sealant at all interior and exterior expansion joints, including at CMU, concrete, steel columns, brick walls, exterior finish and concrete floors.*

END OF SECTION 07 90 00

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## SECTION 09 51 00

## ACOUSTICAL CEILINGS

I. PART 1 - GENERAL

## 1.1 SCOPE

- A. The Scope of this work is to replace all damaged or stained ceiling tiles throughout the building. New tiles edge and texture are to match existing.

## 1.2 SUBMITTALS

- A. Submit product data which includes manufacturer's product descriptions, recommended installation procedures, engineering calculations, test results and maintenance recommendations.
- B. Submit the following samples for Architect's review:
1. One 6" x 6" sample each of acoustical tile materials.
  2. One 12" length of each suspension member.

## 1.3 DELIVERY, STORAGE AND HANDLING

- A. Deliver materials in original, unopened, protective packaging with manufacturer's labels indicating brand name, pattern, size and thickness legible and intact.
- B. Store materials in original protective packaging to prevent soiling and all forms of damage. Store cartons open at each end to stabilize moisture content and temperature.
- C. Handle materials to prevent soiling and all forms of damage.

## 1.4 QUALITY CRITERIA

- A. Allowable Tolerances
1. Suspension system components, hangers and fastening devices supporting light fixtures, ceiling grilles and acoustical units shall have a maximum deflection of 1/360 of the span, tested in accordance with ASTM C635 and C636.
  2. Finished acoustical ceiling system shall be level within 1/8" in 12'-0".
  3. Bow, camber and twist in suspension members shall not exceed tolerances established by ASTM C635.
  4. All glass shall be installed and all exterior wall openings shall be covered prior to installation of acoustical ceilings. All plaster, concrete and other wet work shall be dry and complete. Temporary heat shall be provided in accordance with manufacturer's recommendations. Install acoustical ceiling panels only when normal temperature and humidity conditions approximate the interior conditions which will exist when the building is occupied.
- B. Ceiling tiles shall not be installed until all above ceiling work is complete and acceptable to the Architect.

## 1.5 MAINTENANCE MATERIALS

- A. Contractor shall furnish 2% of amount of acoustical ceiling tile installed for Owners use as maintenance materials.

## 1.6 GUARANTEE

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- A. All materials and workmanship furnished under this specification shall be guaranteed in writing by their manufacturer for a period of one year from date of substantial completion against sagging and warping as a result of material or factory workmanship. Any defective materials or workmanship shall be replaced during this period without cost to the Owner.
- B. All ceiling products shall be manufactured by the same company.

## II. PART 2 - PRODUCTS

2.1 All references to vendors and "approved manufacturers" are included for description of quality and content of the designated equipment/materials. Equivalent items may be accepted if they meet or exceed all standards of quality and purpose for the intended use, as determined by Gwinnett County.

### 2.2 SUSPENSION SYSTEM

- A. Standard and fire rated grid suspension systems shall be manufactured from commercial quality cold-rolled steel, electro-zinc coated and prefinished with a baked-on polyester white coating, for a 2' x 2' grid as shown on Architectural Finish Schedule and on Electrical drawings.
- B. Suspension system shall be fire rated where drawings call for fire rated acoustical tile.
- C. Main tee shall be 1½" x 15/16" double web with bayonet couplings. 4' Cross tee shall be 1½" x 15/16", 2' cross tee shall be 1⅜" x 15/16". Wall molding shall be 1" x 1". Tees and wall moldings shall comply with ASTM C635 and C636, heavy duty classifications for standard and non-fire rated ceiling systems. Tee intersections shall be override.
- D. Hanger wire shall be 12 gauge, galvanized, soft annealed, mild steel wire.
- E. Acceptable manufacturers and products for standard suspended ceiling grid systems include the following:
  - 1. Armstrong - Prelude 15/16" Exposed Tee System:
    - a. Main Beams #7301
    - b. 4' Cross Tees #7341
    - c. 2' Cross Tees #7323
    - d. Wall Molding #7800
  - 2. U.S.G DONN DX/DXL 15/16"
    - a. Main Beam DX/DXL 26
    - b. 4' Cross Beam DX/DXL 424
    - c. 2' Cross Beam DX/DXL 216
    - d. Wall Molding M7
  - 3. BPB, Celotex Brand, Classic Stab System
  - 4. Chicago Metallic
- F. Acceptable manufacturers and products for fire rated suspended ceiling grid systems include the following:
  - 1. Armstrong - Prelude Fire Guard 15/16" Exposed Tee System:
    - a. Main Beams #8301
    - b. 4' Cross Tees #8340
    - c. 2' Cross Tees #8320
    - d. wall Molding #7800
  - 2. U.S.G DONN DX/DXL 15/16"
    - a. Main Beam DX/DXL 26
    - b. 4' Cross Beam DX/DXL 424
    - c. 2' Cross Beam DX/DXL 216
    - d. Wall Molding M7
  - 3. BPB, Celotex Brand Protectone Classic Stab System

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4. Chicago Metallic  
G. Provide radius corners at all bullnosed CMU.

2.3 ACOUSTICAL CEILING PANELS

- A. Type 1 standard acoustical ceiling panels shall be constructed of wet formed mineral fibers. Insulation R-value shall be 1.5. Exposed surface finish shall be a factory-applied, white latex paint. Provide panels as indicated on electrical ceiling plans and architectural finish schedule. Surface burning characteristics shall be Class A in accordance with ASTM E84 or fire rated per ASTM E1264, with a flame spread of 25 or less. Light reflectance shall be at least 84% (LR-1) as required by ASTM E1477.
1. Type 1
- a. Type 1 acoustical ceiling panel products shall be 24" x 24" x 5/8" fissured, non-directional, with minimum 0.55 NRC, revealed edges.
- b. Acceptable manufacturers:
- (1) Armstrong Cortega 770  
(2) BPB Celotex Brand Baroque BET-157  
(3) U.S.G. Radar #2110

III. PART 3 - EXECUTION

3.1 SUSPENSION SYSTEM INSTALLATION

- A. Hangers
1. Space hanger wires on main tees at 4'-0" o.c. Securely attach to structure above with manufacturer - approved inserts or fasteners.
2. Install additional hangers at each corner of grid at lighting fixtures.
3. Wrap hanger wire three times, turning ends upwards.
4. Install diagonal 10 degree maximum slope wires on main runners within 8" of ends to conform to seismic restraints per ASTM E-580-96. Do not attach ceiling tees to perimeter wall angle.
5. Additional seismic or ceiling restraint details may apply. See drawings for additional details.
- B. Main and Cross Tees
1. Space main tees at 4'-0" o.c.
2. Space cross tees at 2'-0" o.c. between and perpendicular to main tees. Notch and miter cross tees to form perpendicular intersection with main tees with a positive interlock.
3. Attach suspension system to adjacent vertical surfaces with mechanical fasteners at 4'-0" o.c.
- C. All components of fire rated ceiling systems shall comply with U.L. designations required on drawings.
- D. Provide additional ceiling hanger wires to support flexible conduit and flexible duct assemblies to avoid their contacting the ceiling tiles and/or grid system.
- E. Each lay-in light fixture shall have emergency support with not less than two galvanized steel jack chains (one at each opposite diagonal corner of each light) secured to the structure above the ceiling provided for in electrical specification.
- F. Ceiling suspension wires shall not be allowed to contact piping, conduit, ductwork, or other above-ceiling components. All ceiling suspension wires shall be hung from the structure (not from pipes, conduit, duct, or other supports). Provide trapezing or other types of intermediate suspension components meeting the specified suspension system duty class as may be required to comply with the above criteria. Wire shall be wrapped three times to secure ends with wire end pointed up.

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- G. *All ceiling edge mold shall be installed level (or true-to-slope) as required by the drawings. All edge mold corners shall be mitered; provide pre-manufactured round corners around bullnose corner conditions. All abutting corner and end conditions shall be aligned flush along all exposed-to-view faces of edge mold. Provide caulking compound along abutment of ceiling edge molds to faces of walls (or other adjacent material conditions).*
- H. *All suspended ceiling systems shall be constructed with the grid centered about the space in which it is installed.*

### 3.2 *INSTALLATION OF ACOUSTICAL CEILING PANELS*

- A. *Install ceiling panels in level plane in straight line courses.*
- B. *Place materials so full perimeter bears on suspension members.*
- C. *Pattern shall be symmetrical about centerline or area, unless otherwise indicated on reflected ceiling plans.*
- D. *Where cutting of acoustical units is required, cut so that no cut or damaged edges are visible in the finished work.*

### 3.3 *CLEANING*

- A. *Clean soiled or discolored unit surfaces after installation.*
- B. *Touch up scratches, abrasions, voids and other defects in finished surfaces.*
- C. *Remove and replace damaged and stained units.*
- D.

*END OF SECTION 09 51 00*

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## SECTION 09 91 20

## PAINTING

I. PART 1 - GENERAL

## 1.1 SCOPE

- A. *Work described in this section includes the following:*
1. *Touching up of shop-applied prime coats*
  2. *Preparation of existing surfaces to receive paint finishes*
  3. *Painting or otherwise finishing existing surfaces, as indicated on Drawings.*

## 1.2 SUBMITTALS

- A. *Product Data*
1. *Submit a complete list of products proposed for use at least 30 days prior to commencement of painting work.*
  2. *Indicate manufacturer, brand name, quality and product type for each surface to be finished.*
  3. *Intent of Contractor to use products specified does not relieve him from responsibility of submitting a product list.*
- B. *Submit two sets of full range color samples from manufacturers proposed for use for color selections by Architect. Submit 8½" x 11" color sample of actual paint for each finished paint type and color.*

## 1.3 DELIVERY, STORAGE AND HANDLING

- A. *Delivery*
1. *Deliver materials to project site ready-mixed in original containers with labels intact.*
  2. *Provide legible labels bearing manufacturer's name, product type, color and recommended installation and reducing procedures.*
- B. *Storage and Handling*
1. *Store materials in location acceptable to the Owner to prevent all forms of damage to materials. Protect material from severe temperature extremes.*
  2. *Maintain neat, clean conditions in storage area. Remove rags, empty cans, waste rubbish and similar materials from the site at the end of each day's work.*
  3. *Close all material containers at end of each day's work.*
  4. *Painting Contractor shall be liable for damage to surrounding areas.*

## 1.4 PROJECT CONDITIONS

- A. *Environmental Requirements*
1. *Comply with manufacturer's recommendations regarding environmental conditions under which materials may be applied.*
  2. *Apply no materials in spaces where dust is being generated.*
- B. *Cover finished work of other trades prefinished items and surfaces not being painted concurrently.*
- C. *Safety Precautions*
1. *Provide temporary fire protection equipment in materials storage area.*
  2. *Smoking shall be prohibited in material storage area and during application.*
- D. *Products shall not be modified in any manner on the job site by the installer.*

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## 1.5 MAINTENANCE MATERIALS

- A. Provide one unopened gallon of each type and color of all products used on the project for the Owner's use in future maintenance operations.

II. PART 2 - PRODUCTS

- 2.1 All references to vendors and "approved manufacturers" are included for description of quality and content of the designated equipment/materials. Equivalent items may be accepted if they meet or exceed all standards of quality and purpose for the intended use, as determined by Gwinnett County.

## 2.2 PAINTING MATERIALS

- A. Materials specified shall provide the coating types and set a standard of quality from the top line of materials by the following acceptable manufacturers:
1. Sherwin Williams Company
  2. PPG
  3. Benjamin Moore
- B. Where products are specified as a standard of quality in the product schedule, such products have been selected in accordance to their binders or vehicles to achieve specific results. Substitutions shall be allowed only with Architect's review.
- C. Miscellaneous Materials
1. Paint thinners and tints shall be products of same manufacturer as paints or approved by paint manufacturer for use with their products. Tinting shall be done by supplier. Material shall not be modified in any manner on the job.
  2. Shellac, turpentine, patching compounds and similar materials required for execution of work shall be pure, best quality products.
- D. Product colors shall match existing colors.
- E. No paint shall contain more than .009 percent lead content by weight.
- F. Putty shall be pure, linseed oil-whiting putty complying with Federal Specification TY-P791a, Type 1. Acceptable manufacturers shall be Dicks-Armstrong-Pontius Company, or Pecora, Inc., Tremco Manufacturing Company and U.S. Gypsum. Putty made with cottonseed oil will not be acceptable. Exterior putty shall be job-mixed consisting of 5 percent by weight white lead paste or 10 percent white lead-whiting putty in compliance with Federal Specification above, Type II.
- G. Filler for open grade woods shall be a pure, silica-based filler in thin paste form, capable of mixing with wood stains specified. After application and drying period, the filler shall be non-absorbent and non-shrinking.
- H. Other approved manufacturers include PPG and Benjamin Moore. Paint products by these manufacturers shall match the basis of design colors. Provide samples of each separate finish coat. Submit samples for review on all substrates receiving a finish coat. Samples shall be submitted and approved for color, sheen and texture for every project.
- I. Ferrous Metal: (Includes framing, exposed equipment screen structures, exposed conduit & piping, access to roof hatch)
- One Coat - Rust Inhibitive alkyd primer. Sherwin Williams KEM BOND HS Universal Metal Primer, B50Z Series, or approved equal.
- Two Coats (Minimum) Semi-Gloss alkyd industrial enamel (3.5 mils WFT each coat). Sherwin Williams Pro-Industrial Urethane Alkyd Enamel, B54 Series, or approved equal.

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### 2.3 PAINTING COLORS

- A. Gas piping and roof hatch door painting color
  - 1. Basis of design shall be Sherwin Williams
    - a. SW 9020 Rayo De Sol
- B. Supports and screen wall paint color.
  - 1. Basis of design shall be Sherwin-Williams
    - a. Color to match existing. Submit to Architect for approval.

### 2.4 Remove passivator from all galvanized products prior to application of initial coat of paint.

## III. PART 3 - EXECUTION

### 3.1 SURFACE PREPARATIONS

- A. Surfaces to receive finishes shall be dry and free of debris, oils, dust and other deleterious materials.
- B. Wash galvanized metals with xylol to remove grease, oil and contaminants. Wipe dry with clean cloth.
- C. Ferrous Metals
  - 1. Wire brush or sandpaper surfaces to remove rust, loose existing paint and mill scale.
  - 2. Clean with xylol to remove grease, oil and contaminants. Wipe dry with a clean cloth.
  - 3. Sand exposed steel columns smooth.
  - 4. Completely field prime exterior steel after cleaning and sanding.
- D. All surfaces to be painted shall be maintained between 60 degrees and 90 degrees F for 48 hours prior to, during, and 48 hours after application depending on relative humidity based on manufacturer's directions.

### 3.2 APPLICATION

- A. Apply paint only when moisture content of finish surface is within manufacturer's recommended limits.
- B. Apply paint materials using clean brushes and rollers. Apply paint to recommended dry film thickness as specified by manufacturer, unless noted otherwise in the specification.
- C. No spray applications are allowed.
- D. Apply materials at a rate not to exceed that recommended by paint manufacturer for surface being painted, less ten percent for losses. Primers may be tinted if required by application or material color conditions.
- E. Comply with manufacturer's recommendations for drying time between coats.
- F. Sand and dust surface between coats to remove visible defects.
- G. Finish coats shall be smooth, free of brush marks, streaks, laps, pile-up of paint, skipped and missed areas. Final coat shall be specified color.
- H. Make edges of paint adjoining other materials or colors clean and sharp without overlapping.
- I. Total dry film thickness of paint over ferrous metals, excluding primer first coat, shall be a minimum of 2.5 mils.
- J. Protect roofing membrane, flashings and EIFS surfaces during painting.

END OF SECTION 09 91 20



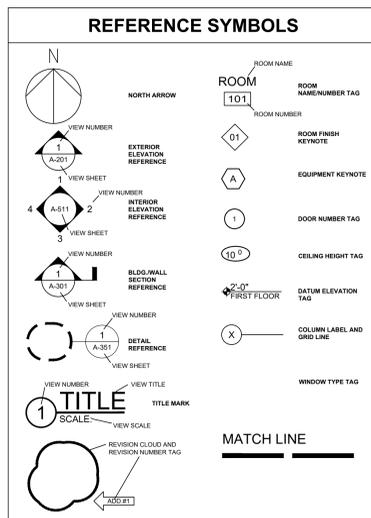
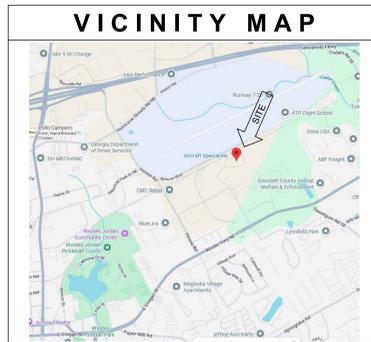
# GWINNETT COUNTY DOT

# CENTRAL ROOF REPAIRS PROJECT

620 WINDER HWY,  
LAWRENCEVILLE, GA 30045

OWNER: GWINNETT COUNTY DEPARTMENT OF SUPPORT SERVICES  
FACILITY CONSTRUCTION DIVISION  
75 LANGLEY DRIVE  
LAWRENCEVILLE, GA 30046  
770-822-7102

ARCHITECT: LINDSAY POPE BRAYFIELD & ASSOCIATES, INC.  
344 WEST PIKE STREET,  
LAWRENCEVILLE, GA 30046  
770-963-8989



ABBREVIATION	TERM	ABBREVIATION	TERM	ABBREVIATION	TERM	ABBREVIATION	TERM	ABBREVIATION	TERM
@	AT	C/R	CLASSROOM	EXT	EXTERIOR	LAV	LAVATORY	SPL	SPLASH
&	AND	CT	CERAMIC TILE	FE	FIRE EXTINGUISHER	LVR	LOUVER	SQ	SQUARE
AB	ANCHOR BOLT	CF/CJ	CONTRACTOR FURNISHED/ CONTRACTOR INSTALLED	FEC	FIRE EXTINGUISHER CABINET	LT	LIGHT	SS	STAINLESS STEEL SERVICE SINK
ATC	ACOUSTICAL TILE CEILING	DBL	DOUBLE	FOB	FACE OF BRICK	MACH	MACHINE	ST	STAIN
AIC	AIR CONDITIONING	DTL	DETAIL	FOC	FACE OF COLUMN	MAINT	MAXIMUM	STL	STEEL
ACST	ACOUSTIC	DF	DRINKING FOUNTAIN	FO CMU	FACE OF CMU	MAX	MAXIMUM	STOR	STORAGE
ADJ	ADJUSTABLE; ADJOINING; ADJACENT	DIAG	DIAGONAL	FD	FLOOR DRAIN	MB	MARKERBOARD	SUSP	SUSPENDED
AFF	ABOVE FINISHED FLOOR	DIA	DIAMETER	FF	FINISH FLOOR	MECH	MECHANICAL	SP	STAND PIPE
AFG	ABOVE FINISHED GRADE	DIM	DIMENSION	FG	FINISH GRADE	MIN	MINIMUM	TB	TACKBOARD
ALUM	ALUMINUM	D/R	DINING ROOM	FIN	FINISH	MISC	MISCELLANEOUS	TC	TEXTURE COATING
APPROX	APPROXIMATE	DISP	DISPENSER	FLR	FLOOR	MR	MOISTURE RESISTANT	TEXT	TEXTURE
ASC	ABOVE SUSPENDED CEILING	DN	DOWN	FR	FIRE RESISTANT; FRAME	MT	MOUNT	THR	THRESHOLD
AUTO	AUTOMATIC	DR	DRAPERY; DRAPERY	FOS	FACE OF STUD	MTD	MOUNTED	T	TOP
BF	BARRIER FREE	DRESS	DRESSING	GA	GAUGE	MTL	METAL	TO CONC	TOP OF CONCRETE
BFA	BARRIER FREE ACCESSIBLE	DRK	DARK	GL	GLASS	NC	NON-COMBUSTIBLE	TOP	TOP OF PAVING
BM	BEAM	DWG	DRAWING	GPOW	GYPSON DRYWALL	NIC	NOT IN CONTRACT	TOW	TOP OF WALL
BOT	BOTTOM	EA	EACH	HB	HOSE BIBB	NTS	NOT TO SCALE	TR	TREAD
CAB	CABINET	EB	EXPANSION BOLT	HC	HOLLOW CORE	OC	ON CENTER	TYP	TYPICAL
CER	CERAMIC	EF	EACH FACE	HD	HEAD; HUB DRAIN	OF	OUTSIDE FACE	UNO	UNLESS NOTED OTHERWISE VERTICAL
CJ	CONTROL JOINT	EIFS	EXTERIOR INSULATION FINISH SYSTEM	HDWR	HARDWARE	OF/CI	OWNER FURNISHED/ CONTRACTOR INSTALLED	V	VERTICAL
CL	CENTERLINE	EJ	EXPANSION JOINT	HM	HOLLOW METAL	OF/OI	OWNER FURNISHED/ OWNER INSTALLED	VCT	VINYL COMPOSITION TILE
CLG	CEILING	ELEV	ELEVATION	H	HORIZONTAL	VEST	VESTIBULE	W	WIDTH
CLR	CLEAR; COLOR	EVTR	ELEVATOR	H	HORIZONTAL	W	WIDTH	W	WIDTH
CMU	CONCRETE MASONRY UNIT	EQ	EQUAL	ID	IDENTIFICATION	W	WITH	W	WITH
CPT	CARPET	EQUIP	EQUIPMENT	IF	INSIDE FACE	WC	WALL COVERING	W	WOOD
CO	CLEAN OUT	EW	EACH WAY	INSUL	INSULATION	WD	WOOD	WH	WALL HYDRANT
COL	COLUMN	EWC	ELECTRIC WATER COOLER	INT	INTERIOR	WI	WROUGHT IRON	WR	WATER RESISTANT
CONC	CONCRETE	EXIST	EXISTING	JAN	JANITOR	W	WOOD	WR	WATER RESISTANT
CONT	CONTINUOUS	EXP	EXPOSED	LAM	LAMINATED	WR	WATER RESISTANT		

G001	COVER SHEET
A121	REFLECTIVE CEILING PLAN
A151	ROOF RENOVATION PLAN
A155	ROOF DETAILS

DOT CENTRAL OPERATION & MAINTENANCE FIRE ROOF REPLACEMENT PROJECT WILL CONSIST OF:

REPAIR AND RENOVATIONS TO EXISTING STANDING SEAM METAL ROOF  
REMOVE AND REPLACE EXISTING DAMAGED ACOUSTICAL CEILING TILES. MATCH EXISTING.

PROJECT DATA			
GWINNETT COUNTY DEPARTMENT OF SUPPORT SERVICES FACILITY CONSTRUCTION DIVISION 75 LANGLEY DRIVE LAWRENCEVILLE, GA 30046 770-822-7102			
ARCHITECT:	Brian O'Toole	PHONE: 770-407-5776	REG: RA 011439
ROOFING CONSULTANT:	Jerry Reeves	PHONE: 770-983-0838	
BUILDING CODE COMPLIANCE REPORT			
PLAN REVIEW IS BASED ON THE FOLLOWING INFORMATION:			
DATE OF REVIEW:		B.P.R. FILE NO.:	
INTERIOR FINISH PERMIT #:		SITE DEVELOPMENT PERMIT:	
DISTRICT/LAND LOT		ZONING DISTRICT:	
PROJECT NAME:	DOT CENTRAL OPERATION, MAINTENANCE & STORAGE FACILITY ROOF RENOVATION PROJECT		
PROJECT ADDRESS:	620 Winder Hwy, Lawrenceville GA 30045		
OCCUPANCY CLASSIFICATION			
Occupancy Group:	FACTORY INDUSTRIAL	Type of Construction:	IIB - UNPROTECTED
		Sprinklered:	YES
		Fire Alarm:	YES
BUILDING HEIGHT			
Number of Stories:	1	Building Height (ft.):	EXIST: 38'-6"
EXISTING BUILDING ( sq. ft. ) :	68,129 S.F.	Building Code Height Limit (ft.):	75'-0"
RENOVATED ROOF ( sq. ft. ) :	68,129 S.F.	DESIGN LOADS	
		Minimum Roof Live Loads (psf):	20
CONSTRUCTION CODES:			
THE FOLLOWING ARE THE CURRENT STATE MINIMUM STANDARD CODES FOR CONSTRUCTION AS ADOPTED BY THE BOARD OF COMMUNITY AFFAIRS:			
INTERNATIONAL BUILDING CODE	- 2018 EDITION WITH 2022 & 2024 AMENDMENTS	INTERNATIONAL MECHANICAL CODE	- 2018 EDITION WITH 2020 & 2024 AMENDMENTS
INTERNATIONAL FUEL GAS CODE	- 2018 EDITION WITH 2020 & 2022 AMENDMENTS	INTERNATIONAL PLUMBING CODE	- 2018 EDITION WITH 2020, 2022, 2023 & 2024 AMENDMENTS
NATIONAL ELECTRICAL CODE	- 2023 EDITION	INTERNATIONAL ENERGY CONSERVATION CODE	- 2015 EDITION WITH 2020, 2022 AND 2023 SUPPLEMENTS & AMENDMENTS
INTERNATIONAL EXISTING BUILDING CODE	- 2015 EDITION WITH 2021 AMENDMENTS		
FIRE CODES:			
2012 GWINNETT COUNTY ORDINANCE FOR FIRE PREVENTION AND PROTECTION ORDINANCE			
2025 O.C.G.A. 120-3-3 GEORGIA MINIMUM FIRE SAFETY STANDARDS			
2018 INTERNATIONAL FIRE CODE (Amended by 120-3-3)			
NFPA 101 LIFE SAFETY CODE 2024 EDITION (Amended by 120-3-3)			
2010 ADA STANDARD FOR ACCESSIBLE DESIGN			
(* Referenced codes are modified by the State Fire Marshal per Ch. 120-3-3 of Rules and Regulations of the Safety Fire Commissioner.)			
TITLE 26 O.C.G.A. (STATE FIRE LAW)			
TITLE 30 O.C.G.A. (ACCESS TO USE OF PUBLIC FACILITIES BY PERSONS WITH DISABILITIES)			

**L P B**  
344 WEST PIKE STREET  
LAWRENCEVILLE, GA 30046  
PHONE: (770) 963-8989  
© LINDSAY POPE BRAYFIELD



EDITION:	
ISSUE	DATE
SCHEMATIC	11-06-2025
DESIGN DEVELOP	12-15-2025
95% REVIEW SET	01-15-2026
BIDDING SET	01-30-2026

DRAWN BY: TJC  
CHECKED BY: BOT

GWINNETT COUNTY DOT CENTRAL OPERATION & MAINTENANCE FACILITY ROOF RENOVATION PROJECT

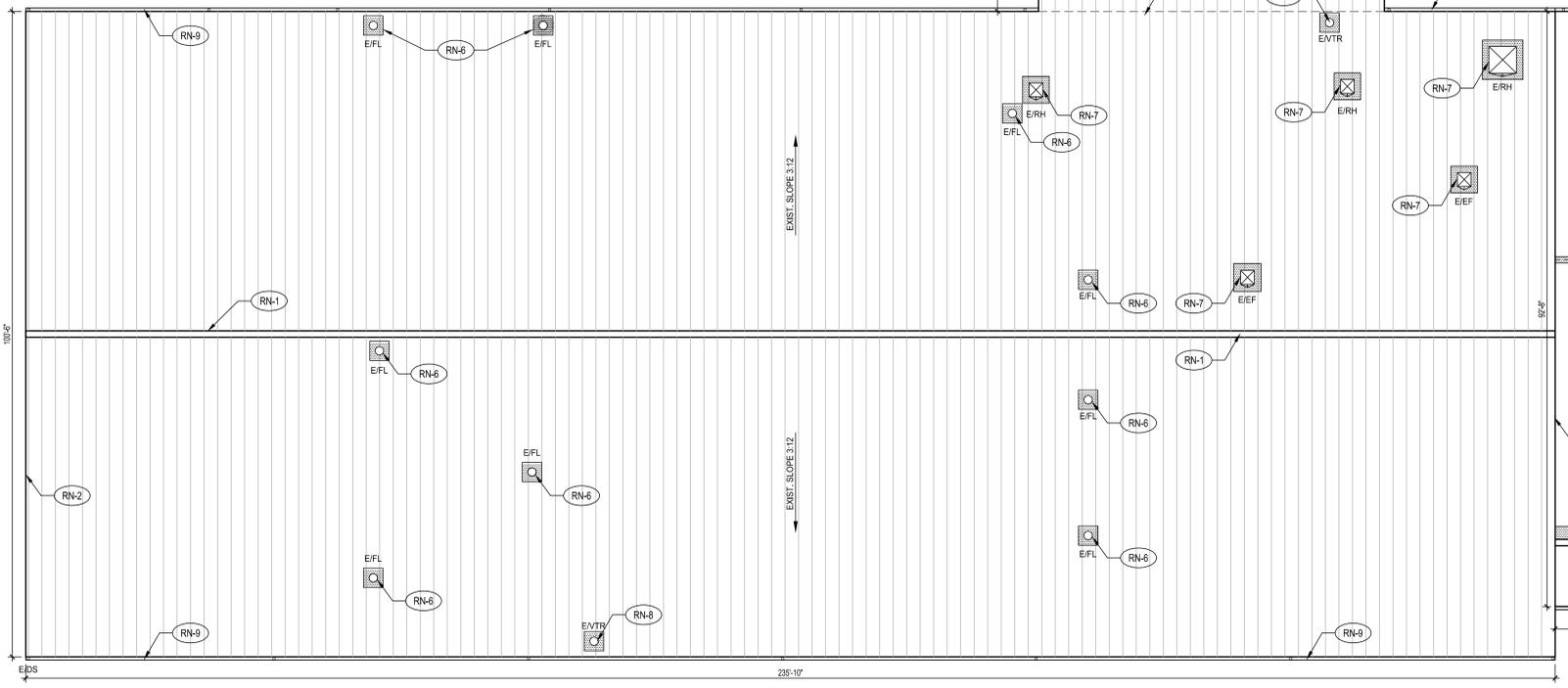
COVER SHEET  
GWINNETT DOT CENTRAL OPERATION - ROOF RENOVATION  
620 WINDER HWY, LAWRENCEVILLE, GA 30045  
CURRENT REV. DATE:  
PROJECT NO.: 225052  
**G001**



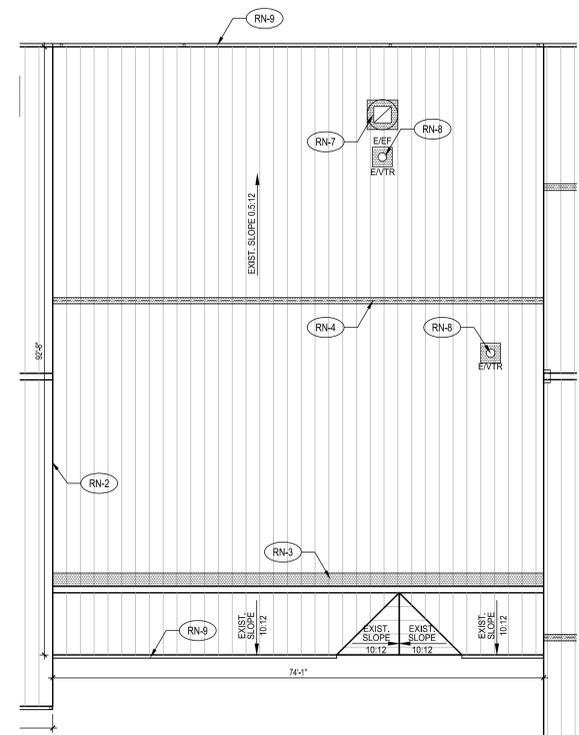
ROOF RENOVATION KEY NOTES	
NO.	DESCRIPTION
RN-1	REPLACE ALL LOOSE OR RUSTED FASTENERS AT THE EXISTING RIDGE CAP. NEW FASTENERS SHALL BE ONE SIZE LARGER THAN EXISTING. APPLY NEW SILICONE COATING AT ALL PANEL JOINTS. DETAIL 5 / A155
RN-2	REPLACE ALL LOOSE OR RUSTED FASTENERS AT THE EXISTING RAPE TRIM. NEW FASTENERS SHALL BE ONE SIZE LARGER THAN EXISTING. APPLY NEW SILICONE COATING AS INDICATED ON DETAIL 6 / A155
RN-3	REPLACE ALL LOOSE OR RUSTED FASTENERS AT THE EXISTING HEAD WALL TRIM. NEW FASTENERS SHALL BE ONE SIZE LARGER THAN EXISTING. APPLY NEW SILICONE COATING AS INDICATED ON DETAIL 8 / A155
RN-4	REPLACE ALL LOOSE OR RUSTED FASTENERS AT THE EXISTING GINCH STRAPS AT PANEL LAPS. NEW FASTENERS SHALL BE ONE SIZE LARGER THAN EXISTING. NEW AND EXISTING GINCH STRAPS APPLY NEW SILICONE COATING ALONG FULL LENGTH OF PANEL LAPS AS INDICATED ON DETAIL 3 / A155
RN-5	REPLACE ALL LOOSE OR RUSTED FASTENERS AT THE PANEL ENDS. NEW FASTENERS SHALL BE ONE SIZE LARGER THAN EXISTING. DETAIL 1 / A155
RN-6	WIPE BRUSH AND REMOVE ALL EXISTING RUST FROM BASE FLASHING AND RAIN GUARD AT EXISTING FLUE. APPLY NEW SILICONE COATING AS INDICATED ON DETAIL 7 / A155
RN-7	REMOVE ALL SEALANTS FROM CURBS OF ALL EXISTING MECHANICAL EQUIPMENT. APPLY NEW SILICONE COATING AS INDICATED ON DETAIL 5 / A155
RN-8	WIPE BRUSH AND REMOVE ALL EXISTING RUST AND REMOVE ALL SEALANT FROM EXISTING BOOT AND APPLY NEW SILICONE COATING AS INDICATED ON DETAIL 2 / A155
RN-9	WIPE BRUSH AND CLEAN INTERIOR OF GUTTERS AND SEAL ALL JOINTS PRIOR TO APPLYING A RUST INHIBITING PRIMER. SEE DETAIL 1 / A155

GENERAL ROOF NOTES	
1.	ITEMS SHOWN ON DRAWING HAVE BEEN LOCATED FOR SCHEMATIC PURPOSES ONLY TO INDICATE THE SCOPE OF WORK REQUIRED. IT IS THE ROOFING CONTRACTOR'S RESPONSIBILITY TO VERIFY AND COORDINATE ALL NEW AND EXISTING ROOFING EQUIPMENT WITH MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS. CONTRACTOR MUST VERIFY QUANTITIES/LOCATION OF ALL ITEMS.
2.	ALL WORK SHALL BE COMPLETED IN ACCORDANCE TO THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
3.	REMOVE ALL EXISTING SEALANTS FROM PREVIOUS REPAIR WORK OF STANDING SEAM PANELS AND FLASHING.
4.	REPLACE ALL LOOSE OR RUSTED FASTENERS WITH NEW FASTENERS WHICH ARE ONE SIZE LARGER.
5.	CLEAN AND PREPARE ROOF SURFACE AND APPLY A LAYER OF SILICONE COATING AT ALL PANEL AND FLASHING JOINTS.
6.	CLEAN AND PREPARE ROOF SURFACE AND APPLY A LAYER OF SILICONE COATING AT ALL EQUIPMENT LOCATIONS WHERE WATER IS PONDING.

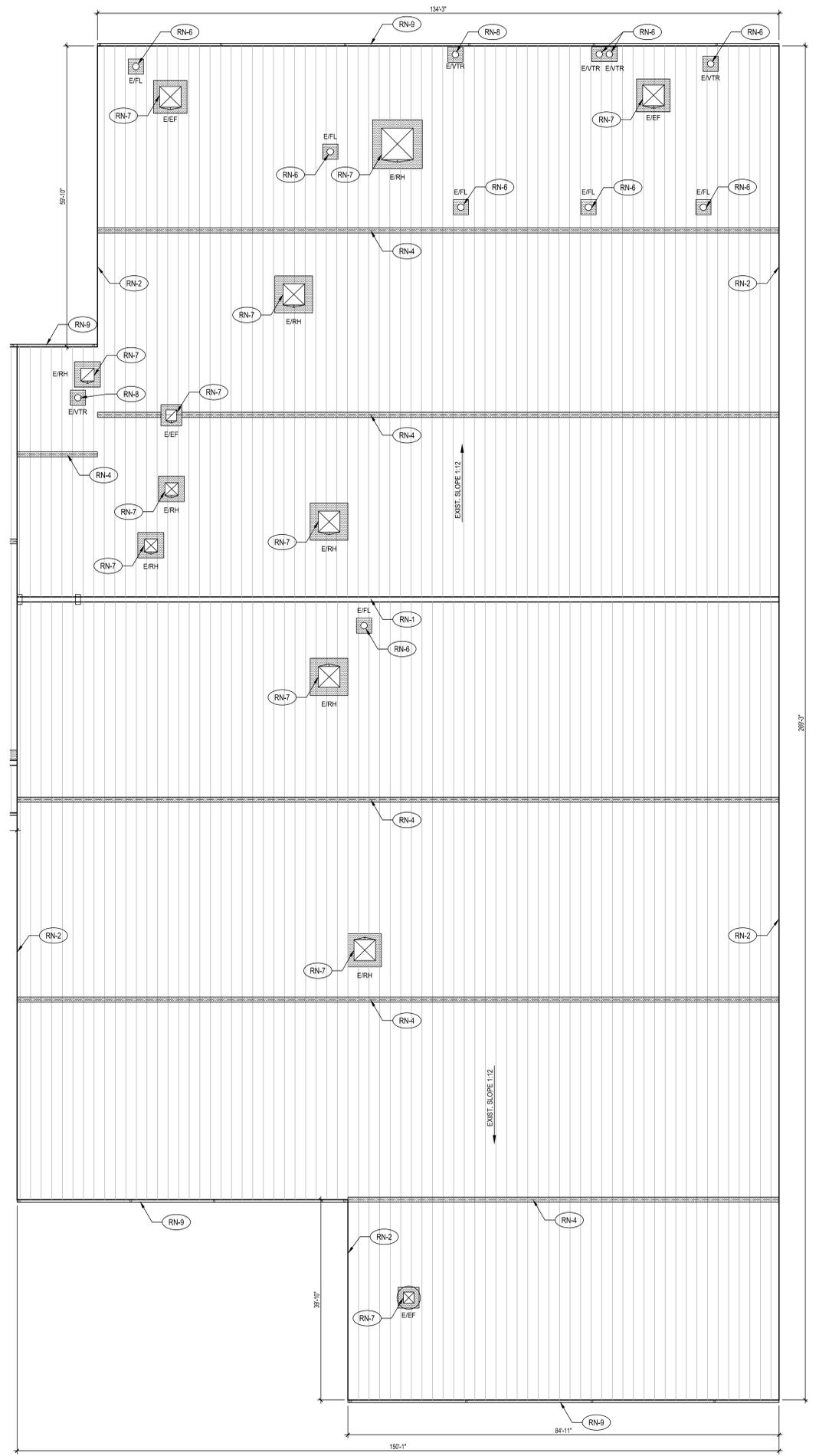
ROOF LEGEND		
NO.	DESCRIPTION	DETAIL
E-EF	EXISTING EXHAUST FAN AND ROOF CURB TO REMAIN	
E-AH	EXISTING AIR INTAKE HOOD AND ROOF CURB TO REMAIN	
E-FL	EXISTING FLUE TO REMAIN	
E-VTR	EXISTING VENT THROUGH ROOF TO REMAIN	
E-GU	EXISTING METAL GUTTER TO REMAIN	
E-DS	EXISTING METAL DOWNSPOUT TO REMAIN	
	NEW SILICONE COATING	



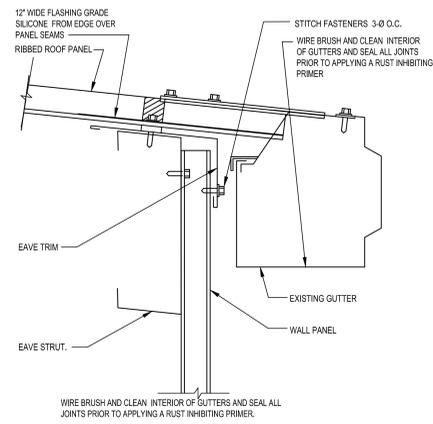
ROOF RENOVATION PLAN - AREA A  
3/32" = 1'-0"



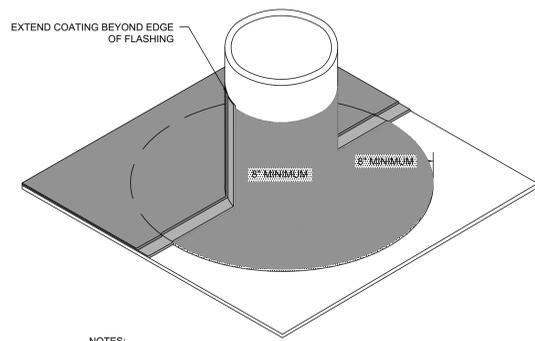
ROOF RENOVATION PLAN - AREA B  
3/32" = 1'-0"



ROOF RENOVATION PLAN - AREA C  
3/32" = 1'-0"

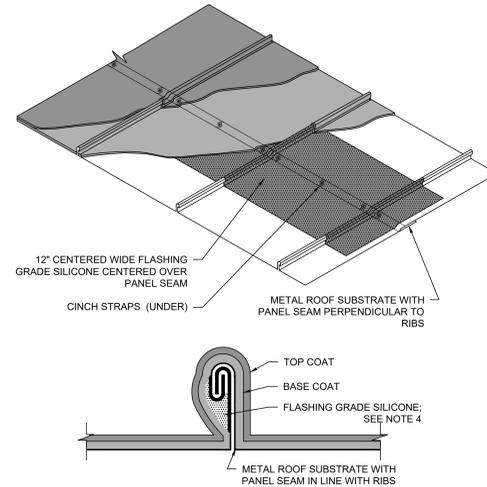


1 GUTTER DETAIL  
RTS



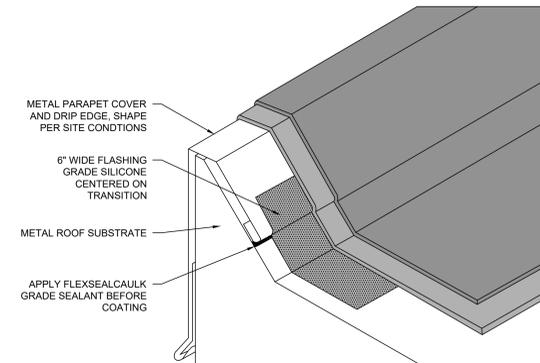
2 PIPE FLASHING  
RTS

- NOTES:
1. REFER TO SPECIFIC COATING SYSTEM FOR BASE COAT AND TOP COAT PRODUCTS.
  2. FOR TIGHT-FITTING PENETRATIONS ONLY. LOOSE-FITTING PENETRATIONS REQUIRE FABRIC. SEE ACRYLIC COATING DETAILS.
  3. WIRE BRUSH AND REMOVE ALL EXISTING RUSH AND REMOVE ALL SEALANT FROM EXISTING BOOT AND APPLY NEW SILICONE COATING



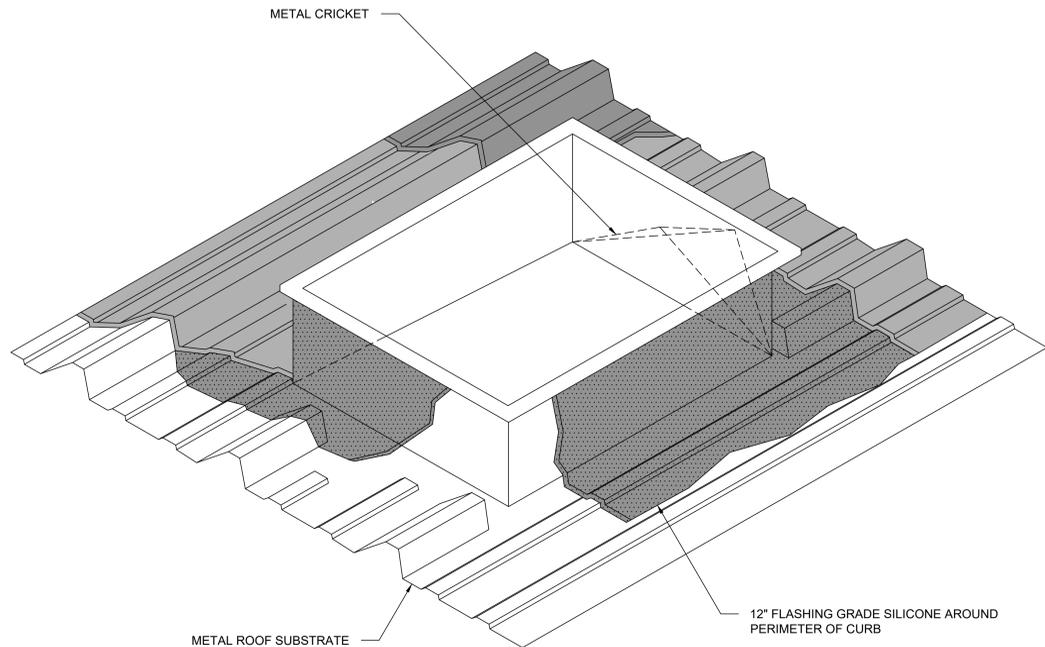
3 SEAM FLASHING PANEL  
RTS

- NOTES:
1. REFER TO SPECIFIC COATING SYSTEM FOR BASE COAT AND TOP COAT PRODUCTS.
  2. FOR SEAM TREATMENT, REFER TO SEAM TREATMENT GUIDE.
  3. 12\"/>



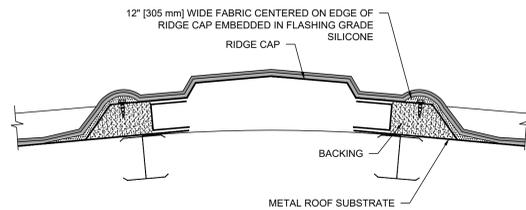
4 EDGE FASCIA CAP FLASHING  
RTS

- NOTES:
1. REFER TO SPECIFIC COATING SYSTEM FOR BASE COAT AND TOP COAT PRODUCTS.



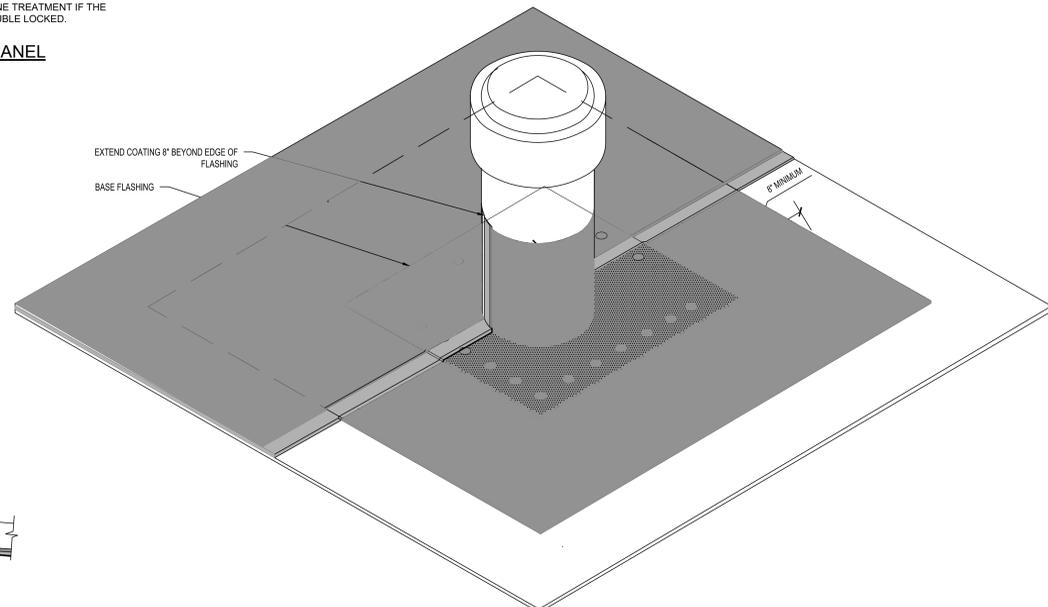
5 CURB FLASHING  
RTS

- NOTES:
1. REFER TO SPECIFIC COATING SYSTEM FOR BASE COAT AND TOP COAT PRODUCTS.
  2. NEW CRICKETS SHALL BE "SEALED" BY PLACING A BEAD OF FLASHING GRADE SILICONE UNDER THE FLANGES BEFORE THEY ARE MECHANICALLY ATTACHED.



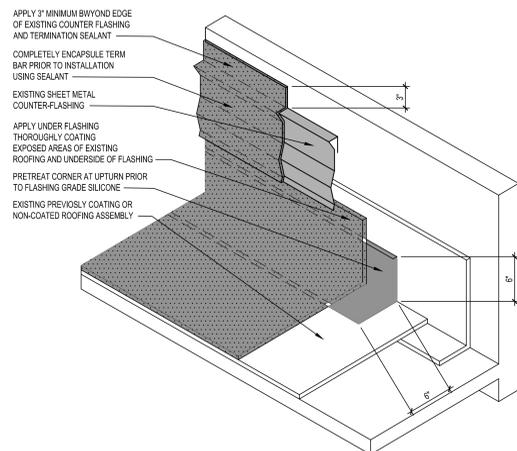
6 RIDGE CAP FLASHING  
RTS

- NOTES:
1. REFER TO SPECIFIC COATING SYSTEM FOR BASE COAT AND TOP COAT PRODUCTS.
  2. BACKING CAN BE POLYURETHANE FOAM.



7 BASE PIPE FLASHING DETAIL  
RTS

- NOTES:
1. REFER TO SPECIFIC COATING SYSTEM FOR BASE COAT AND TOP COAT PRODUCTS.
  2. FOR TIGHT-FITTING PENETRATIONS ONLY LOOSE-FITTING PENETRATIONS REQUIRE FABRIC. SEE ACRYLIC COATING DETAILS.
  3. WIRE BRUSH AND REMOVE ALL EXISTING RUST AND REMOVE ALL SEALANT FROM EXISTING BOOT AND APPLY NEW SILICONE COATING



8 TERMINATION WALL  
RTS

ISSUE	DATE
SCHEMATIC	11-06-2025
DESIGN DEVELOP	12-16-2025
95% REVIEW SET	01-16-2026
BIDDING SET	01-30-2026