

## **ITEMS DISCUSSED IN MANDATORY PRE\_BID March 16<sup>th</sup>, 2023**

**Item 1: 15 YR Restoration System Option-** In addition to the original 20yr warranted restoration system, please also provide a bid price for completing a 15yr warranted Restoration system as per the scope provided below:

BOTH Scope Options Shall include:

1. Cut out all areas of wet/damaged insulation down to the decking or older roofing system. (Approx. area: 8x8' as shown on the drawings) a. Core Results:
  - i. Metal Steel Decking
  - ii. 2" Polyiso
  - iii. (2) 1/2" Fiberboard
  - iv. .060 EPDM Fully adhered
2. Replace insulation in kind and mechanically fasten into decking using screws and plates.
3. Properly tie in new Vulcanized (cured) EPDM with the original EPDM.  
Contractor to confirm tie-in laps, coverstrip.
  - a. All newly applied cover-strip shall have Uni-Bond tape applied over it prior to coating being applied.

15YR SCOPE OF WORK:

Single-Ply Membrane field/flashing seams and details coating (Both Methods):

1. Apply LiquiTec coating 8" wide over all seams (either method).  
Always begin with flashing's, vertical seams and details before proceeding to field seam application. The minimum application rate should be 2.0 gal./100 sqft for Uni-Bond and 3 gal./ 100 Sqft for grip poly soft. Care should be taken to apply the coating without air pockets, puddles or pinholes.
2. Allow to cure thoroughly before applying field coating layers but no more than 72 hrs.  
Note: Fabric reinforcement is only required in areas that hold water, around drains, on loose/damaged seams or over existing membrane repairs and over originally adhered single-ply seams.

Choose either fabric reinforcement (Method 1 or 2 below).

Method 1: Application of UniBond ST

1. Always begin with flashing seams and details.
2. Verify the surface is clean and properly prepared.
3. Round corner edges of UniBond ST with scissors.
4. Remove the clear release liner from the back in workable sections.
5. Center 6" wide UniBond ST over the middle of lap.  
Note: For other details requiring reinforcement such as drains, penetrations and curbs, 12" wide UniBond ST is available.
6. Use care to install the tape uniformly. Do not stretch or cause air pockets, wrinkles or fishmouths.
7. Apply pressure to tape starting at the center and work toward outside edge with a steel roller to activate the bonding process.
8. Inspect the tape to ensure it is properly installed. Verify edges are tightly fixed to surface. If any discrepancies are present, repair before the coating is applied.
9. Saturate the tape's polyester surface with LiquiTec coating at 2 gal./ 100 sq. ft and allow to cure 24 hrs. before applying field coating
10. Apply a base coating of LiquiTec (White) in a uniform manner at minimum application rate of 2 gal. /100 sq. ft. over the entire roof surface, including all flashings. Use a

1/4" notched squeegee to spread coating and roller apply for uniform minimum coverage. Allow to cure thoroughly, but no more than 72 hours.

11. Apply a top coating of LiquiTec Base (Gray) in a perpendicular direction over the base coat at 1.0 gal./100 sq. ft.

Method 2: Application of Three-Course LiquiTec 1. Always begin with flashing seams and details 2. Determine where the first run of 6" wide Grip Polyester Soft reinforcement will be started and verify the surface is clean.

Note: For other details requiring reinforcement such as drains, penetrations or curbs, 12", 38" and 40" wide fabric reinforcement is available.

3. Position Grip Polyester Soft to roll out, apply coating at 3.0 gal./100 sq. ft. extending 2 in. on each side of lap to where the reinforcement is to be applied.

4. Immediately roll reinforcement into the coating and completely saturate surface, back-roll, ensuring full encapsulation of fabric without pinholes, voids, openings or vertical fibers.

5. Apply a base coating of LiquiTec (White) in a uniform manner at minimum application rate of 2 gal./100 sq. ft. over the entire roof surface, including all flashings. Use a 1/4" notched squeegee to spread coating and roller apply for uniform minimum coverage. Allow to cure thoroughly, but no more than 72 hours.

6. Apply a top coating of LiquiTec Base (Gray) in a perpendicular direction over the base coat at 1.0 gal./100 sq. ft.

**Questions from the mandatory pre-bid meeting:**

1. What is the access to the roof when the project is in progress?

Answer: the contractor shall provide ladder set up as per OSHA safety standards for external access to the roof.

2. What are the working hours for roof work to take place?

Answer: working hours between 6AM and dusk are allowed Monday through Saturday.

3. Is this a bonded project?

Answer: yes, a performance bond is required once a contract has been awarded, please see leading documents.