

Addendum 02

DOCUMENT 00 91 00

DATE: February 5, 2026

PROJECT: Whitko Community Schools Roofing Projects:
Whitko Jr/Sr High School, 1 Big Blue Avenue, South Whitley, Indiana
South Whitley Elementary School, 406 West Wayne Street, South Whitley,
Indiana

PROJECT #: 25100.00

OWNER: Whitko Community Schools
Contact: Dr. Amy Korus
710 North State Road 5
Larwill, Indiana 46764

ARCHITECT: Garmann Miller
38 South Lincoln Drive
P.O. Box 71
Minster, Ohio 45865

TO: Prospective Bidders

This addendum form is a part of the Contract Documents and modifies the Construction Documents dated January 19, 2026, with amendments and additions noted below.

Acknowledge receipt of this Addendum on the Bid Form. Failure to do so may disqualify the Bidder.

This addendum consists of 02 pages, 01 specification sections, 04 re-issued drawing sheets, and 02 exhibits.

FOR INFORMATION ONLY

1. Pre-bid meeting minutes and the pre-bid meeting sign-in sheet are attached.

CHANGES TO THE PROJECT MANUAL

1. Section 01 01 00 Summary of Work:
 - a. Item #1: Low Slope Roof Replacement:
 - i. Revision to description of Full Tear-Off Roof Sections
 - ii. Revision to Recover Roof Sections



- b. Section 1.5 Safety Requirements, 6. – formatting clarification

CHANGES TO THE DRAWINGS

1. Drawing Sheet A0.2a Revisions to Item 1: Low Slope Roof Replacement
2. Drawing Sheet A0.2b Revisions to Item 1: Low Slope Roof Replacement
3. Drawing Sheet A1.1a Addition of Work Area graphic pattern to Roof Plan Material Patterns Legend and 1/A1.1a Roof Plan
4. Drawing Sheet A1.1b Addition of Work Area graphic pattern to Roof Plan Material Patterns Legend and 1/A1.1b Roof Plan

ATTACHMENTS

The following attachments are included and are part of this addendum:

Pre-bid meeting minutes and the pre-bid meeting sign-in sheet.

Specification Sections 00 41 13.02

Drawing Sheets A0.2a, A0.2b, A1.1a, and A1.1b.

END OF ADDENDUM





THE GARLAND COMPANY, INC.

HIGH PERFORMANCE ROOFING AND FLOORING SYSTEMS

3800 EAST 91ST. STREET • CLEVELAND, OHIO 44105-2197

PHONE: (216) 641-7500 • FAX: (216) 641-0633

NATIONWIDE: 1-800-321-9336

Austin Papenbrock

Mobile: (260) 409-7200

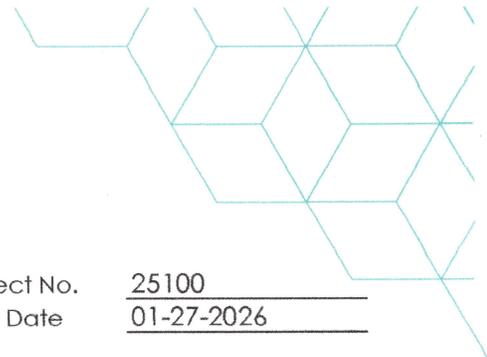
Email: Apapenbrock@garlandco.com

Date: January 27, 2025

Project: Whitko Schools 2026 Roof Project

Meeting Minutes

1. Elementary Roof Section #8 shall be a complete tear-off, making all elementary roof sections complete tear-offs. All Jr/Sr High School roof sections are recover areas.
2. Whitko schools will be responsible for addressing the void in the large hvac housing on Jr/Sr high school roof section #12 prior to the start of the roof project.
3. Whitko high school senior graduation is scheduled for May 29, 2026.
4. The last day of school is currently scheduled for May 29, 2026. Snow make-up days may cause delay.
5. The first day of the 2026/2027 school year is August 12, 2026.
6. The Jr/Sr high school has student dismissals through the Main Door #1 at 9:00 am, 12:00 pm and 3:00 pm each day. Bus transportation routes shall be cleaned at these times.
7. Kissinger Electric, Inc, of Columbia City, IN., is Whitko's preferred contractor for any necessary electrical work.
8. Joe Jackson confirmed that elementary roof section #6, #8 and #14 have drop ceilings below the roof deck and that mechanically fastening into the wood decking is acceptable if the fasteners do not cause damage to, or penetrate the ceiling or ceiling supports.



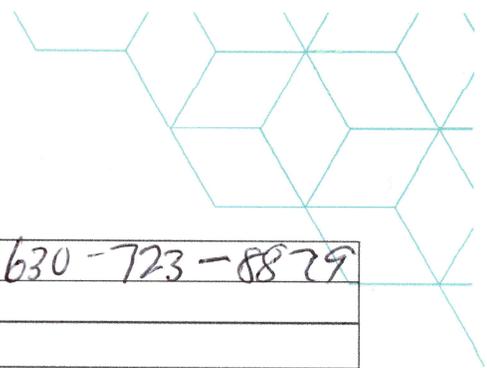
Sign-in Sheet

Project Name Whitko Roof Project GM Project No. 25100
 Meeting Location Whitko Jr/Sr High School Meeting Date 01-27-2026

Purpose Site visit of the Whitko Jr/Sr High School and Whitley ES Roof locations prior to bid day.

Attendees

Name	<u>Austin Papenbrock</u>	Phone	<u>260-409-7200</u>
Business/Title	<u>Garland Co. Territory Manager/owner's Rep.</u>		
Email	<u>Apapenbrock@garlandco.com</u>		
Name	<u>LYNN Leiningor</u>	Phone	<u>260-723-0513</u>
Business/Title	<u>Whitko Schools</u>		
Email	<u>lynn.leiningor@whitko.org</u>		
Name	<u>Dale Roach</u>	Phone	<u>269-998-1462</u>
Business/Title	<u>Hocksma Roofing</u>		
Email	<u>dale@hocksmarroofing.com</u>		
Name	<u>SEAN MOTTET</u>	Phone	<u>260 422-9529</u>
Business/Title	<u>FWR, TECTA</u>		
Email	<u>SMOTTET@TECTAAMERICA.COM</u>		
Name	<u>Brayden Farmer</u>	Phone	<u>413-574-0658</u>
Business/Title	<u>Titan Roofing, Inc</u>		
Email	<u>bfarmer@titanroofing.com</u>		
Name	<u>Jerrod Ellett</u>	Phone	<u>260-482-7663</u>
Business/Title	<u>CMS Roofing inc</u>		
Email	<u>Jerrod.ellott@cmsroofinginc.com</u>		
Name	<u>Phil Leithner</u>	Phone	<u>847-243-7627</u>
Business/Title	<u>VAN DOORN</u>		
Email	<u>Phil@vandoornroofing.com</u>		
Name	<u>Joe Jackson</u>	Phone	<u>260-609-0614</u>
Business/Title	<u>Whitko Community Schools</u>	<u>Director of operations</u>	
Email	<u>Joe.Jackson@whitko.org</u>		



Name	<u>Amy Korus</u>	Phone	<u>630-723-8879</u>
Business/Title	<u>Superintendent</u>		
Email			
Name	<u>Aristeo Santamaria</u>	Phone	<u>(919) 685-7346</u>
Business/Title	<u>QC</u>		<u>Project Manager / Estimator</u>
Email	<u>Aristeo@uniqualityco.com</u>		
Name	<u>Noah Lady</u>	Phone	<u>260 410-3288</u>
Business/Title	<u>Barland Company</u>		
Email	<u>Nlady@barlandco.com</u>		
Name		Phone	
Business/Title			
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SECTION 01 11 00

SUMMARY OF WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Attached GENERAL CONDITIONS, BID FORM, forms a component part of this section.

1.2 SUMMARY OF WORK: Whitko Community Schools: Low Slope Roof Replacement

ITEM 1: Low Slope Roof Replacement:

Full Tear-Off Roof Sections:

South Whitley Elementary Roof Section #6, #8, #14

Recover Roof Sections:

Whitko Jr/Sr High School Roof Section #8, #9, #10, #12, #14, #15

- a. On all indicated tear-off sections, complete a full tear-off of, but not limited to, edge metal details, field and flashing membrane, all layers of insulation, and vapor barrier (if present) down to decking. Properly dispose of debris.
- b. On all indicated recover sections, remove but not limited to, edge metal details, flashing membrane, wet insulation as indicated on report or found during construction, membrane and insulation around drains where new sumps will be installed, and loose surface granules. Properly dispose of debris.
- c. Remove all abandoned curbs and penetrations down to decking. Properly fill voids/openings below decking with insulation and install new decking of like and kind, or cover small openings with thick steel plating. Secure perimeter of steel plating to assure proper alignment and securement is achieved.
- d. Raise all roof penetrations as necessary so to allow flashing heights of a minimum 8" height and install proper curb or rail details (lumber on top of roof is not acceptable). All costs associated with the proper raising of penetrations are the responsibility of the roofing contractor. Utilities such as, but not limited to gas lines, electrical wires, conduit, duct work, disconnect boxes, etc. must be properly disconnected and supported by a qualified contractor prior to the units being elevated. All equipment and utilities are to be properly revised to accommodate the new curb height. The roofing contractor is responsible for the coordination and scheduling of services. All interruptions of utility usage must be pre-approved by and coordinated with hospital officials.
- e. On areas of full tear-off over wood and gypsum decking, install a nailable base sheet over prepped and cleaned decking. Pull testing and test results, by fastener manufacturer, require submittal prior to the pre-construction meeting. Test results will determine proper fastener type and fastener pattern requirements.
- f. On areas of full tear-off over sloped decking, install two layers of properly staggered 2.0" insulation board. Mechanically attach or adhere per deck type, deck exposure conditions and per KEE-Hybrid specification requirements and per patterns required by Wind Uplift Pressure calc. *See provided fastener and adhesive ribbon pattern drawings.*
- g. On areas of full tear-off over flat decking, install one layer of 2.0" insulation board and a secondary layer(s) of a fully tapered insulation system. Mechanically attach or adhere per deck type, deck exposure conditions and per KEE-Hybrid specification requirements and per patterns required by Wind Uplift Pressure calc.

See provided fastener and adhesive ribbon pattern drawings. NOTE: On the elementary roof section #14, taper layout is to account for and eliminate ponding water, caused by deflection in decking, along both drip edges.

- h. On areas of recover, properly clean, prepare and prime the surface of the existing membrane. Complete adhesion test prior to installation.
- i. On areas of recover, install and adhere 1.0" insulation board in low rise foam adhesive per KEE-Hybrid specification requirements and per patterns required by Wind Uplift Pressure calc. *See provided ribbon pattern drawings.*
- j. Install tapered insulation sumps around all drain locations on both tear-off and recover roof areas. Sumps are to be a minimum of 1/2:12 slope and 8' x 8' in size.
- k. On both tear-off and recover areas, install minimum 1/2:12 tapered polyiso saddles/crickets in all areas necessary provide proper and adequate slope and drainage, including, but not limited to, between drains, in outside corners, between drains and perimeter walls, and on the high side of penetrations/curbs. Increased taper may be required on roof sections with increased slope. Saddle/cricket widths are to be 1/2 of that of their length. Roof systems resulting in areas of ponding water is not acceptable and will require the contractor to correct at their expense.
- l. Adhere cant strip at all vertical to horizontal transition points along, but not limited to, penetrations, curbs, walls, area dividers/expansion joints, and roof height transitions.
- m. Install one layer of 1/2" Densdeck Prime recovery board in low rise insulation adhesive per patterns required by Wind Uplift Pressure calc.
- n. Install a base layer of Garland's high performance SBS base sheet in Green-lock interply cold process adhesive, or by torch applied method. Secure each layer of the membrane by using a 50-lb. roller 30 minutes after on cold process, and immediately after torch application.
- o. For cold process methods, cut the base sheets in 1/3rds and cap sheets in half and let them relax before installation for a minimum of 1 hr. If the membrane is installed at night, or at low temperatures, it can blister during the day when the temperatures get high. Installation during cold temperatures requires consistent utilization of, and storage of all rolls in hot boxes that are capable of achieving and maintaining proper installation temperature. Hot box must have a watertight enclosure. Keep bleed-out to a 1/4" and use the weighted roller to get air pockets out from under the sheet. Priming of the base sheet top surface may be required prior to the installation of the cap sheet in cases the surface of the base sheet becomes dirty.
- p. Install Garland's high-performance fleece back KEE membrane in low rise foam adhesive per manufacturer's installation requirements. Low rise foam adhesive is to be applied by way of spatter spray method. Please reference manufacturer's detailed KEE hybrid system application guidelines. Clean, unsoiled footwear and/or protection is required when walking on the KEE membrane during and after installation. Soiled and stained membrane will not be accepted and may require replacement.
- q. Install all new raised edge perimeter, penetration, and projection flashings using a base ply of Garland SBS modified base sheet. Set the SBS base sheets in cold process Green-Lock Flashing adhesive, or torch application.
- r. Install KEE-Stone Non-fleece back flashing membrane over the new SBS base sheet flashing. KEE-Stone NF Flashing membrane is to be adhered by way of Garland KEE Flashing Adhesive. Leave the bottom 3" free of adhesive to allow for heat-welding of cap flashing membrane to field membrane.

- s. All modified base flashings should be sealed at the end of each day, no exceptions. Apply Green-Lock SA to top of termination bar and along the toe edge. Any flashing that is terminated prior to passing over the top edge of the perimeter wall or penetration is to receive a termination bar, green-lock structural adhesive and counter-flashing detail per provided detail drawing. Termination bar and caulking should be installed daily. All flashing ply is to be sealed on a daily basis with roofing cement and mesh after being secured. All block wall flashing is to be terminated and counter-flashed under new through wall metal as specified on provided detail drawing.
- t. Install new 22-gauge, metal details at all, but not limited to, gutters, parapet walls, drip edges, raised metal edges, expansion joints, area dividers, under window sills, roof transitions, counterflashing, etc. The raised edge metal detail will consist of an aluminum extruded cleat and snap-on architectural metal and must meet the ANSI/SPRI ES-1 code requirements.
- u. Install rubber roof mats at the base of all roof access doorways, attached ladders , at HVAC unit access doors, and stairways.
- v. Paint all existing steel gas lines safety yellow, or a color of client's choice.
- w. Replace drain strainer covers with new aluminum units. Replacement units must be of the proper type and size for existing drain bowl/ring.

GENERAL NOTES:

- x. Any deck replaced in exposed areas shall match exposed deck fit and finish and configuration.
- y. Mechanical fasteners shall be of proper size and length to provide a minimum of 1" penetration into the upper rib of metal decking, and a maximum length not penetrating bottom rib of deck, and 1" penetration of wood decking, when deck is not exposed or visible.
- z. Mechanical fasteners penetrating areas of exposed or visible decking must match deck color. Improper colored fasteners will require being painted to match existing deck color.
- aa. Clean up all debris and damage done to grounds, buildings and roof top (if any). Fill any holes or ruts with clean topsoil and plant new grass seed if necessary. Netting must be installed to hold the new grass seed and straw in place. Plywood should be laid under the dumpster, and anywhere heavy machinery will be driven.
- bb. All existing walls, etc., must be protected so that these areas are not marked up from material spills or tracking of materials by walking. Contractor is responsible for properly protecting the parking lot, sidewalks, concrete, asphalt, etc., from damage. Contractor to cover the areas with plywood or whatever material they deem necessary for proper protection. Any damage done to these areas will be repaired by the contractor using "like" material.
- cc. The contractor is responsible for taking pictures of the interior and exterior of the building, parking lot, staging areas, etc. before work begins. This will help to determine who is responsible for any interior and/ or exterior damage that may take place during the project work.
- dd. Contractor is responsible for evaluation of the bottom/ interior side of roof areas of exposed decking to determine utility and conduit proximity prior to installation of insulation fasteners.

- ee. All insulation should be covered with a breathable canvas tarp at all times. The factory plastic is not acceptable. All roll goods should also be covered in a tarp once the pallet has been opened. All rolls goods must be standing up or should be thrown away.
- ff. Contractors are responsible for removing metal wall panels, coping, gutter detail etc., at time of the pre-bid or prior to bid submission to make sure that they know what they are dealing with before proceeding with their bid.
- gg. Contractor has the sole responsibility of taking roof core cuts and verifying existing deck types/conditions prior to bid.
- hh. Contractor to submit manufacturer designed tapered insulation layout drawings for review and approval prior to the start of the project.
- ii. All contractors must view the Garland application videos, along with their foreman, to ensure that they understand the proper installation of the specified Garland System.

The scope of work and shop drawings supersedes any discrepancies in the additional specification sections and/or data sheets. Any questions with, necessary changes to the scope of work, details, or products being used must be put into writing and e-mailed to **Austin Papenbrock** at apapenbrock@garlandco.com for approval before the change is made. Failure to put a change into writing makes the contractor liable for any issues.

The Contractor is to read through the entire specification package prior to bidding. The scope of work is simply a guide on how the system is to be assembled, additional details on the system are included in the rest of the specification package and must be followed.

1.3 INTENT OF THE SPECIFICATIONS

- A. The intent of these specifications is to describe the material and methods of construction required for the performance of the work. In general, it is intended that the drawings delineate the detailed extent of the work. When there is a discrepancy between drawings, referenced specifications, and standards and this specification, this specification shall govern.

1.4 PROTECTION

- A. The contractor shall use every available precaution to provide for the safety of the property owner, visitors to the site, and all connected with the work under the Contract.
- B. All existing facilities both above & below ground shall be protected & maintained free of damage. Existing facilities shall remain operating during the period of construction unless otherwise permitted. All access roadways must remain open to traffic unless otherwise permitted.
- C. Barricades, consisting of chain-link style fence and base plates, shall be erected to fence off all construction areas from operations personnel.

1.5 SAFETY REQUIREMENTS:

1. All applications, material handling, and associated equipment shall conform to and be operated in conformance with OSHA safety requirements.
2. Comply with federal, state, and local and owner fire and safety requirements.
3. Advise owner whenever work is expected to be hazardous to owner employees and/or operations.

4. Maintain a crewman as a floor guard whenever roof decking is being repaired or replaced and whenever any roofing is being removed.

2

5. Maintain proper fire extinguisher within easy access whenever power tools, roofing kettles, and torches are being used. A MINIMUM OF A 2 HOUR FIRE WATCH SHALL BE STRICTLY ADHERED TO WHENEVER PROPANE TORCHES ARE IN ~~OR HAVE BEEN IN USE.~~

6. ALL SAFETY REQUIREMENTS OF THE BUILDING OWNER MUST BE FOLLOWED. NO EXCEPTIONS WILL BE PERMITTED. SAFETY ORIENTATION MEETING REQUIRED PRIOR TO PERFORMING ANY WORK.

1.5 HOUSEKEEPING

- A. Keep materials and jobsite neat and orderly, removing scrap, waste & debris daily.
- B. Maintenance of clean conditions while work is in progress and cleanup when work is completed shall be in strict accordance with the "General Conditions" of this contract.
- C. No smoking is allowed on the jobsite or anywhere on the client's property.
- D. Follow all requirements established by the building owner.
- E. All building measurements are the sole responsibility of the contractor

END OF SECTION

NOTE: ABBREVIATIONS USED ON THE CONTRACT DOCUMENTS INCLUDE BUT ARE NOT LIMITED TO THOSE LISTED BELOW.

CHARACTERS table with columns for symbol and description, including #/NO, DEG, DIA, SQ, FEET, INCH, ANGLE, AND, AT, PENNY (NAILS), EQUAL.

MEASUREMENTS table with columns for symbol and description, including °C, °F, AC, BTU, CF, CFM, CY, Db, IN, FT, HR, GAL, GPF, GPH, KG, KW, KWH, LB, LF, M, MIN, MM, PLF, PSF, PSI, SI, SY.

A table listing abbreviations from AB to AW, such as AB ANCHOR BOLT, AC AIR CONDITIONING, ACC ACCESSIBLE, ACOUS ACOUSTICAL, ACT ACOUSTICAL CEILING TILE, AD AREA DRAIN, ADD ADDITIONAL, ADJ ADJUSTABLE, AFF ABOVE FINISHED FLOOR, AFP ACCORDION FOLDING PARTITION, AGGR AGGREGATE, ALT ALTERNATE, ALUM ALUMINUM, ANCH ANCHOR, ANOD ANODIZED, AP ACCESS PANEL, APPD APPROVED, APPROX APPROXIMATE, AR ACID RESISTANT, ARCH ARCHITECTURAL, ASPH ASPHALT, AUTO AUTOMATIC, AV AUDIO-VISUAL, AW T ACOUSTICAL WALL TREATMENT.

B table listing abbreviations from BEJ to BYND, such as BEJ BRICK EXPANSION JOINT, BD BOARD, BIT BITUMINOUS, BLDG BUILDING, BLK BLOCK, BLKG BLOCKING, BM BEAM / BENCHMARK, B/O BOTTOM OF, BOT BOTTOM, BRG BEARING, BS BOLLER STACK, BSMT BASEMENT, BT BOLT, BUR BUILT-UP ROOF, BYND BEYOND.

C table listing abbreviations from C to CIP, such as C CLOSURE, CAB CABINET, CAT CATEGORY, CB CATCH BASIN, CBD CHALKBOARD, CBU CEMENTITIOUS BACKER UNIT, CEM CEMENT, CER CERAMIC, CG CORNER GUARD, CH CABINET HEATER / CEILING HEIGHT, CHNL CHANNEL, CI CAST IRON, CIP CAST IN PLACE.

CJ to CWF table listing abbreviations from CONTROL JOINT to CEMENTITIOUS WOOD FIBER, including CL CENTERLINE, CLG CEILING, CLR CLEAR, CMP CORRUGATED METAL PIPE, CMT CERAMIC MOSAIC TILE, CMU CONCRETE MASONRY UNIT, CNTR COUNTER, CO CLEANOUT, COL COLUMN, COMP COMPACT, COMPX COMPRESSIBLE, CONC CONCRETE, COND CONDITION, CONN CONNECTION, CONST CONSTRUCTION, CONT CONTINUOUS / CONTINUE, CONTR CONTRACTOR, COORD COORDINATE, CORR CORRUGATED / CORRIDOR, CPT CARPET, CTR CERAMIC TILE, CTX CENTER, CTRK COUNTER SINK, CTDY COUNTERTOP, CW COLD WATER, CWF CEMENTITIOUS WOOD FIBER.

D table listing abbreviations from D to DP, such as D DEPTH, DA DISABLED, DBL DOUBLE, DC DISPLAY CASE, DEMO DEMOLITION, DEPT DEPARTMENT, DET DETAIL, DF DRAINING FOUNTAIN, DIM DIMENSION, DISP DISPENSER, DIV DIVISION, DL DEAD LOAD, DMPF DAMPROOFING, DMT DEMOUNTABLE, DN DOWN, DO DOOR OPENING, DP DIMENSION POINT, DPTN DEMOUNTABLE PARTITION, DR DOOR, DRN DRAIN, DS DOWNSPOUT, DW DSHWASHER, DWC DRINKING WATER COOLER, DWG DRAWING, DWR DRAWER.

E table listing abbreviations from E to EXTN, such as E EAST, EA EACH, EB EXPANSION BOLT, EF EACH FACE, EFS DIRECT APPLIED EXTERIOR FINISH SYSTEM, EFS EXTERIOR INSULATION FINISH SYSTEM, EJ EXPANSION JOINT, EL ELEVATION, ELEC ELECTRICAL, ELEV ELEVATOR, EMERG EMERGENCY, ENCL ENCLOSURE, ENGR ENGINEER, EP ELCTRICAL PANELBOARD, EMPD ETHYLENE PROPYLENE DIENE M-CLASS ROOFING, EPX EPOXY, EQ EQUAL, EQUIP EQUIPMENT, ESCAL ESCALATOR, EW EACH WAY, EXH EXHAUST, EX/EXIST EXISTING, EXP EXPANSION, EXT EXTERIOR, EXTN EXTENSION.

F table listing abbreviations from FA to F/O, such as FA FIRE ALARM, FB FACE BRICK, FC FACE, FCO FLOOR CLEANOUT, FD FLOOR DRAIN, FDC FIRE DEPARTMENT CONNECTION, FDV FIRE DEPARTMENT VALVE, FE FIRE EXTINGUISHER / FINISH END, FEC FIRE EXTINGUISHER CABINET, FF FINISH FLOOR, FF&E FURNITURE, FINISHES & EQUIPMENT, FH FLAT HEAD, FHC FIRE HOSE CABINET, FIN FINISH, FIXT FIXTURE, FIR FLOOR, FLASH FLASHING, FLOUR FLOUR, FM FILLED METAL, FND FOUNDATION, F/O FACE OF.

FP to FVC table listing abbreviations from FIRE PROTECTION to FIRE VALVE CABINET, including FPG FIREPROOFING, FR FRAME, FRTW FIRE RETARDANT TREATED WOOD, FSR FLEXIBLE SHEET ROOFING, FSSK FLOOR SERVICE SINK, FTG FOOTING, FURN FURNITURE, FURR FURRING, FWC FABRIC WALLCOVERING, FWP FABRIC WALL PANEL, FVC FIRE VALVE CABINET.

G table listing abbreviations from G / GRD to GWB, such as G / GRD GROUND, GA GAUGE, GALV GALVANIZED, GB GRAB BAR, GC GENERAL CONTRACTOR, GFCMU GROUND-FACED CONCRETE MASONRY UNIT, GFRC GLASS FIBER REINFORCED CONCRETE, GFRGU GLASS FIBER REINFORCED GYPSUM UNIT, GL GLASS, GR GRADE, CYPD CYPRESS, GWB GYPSUM WALLBOARD.

H table listing abbreviations from HB to HYDR, such as HB HOSE BIBB, HC HOLLOW CORE, HCP HAN, HDW HARDWARE, HDWD HARDWOOD, HGT HEIGHT, HM HOLLOW METAL (STEEL FRAME), HNDRL HANDRAIL, HO HOLD OPEN, HOZR HORIZONTAL, HRC HOSE REEL CABINET, HS HIGH STRENGTH, HVAC HEATING, VENTILATING & AIR CONDITIONING, HWAC HOT WATER, HWY HIGHWAY, HYDR HYDRAULIC.

I table listing abbreviations from ID to IRGBW, such as ID INSIDE DIAMETER, ILO IN LIEU OF, INCAND INCANDESCENT, INCL INCLUDE, INFO INFORMATION, INSUL INSULATION, INT INTERIOR, INTERM INTERMEDIATE, INV INVERT, IRGBW IMPACT RESISTANT GYPSUM WALLBOARD.

J table listing abbreviations from JAN to JT, such as JAN JANITOR, JC JANITORIAL CLOSET, JO JOIST, JT JOINT.

K table listing abbreviations from K to KO, such as K KNURLED, KIT KITCHEN, KPL KICK PLATE, KO KNOCKOUT.

L table listing abbreviations from L to LW, such as L LENGTH, LAB LABORATORY, LAM LAMINATE, LAV LAVATORY, LDG LANDING, LKR LOCKER, LL LIVE LOAD, LLH LONG LEG HORIZONTAL, LLV LONG LEG VERTICAL, LN LINE, LPT LOW POINT, LT LIGHT, LVR LOUVER, LW LONG WAY.

M table listing abbreviations from MACH to MRT, such as MACH MACHINE, MAINT MAINTENANCE, MAS MASONRY, MATL MATERIAL, MAX MAXIMUM, MB MARKER BOARD, MBL MARBLE, MF MEDIUM DENSITY FIBERBOARD, MEP MECHANICAL, ELECTRICAL & PLUMBING, MECH MECHANICAL, MEMB MEMBRANE, MEZZ MEZZANINE, MFR MANUFACTURER, MH MOP HANDLE / MAIN HOLE, MIN MINIMUM / MINUTE, MISC MISCELLANEOUS, MO MASONRY OPENING, MRGWB MOISTURE-RESISTANT GYPSUM WALLBOARD, MRT MORTAR.

MTD to NTS table listing abbreviations from MOUNTED to NOT TO SCALE, including MOUNTING, METAL, MULLION, NORTH, NOT APPLICABLE, NOISE CRITERIA, NOT IN CONTRACT, NOMINAL, NOT TO SCALE.

O table listing abbreviations from O to OW, such as O OUTSIDE AIR, OC ON CENTER, OCEW ON CENTER EACH WAY, OD OUTSIDE DIAMETER, OFCI OWNER FURNISHED, CONTRACTOR INSTALLED, OFOI OWNER FURNISHED, OWNER INSTALLED, OFF OFFICE, OH OVERHEAD, OPH OPPOSITE HAND, OPNG OPENING, OPOST OPPOSITE, ORD OVERFLOW ROOF DRAIN, OUTS OUTSIDE, OVHD OVERHEAD, OW OPERABLE WALL.

P table listing abbreviations from PA to PAVMT, such as PA PAINT, PA PUBLIC ADDRESS, PAV PAVING, PARTN PARTITION, PATD PAPER TOWEL DISPENSER, PB PARTICLEBOARD, PC PRECAST CONCRETE, PERF PERFORATED, PERIM PERIMETER, PERP PERPENDICULAR, PLAM PLASTIC LAMINATE, PLAS PLASTER, PL PROPERTY LINE / PLATE, PLBG PLUMBING, PLWWD PLYWOOD, PNL PANEL, POL POLISHED, PR PAIR, PREFAB PREFABRICATED, PROJ PROJECT, PS PROJECTION SCREEN, PSS PENCIL SHARPENER SUPPORT, PT PAINT, PTN PARTITION, PTR PAPER TOWEL RECEPTACLE, PV PAVERS, PVC POLYVINYL CHLORIDE PIPE, PAVMT PAVEMENT.

Q table listing abbreviations from QT to QTY, such as QT QUARRY TILE, QTY QUANTITY.

R table listing abbreviations from R to RCD, such as R RADIUS, RA RETURN AIR, RB RESILIENT BASE, RBR RUBBER, RCP REFLECTED CEILING PLAN, RD ROOF DRAIN, REC RECESSED, RECOM RECOMMENDED, RECPY RECEPTACLE, REF REFERENCE, REFL REFLECT, REFR REFRIGERATOR, REG REGISTER, REINF REINFORCE, REM REMOVABLE, REQD REQUIRED, RESIL RESILIENT, REV REVISION, RFG ROOFING, RM ROOM, RO ROUGH OPENING, ROW RIGHT OF WAY, RTO RATED, RTG RATING.

S table listing abbreviations from S to SHT, such as S SOUTH, SA SUPPLY AIR, SAN SANITARY, SOLID CORE, SCHED SCHEDULE, SD STORM DRAIN / SMOKE DETECTOR, SECT SECTION, SEW SEWER, SCMCU SPRU-FACED CONCRETE MASONRY UNIT, SGFT STRUCTURAL GLAZED FACING TILE, SH SHOWER, SHT SHEET.

SIM to SSK table listing abbreviations from SIMILAR to SERVICE SINK, including SEALER, SHEET METAL, SANITARY NAPKIN DISPENSER, SPEAKER, SPRINKLER HEAD, SPRINKLER, SQUARE, STAINLESS STEEL, STRUCTURAL SLAB ELEVATION, SOLID SURFACE, SERVICE SINK, STORM / STREET, STATION, SOUND TRANSMISSION COEFFICIENT, STANDARD, SUITE, STEEL, STEEL JOIST, STAIN, STORAGE, STRINGER, STRUCTURAL, SUBCATEGORY, SUSPENDED, SHORT WAY / SIDEWALK, SYMMETRICAL, SYNTHETIC, SYSTEM.

T table listing abbreviations from T to TWS, such as T TREAD / THERMOSTAT, T&B TOP AND BOTTOM, T&G TONGUE AND GROOVE, TA TOILET ACCESSORY, TB TOWEL BAR, TEL TELEPHONE, TEMP TEMPERATURE, TER TERRAZZO, THK THICKNESS, THRES THRESHOLD, THRU THROUGH, TKBD TACKBOARD, TMPD TEMPERED, T/O TOP OF, TPD TOILET PAPER DISPENSER, TS TRANSITION STRIP, TV TELEVISION, TYP TYPICAL, TWS TACKABLE WALL SURFACE.

U table listing abbreviations from UNFIN to UR, such as UNFIN UNFINISHED, UNO UNLESS NOTED OTHERWISE, UV UNIT VENTILATOR, UR URINAL.

V table listing abbreviations from VENT to VWC, such as VENT VENTILATION AND AIR CONDITIONING, VERT VERTICAL, VEST VESTIBULE, VIF VERIFY IN FIELD, VIT VITREOUS, VOL VOLUME, VR VAPOR RETARDER, VRB VENTED RESILIENT BASE, VS VENT STACK, VT VINYL (ENHANCED / COMPOSITION) TILE, VWC VINYL WALL COVERING.

W table listing abbreviations from W to WWF, such as W WEST / WIDTH, W/ WITH, W/O WITHOUT, WA WARDROBE ACCESSORIES, WB WOOD BASE, WC WATER CLOSET, WD WOOD, WDW WINDOW, WT WEIGHT, WH WATER HEATER, WP WATERPROOFING, WPM WATERPROOF MEMBRANE, WR WATER RESISTANT / REPELLANT, WS WEATHERSTRIPPING, WSKT WAIRSCOOT, WSSK WALL SERVICE SINK, WT WINDOW TREATMENT, WVR WOOD VENEER, WW WALL TO WALL, WWF WELED WIRE FABRIC.

X table listing abbreviations from X to X, such as X WEST / WIDTH, X WITH, X WITHOUT, X WARDROBE ACCESSORIES, X WOOD BASE, X WATER CLOSET, X WOOD, X WINDOW, X WEIGHT, X WATER HEATER, X WATERPROOFING, X WATERPROOF MEMBRANE, X WATER RESISTANT / REPELLANT, X WEATHERSTRIPPING, X WAIRSCOOT, X WALL SERVICE SINK, X WINDOW TREATMENT, X WOOD VENEER, X WALL TO WALL, X WELED WIRE FABRIC.

Y table listing abbreviations from Y to Y, such as Y YARD / YARD DRAIN.

SECTION 01 11 00

SUMMARY OF WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Attached GENERAL CONDITIONS, BID FORM, forms a component part of this section.

1.2 SUMMARY OF WORK: Whitko Community Schools: Low Slope Roof Replacement

ITEM 1: Low Slope Roof Replacement: Full Tear-Off Roof Sections: South Whitley Elementary Roof Section #6, #8, #14



- a. On all indicated tear-off sections, complete a full tear-off of, but not limited to, edge metal details, field and flashing membrane, all layers of insulation, and vapor barrier (if present) down to decking. Properly dispose of debris.
b. On all indicated recover sections, remove but not limited to, edge metal details, flashing membrane, wet insulation as indicated on report or found during construction, membrane and insulation around drains where new sumps will be installed, and loose surface granules. Properly dispose of debris.
c. Remove all abandoned curbs and penetrations down to decking. Properly fill voids/openings below decking with insulation and install new decking of like and kind, or cover small openings with thick steel plating. Secure perimeter of steel plating to assure proper alignment and securement is achieved.
d. Raise all roof penetrations as necessary so to allow flashing heights of a minimum 8" height and install proper curb or rail details (lumber on top of roof is not acceptable). All costs associated with the proper raising of penetrations are the responsibility of the roofing contractor. Utilities such as, but not limited to gas lines, electrical wires, conduit, duct work, disconnect boxes, etc. must be properly disconnected and supported by a qualified contractor prior to the units being elevated. All equipment and utilities are to be properly revised to accommodate the new curb height. The roofing contractor is responsible for the coordination and scheduling of services. All interruptions of utility usage must be pre-approved by and coordinated with school officials.
e. On areas of full tear-off over wood and gypsum decking, install a nailable base sheet over prepped and cleaned decking. Pull testing and test results, by fastener manufacturer, require submittal prior to the pre-construction meeting. Test results will determine proper fastener type and fastener pattern requirements.
f. On areas of full tear-off over sloped decking, install two layers of properly staggered 2.0" insulation board. Mechanically attach or adhere per deck type, deck exposure conditions and per KEE-Hybrid specification requirements and per patterns required by Wind Uplift Pressure calc. See provided fastener and adhesive ribbon pattern drawings.
g. On areas of full tear-off over flat decking, install one layer of 2.0" insulation board and a secondary layer(s) of a fully tapered insulation system. Mechanically attach or adhere per deck type, deck exposure conditions and per KEE-Hybrid specification requirements and per patterns required by Wind Uplift Pressure calc. See provided fastener and adhesive ribbon pattern drawings. NOTE: On the elementary roof section #14, taper layout is to account for and eliminate ponding water, caused by deflection in decking, along both drip edges.
h. On areas of recover, properly clean, prepare and prime the surface of the existing membrane. Complete adhesion test prior to installation.
i. On areas of recover, install and adhere a 1.0" insulation board in low rise foam adhesive per KEE-Hybrid specification requirements and per patterns required by Wind Uplift Pressure calc. See provided ribbon pattern drawings.
j. Install tapered insulation sumps around all drain locations on both tear-off and recover roof areas. Sumps are to be a minimum of 1/2:12 slope and 8" x 8" in size.
k. On both tear-off and recover areas, install minimum 1/2:12 tapered polyiso saddles/crickets in all areas necessary provide proper and adequate slope and drainage, including, but not limited to, between drains, in outside corners, between drains and perimeter walls, and on the high side of penetrations/curbs. Increased taper may be required on roof sections with increased slope. Saddle/cricket widths are to be 1/2 of that of their length. Roof systems resulting in areas of ponding water is not acceptable and will require the contractor to correct at their expense.
l. Adhere cant strip at all vertical to horizontal transition points along, but not limited to, penetrations, curbs, walls, area dividers/expansion joints, and roof height transitions.
m. Install one layer of 1/2" Densdeck Prime recovery board in low rise insulation adhesive per patterns required by Wind Uplift Pressure calc.
n. Install a base layer of Garland's high performance SBS base sheet in Green-Lock interply cold process adhesive, or by torch applied method. Secure each layer of the membrane by using a 50-lb. roller 30 minutes after on cold process, and immediately after torch application.
o. For cold process methods, cut the base sheets in 1/3rds and cap sheets in half and let them relax before installation for a minimum of 1 hr. If the membrane is installed at night, or at low temperatures, it can blister during the day when the temperatures get high. Installation during cold temperatures requires consistent utilization of, and storage of all rolls in hot boxes that are capable of achieving and maintaining proper installation temperature. Hot box must have a watertight enclosure. Keep bleed-out to a 1/4" and use the weighted roller to get air pockets out from under the sheet. Priming of the base sheet top surface may be required prior to the installation of the cap sheet in cases the surface of the base sheet becomes dirty.
p. Install Garland's high-performance fleece back-KEE membrane in low rise foam adhesive per manufacturer's installation requirements. Low rise foam adhesive is to be applied by way of spatter spray method. Please reference manufacturer's detailed KEE hybrid system application guidelines. Clean, unrolled footwear and/or protection is required when walking on the KEE membrane during and after installation. Soiled and stained membrane will not be accepted and may require replacement.
q. Install all new raised edge perimeter, penetration, and projection flashings using a base ply of Garland SBS modified base sheet. Set the SBS base sheets in cold process Green-Lock Flashing adhesive, or torch application.
r. Install KEE-Stone Non-fleece back flashing membrane over the new SBS base sheet flashing. KEE-Stone NF Flashing membrane is to be adhered by way of Garland KEE Flashing Adhesive. Leave the bottom 3" free of adhesive to allow for heat-welding of cap flashing membrane to field membrane.
s. All modified base flashings should be sealed at the end of each day, no exceptions. Apply Green-Lock SA to top of termination bar and along the toe edge. Any flashing that is terminated prior to passing over the top edge of the perimeter wall or penetration is to receive a termination bar, green-lock structural adhesive and counter-flashing detail per provided detail drawing. Termination bar and caulking should be installed daily. All flashing ply is to be sealed on a daily basis with roofing cement and mesh after being secured. All block wall flashings is to be terminated and counter-flashed under new through wall metal as specified on provided detail drawing.
t. Install new 22-gauge, metal details at all, but not limited to, gutters, parapet walls, drip edges, raised metal edges, expansion joints, area dividers, under window sills, roof transitions, counterflashing, etc. The raised edge metal detail will consist of an aluminum extruded clad and snap-on architectural metal and must meet the ANS/SPRI ES-1 code requirements.
u. Install rubber roof mats at the base of all roof access doorways, attached ladders, at HVAC unit access doors, and stairways.
v. Paint all existing steel gas lines safety yellow, or a color of client's choice.
w. Replace drain strainer covers with new aluminum units. Replacement units must be of the proper type and size for existing drain bowl/rim.

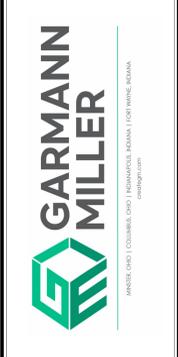
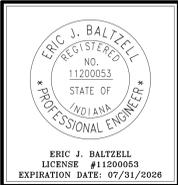
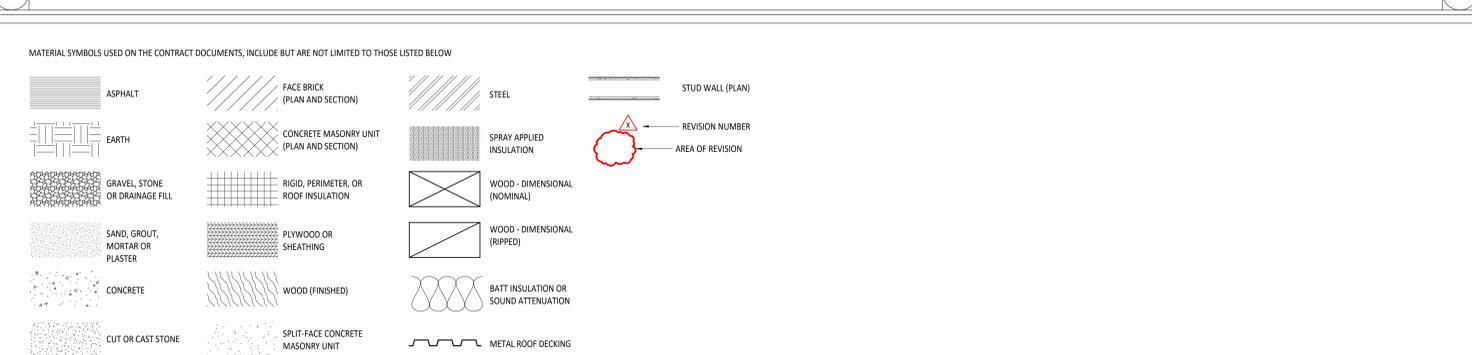
- x. Any deck replaced in exposed areas shall match exposed deck fit and finish and configuration.
y. Mechanical fasteners shall be of proper size and length to provide a minimum of 1" penetration into the upper rib of metal decking, and a maximum length not penetrating bottom rib of deck, and 1" penetration of wood decking, when deck is not exposed or visible.
z. Mechanical fasteners penetrating areas of exposed or visible decking must match deck color. Improper colored fasteners will require being painted to match existing deck color.
aa. Clean up all debris and damage done to grounds, buildings and roof top (if any). Fill any holes or ruts with clean topsoil and plant new grass seed if necessary. Netting must be installed to hold the new grass seed and straw in place. Plywood should be laid under the dumpster, and anywhere heavy machinery will be driven.
bb. All existing walls, etc., must be protected so that these areas are not marked up from material spills or tracking of materials by walking. Contractor is responsible for properly protecting the parking lot, sidewalks, concrete, asphalt, etc., from damage. Contractor to cover the areas with plywood or whatever material they deem necessary for proper protection. Any damage done to these areas will be repaired by the contractor using "like" material.
cc. The contractor is responsible for taking pictures of the interior and exterior of the building, parking lot, staging areas, etc. before work begins. This will help to determine who is responsible for any interior and/or exterior damage that may take place during the project work.
dd. Contractor is responsible for evaluation of the bottom/interior side of roof areas of exposed decking to determine utility and conduit proximity prior to installation of insulation fasteners.
ee. All insulation should be covered with a breathable canvas tarp at all times. The factory plastic is not acceptable. All roll goods should also be covered in a tarp once the pallet has been opened. All roll goods must be standing up or should be thrown away.
ff. Contractors are responsible for removing metal wall panels, coping, gutter detail etc., at time of the pre-bid or prior to bid submission to make sure that they know what they are dealing with before proceeding with their bid.
gg. Contractor has the sole responsibility of taking roof core cuts and verifying existing deck types/conditions prior to bid.
hh. Contractor to submit manufacturer designed tapered insulation layout drawings for review and approval prior to the start of the project.
ii. All contractors must view the Garland application videos, along with their foreman, to ensure that they understand the proper installation of the specified Garland System.

- The scope of work and shop drawings supersedes any discrepancies in the additional specification sections and/or data sheets. Any questions with, necessary changes to the scope of work, details, or products being used must be put into writing and e-mailed to Austin Papenbrock at apapenbrock@garlando.com for approval before the change is made. Failure to put a change into writing makes the contractor liable for any issues. The Contractor is to read through the entire specification package prior to bidding. The scope of work is simply a guide on how the system is to be assembled, additional details on the system are included in the rest of the specification package and must be followed.
1.3 INTENT OF THE SPECIFICATIONS
A. The intent of these specifications is to describe the material and methods of construction required for the performance of the work. In general, it is intended that the drawings delineate the detailed extent of the work. When there is a discrepancy between drawings, referenced specifications, and standards and this specification, this specification shall govern.

- 1.4 PROTECTION
A. The contractor shall use every available precaution to provide for the safety of the property owner, visitors to the site, and all connected with the work under the Contract.
B. All existing facilities both above & below ground shall be protected & maintained free of damage. Existing facilities shall remain operating during the period of construction unless otherwise permitted. All access roadways must remain open to traffic unless otherwise permitted.
C. Barricades, consisting of chain-link style fence and base plates, shall be erected to fence off all construction areas from operations personnel.
1.5 SAFETY REQUIREMENTS:
1. All applications, material handling, and associated equipment shall conform to and be operated in conformance with OSHA safety requirements.
2. Comply with federal, state, and local and owner fire and safety requirements.
3. Advise owner whenever work is expected to be hazardous to owner employees and/or operations.
4. Maintain a crewman as a floor guard whenever roof decking is being repaired or replaced and whenever any roofing is being removed.
5. Maintain proper fire extinguisher within easy access whenever power tools, roofing kettles, and torches are being used. A MINIMUM OF A 2 HOUR FIRE WATCH SHALL BE STRICTLY ADHERED TO WHENEVER PROPANE TORCHES ARE IN OR HAVE BEEN IN USE.
6. ALL SAFETY REQUIREMENTS OF THE BUILDING OWNER MUST BE FOLLOWED. NO EXCEPTIONS WILL BE PERMITTED. SAFETY ORIENTATION MEETING REQUIRED PRIOR TO PERFORMING ANY WORK.
1.5 HOUSEKEEPING
A. Keep materials and jobsite neat and orderly, removing scrap, waste & debris daily.
B. Maintenance of clean conditions both above & below ground shall be in strict accordance with the "General Conditions" of this contract.
C. No smoking is allowed on the jobsite or anywhere on the client's property.
D. Follow all requirements established by the building owner.
E. All building measurements are the sole responsibility of the contractor

- END OF SECTION
GENERAL NOTES

ABBREVIATIONS



WHITKO JR/SR HIGH SCHOOL RE-ROOF

ISSUANCES/REVISIONS table with columns for ID, DESCRIPTION, DATE, including entries for BID DOCUMENTS and ADDENDUM #2.

PROJECT NUMBER: 25100.00, DRAWN BY: MDB, CHECKED BY: EL

SHEET TITLE: ABBREVIATIONS AND GENERAL NOTES - WHITKO HIGH SCHOOL

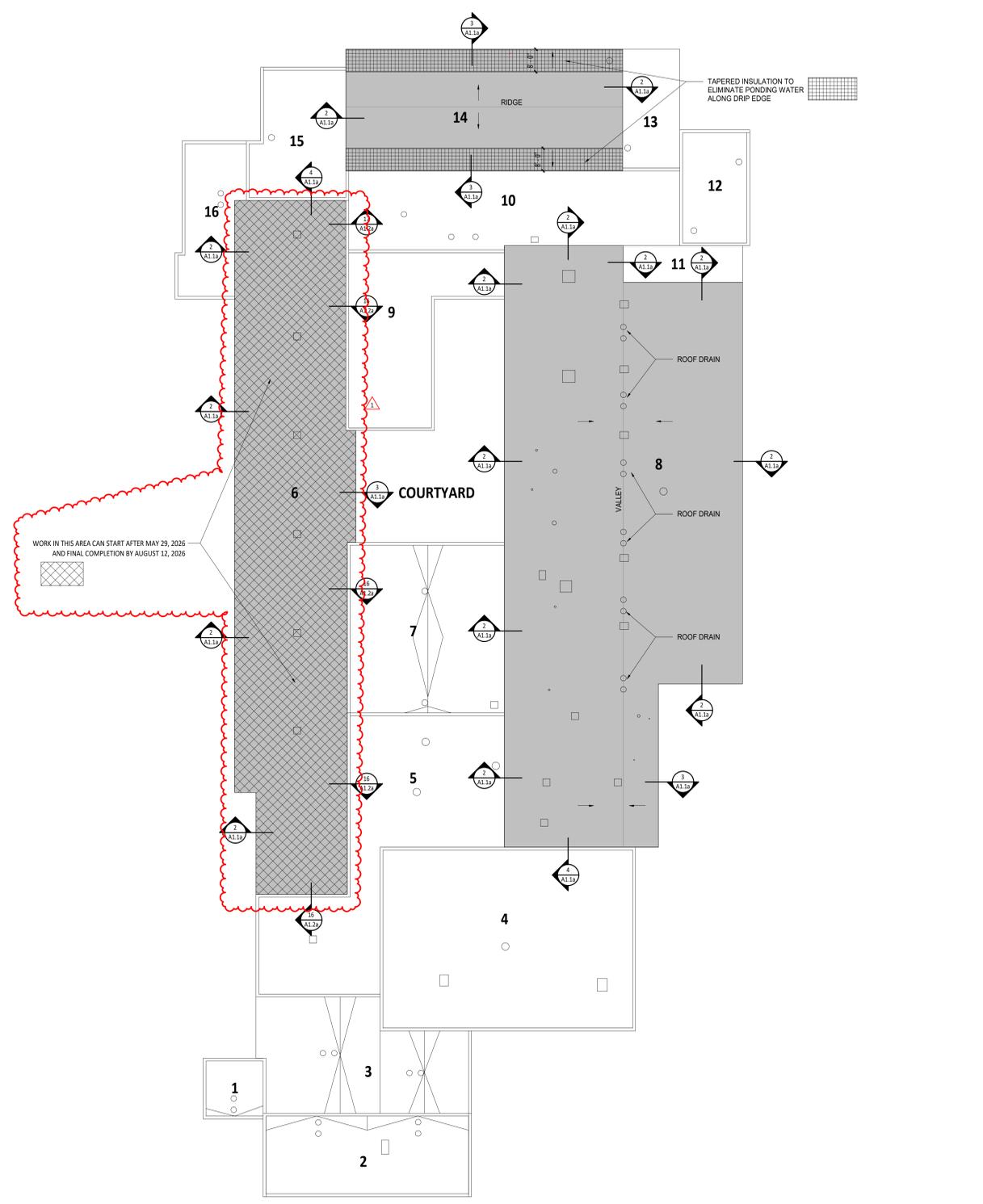
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ISSUANCES/REVISIONS	
80 DOCUMENTS	01/19/2025
1 ADDENDUM 2	02/05/2025

PROJECT NUMBER:	DRAWN BY:	CHECKED BY:
25100.00	MOB	EL

SHEET TITLE:
**ROOF PLAN /
DETAILS - SOUTH
WHITLEY
ELEMENTARY
SCHOOL**

SHEET NUMBER:
A1.1a



1 ROOF PLAN
A1.1a
1" = 20'-0"

ROOF PLAN SYMBOLS LEGEND

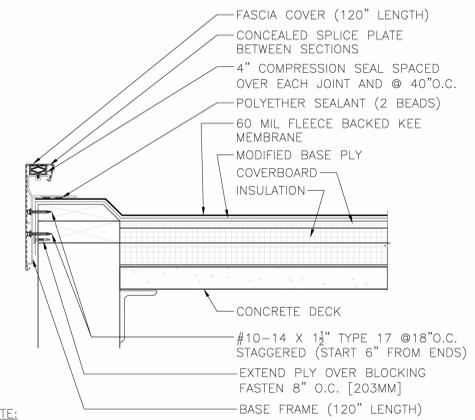
F	FLUE DESIGNATION
V	VENT DESIGNATION
KEYNOTE DESIGNATION	REFERENCE KEYNOTE
DIVISIONAL KEYNOTE DESIGNATION - REFERENCE KEYNOTE SCHEDULE AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.	
KEYNOTE DESIGNATION	SPECIFICATION SECTION
CALLOUT	DETAIL NUMBER
AREA OF DETAIL	SHEET NUMBER
SECTION	DETAIL NUMBER
SECTION	SHEET NUMBER

ROOF PLAN MATERIAL PATTERNS LEGEND

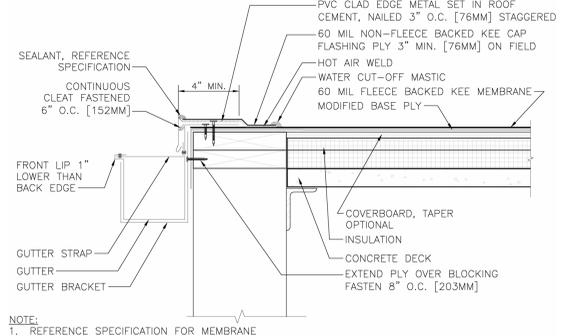
[Pattern]	TAPERED INSULATION
[Pattern]	WORK IN THIS AREA CAN START AFTER MAY 29, 2025 AND FINAL COMPLETION BY AUGUST 12, 2026

#	KEYNOTE DESCRIPTION
1	
2	
3	
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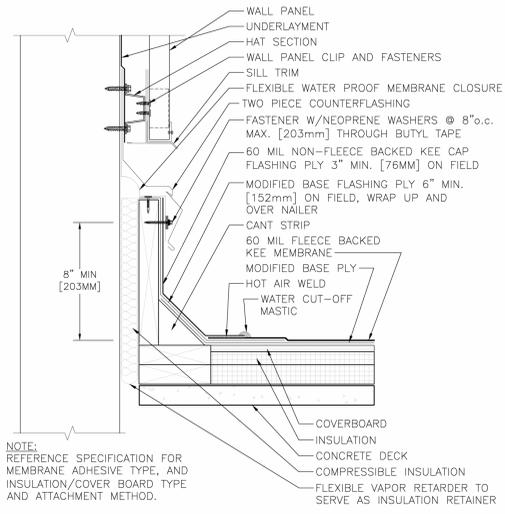
ROOF PLAN GENERAL NOTES



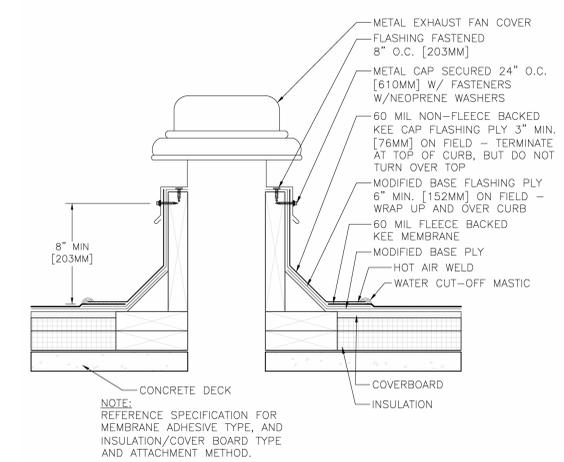
2 METAL EDGE - ES-1 FLASHLESS SNAP-ON FASCIA - RAISED
A1.1a
NTS



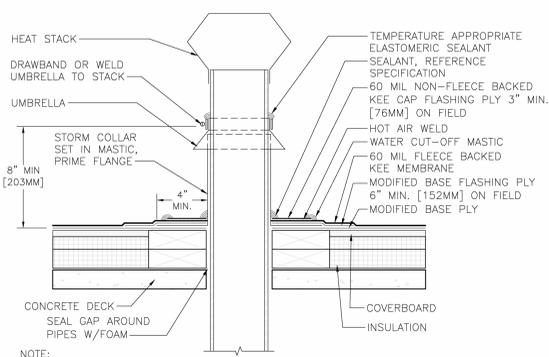
3 METAL EDGE - DRIP EDGE WITH GUTTER
A1.1a
NTS



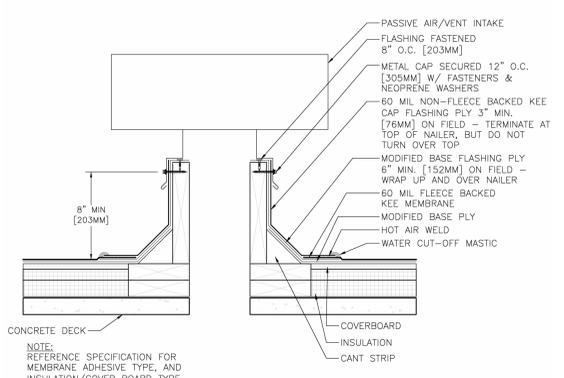
4 EXPANSION JOINT AT WALL WITH WALL PANEL
A1.1a
NTS



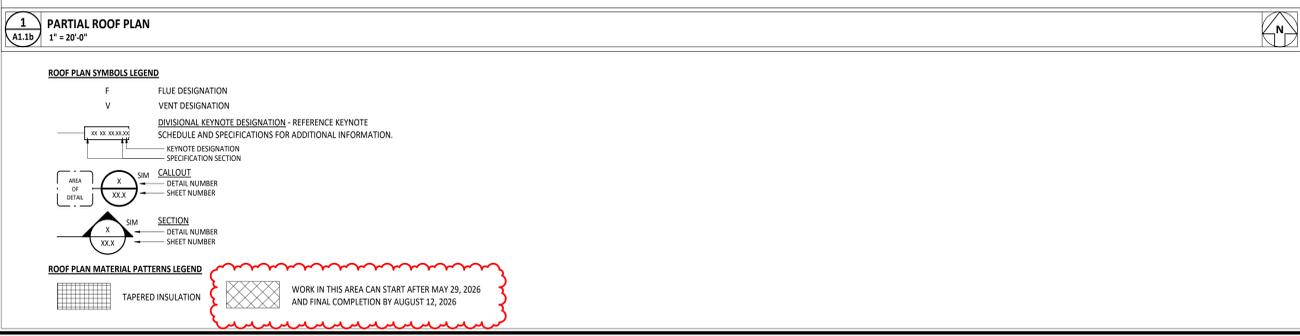
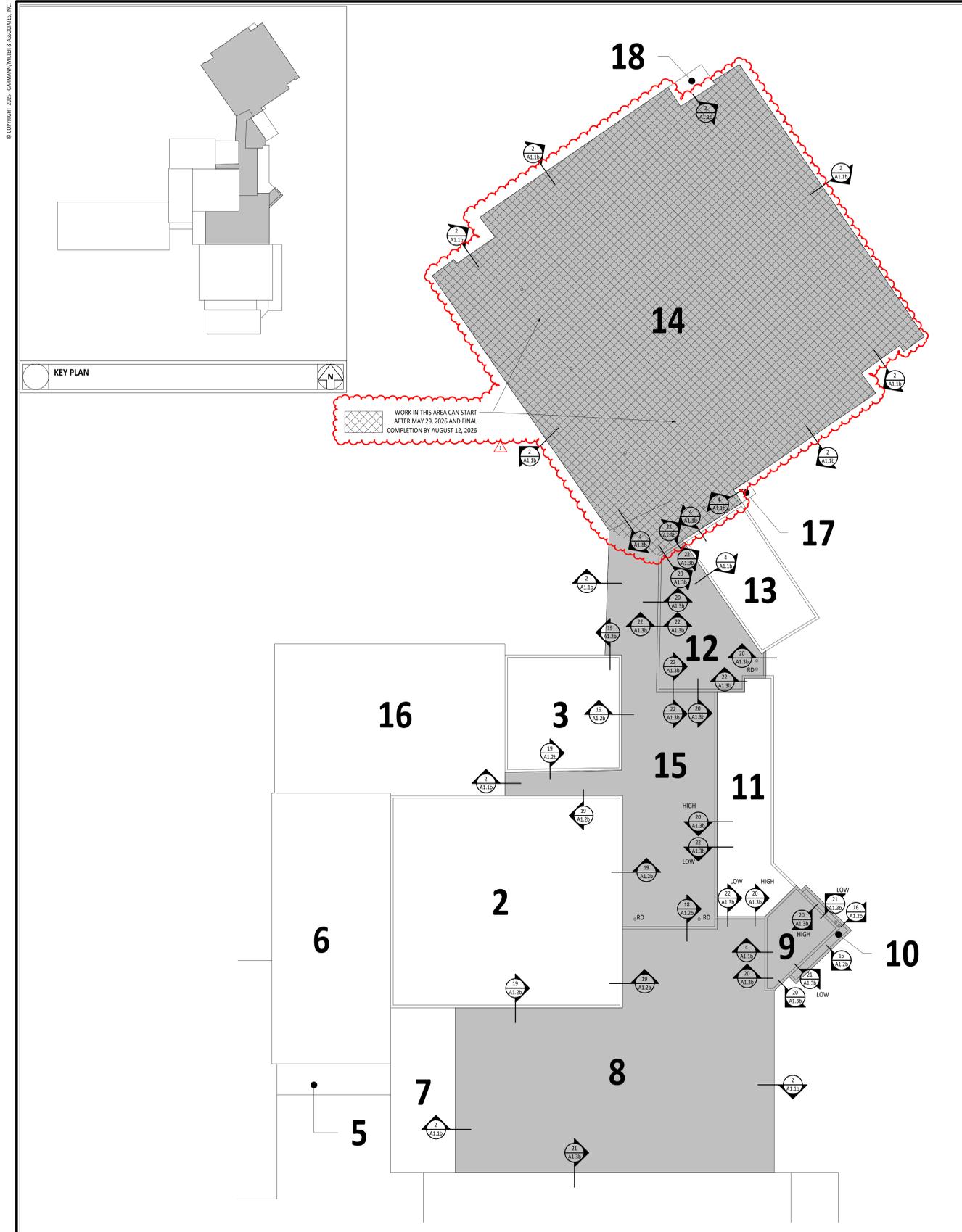
5 EXHAUST FAN DETAIL
A1.1a
NTS



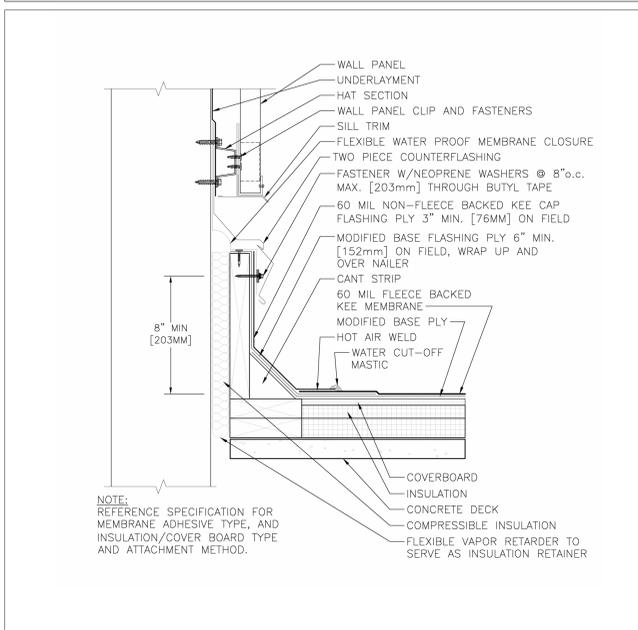
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A1.1a
NTS



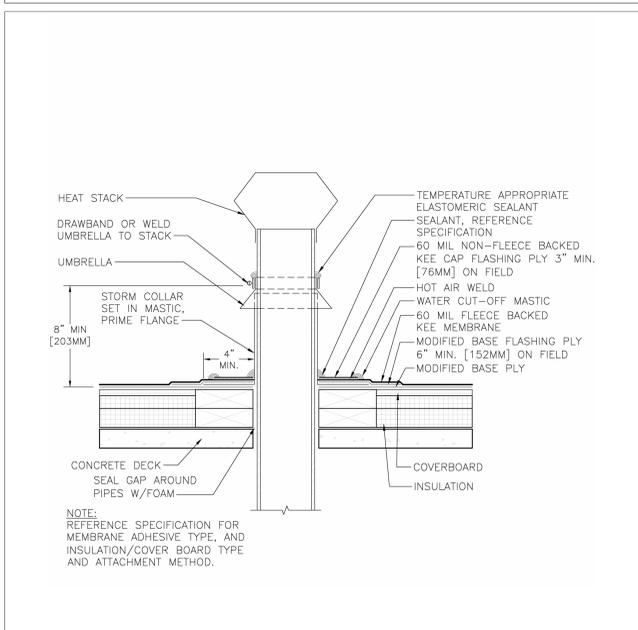
7 PASSIVE AIR / VENT INTAKE
A1.1a
NTS



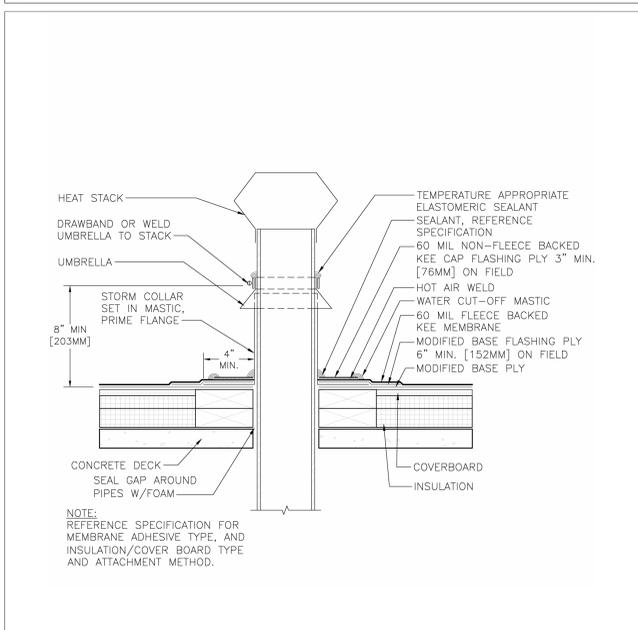
2 METAL EDGE - ES-1 FLASHLESS SNAP-ON FASCIA - RAISED
NTS



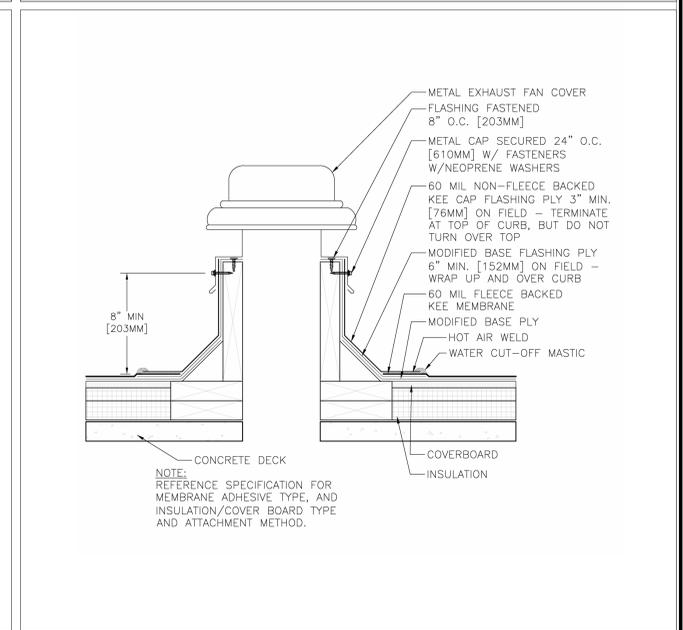
4 EXPANSION JOINT AT WALL WITH PANEL
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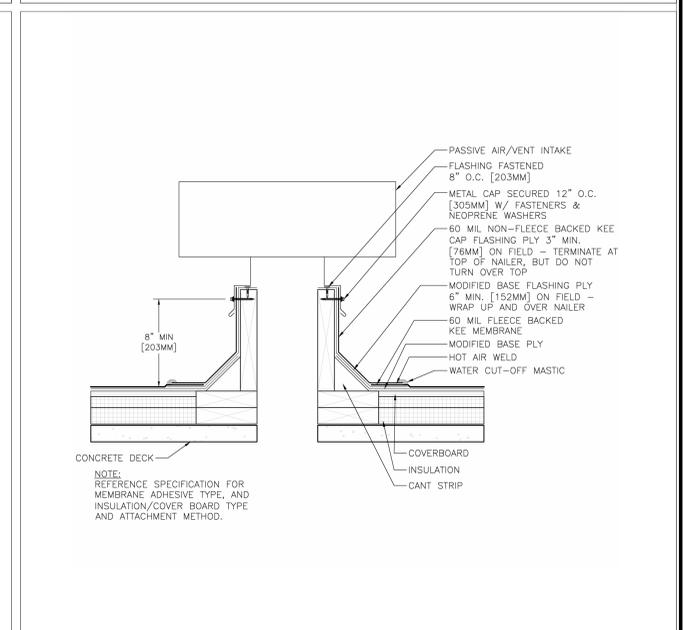
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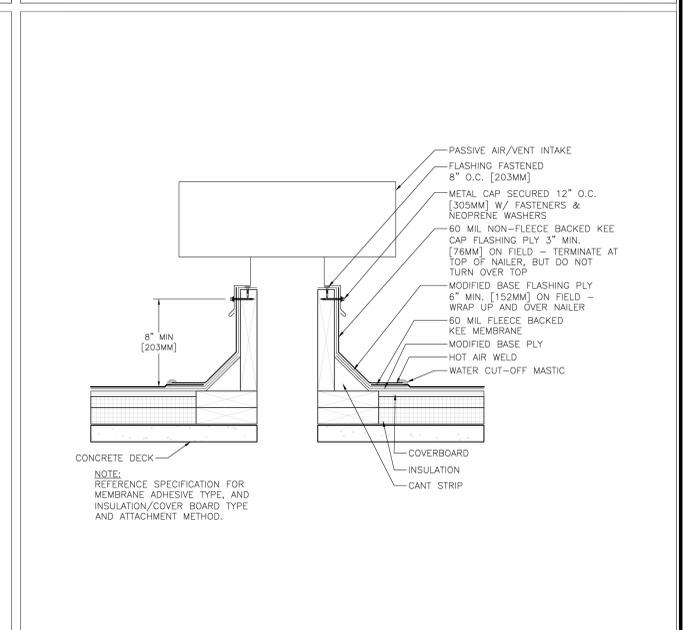
3 METAL EDGE - DRIP EDGE WITH GUTTER
NTS



5 EXHAUST FAN DETAIL
NTS



7 PASSIVE AIR / VENT INTAKE
NTS



WHITKO JR/SR HIGH SCHOOL RE-ROOF

ISSUANCES/REVISIONS

NO DOCUMENTS	01/19/2026
1 ADDENDUM #2	02/05/2026

PROJECT NUMBER: 25100.00

DRAWN BY: MDB **CHECKED BY: EL**

ROOF PLAN / DETAILS - WHITKO HIGH SCHOOL

A1.1b