

This addendum forms a part of the Contract Documents and modifies the original Documents dated **January 9, 2026** as noted below. Acknowledge receipt of this addendum in the space provided on the Official Bid Form. Failure to do so may subject the Bidder to disqualification.

ADD ENCLOSED 01 2300 – ALTERNATES

Add Enclosed 01 2300 – Alternates, in its entirety.

REVISION TO 00 4100 – FORM OF PROPOSAL (AKA BID FORM)

*Disregard **original** – 00 4100 – Form of Proposal (aka Bid Form) and replace with the **00 4100 – Form of Proposal (aka Bid Form)** in its entirety.*

REVISION TO 07 0150.19 – PREPARATION FOR REROOFING

*Disregard **original** – 07 0159.19 – PREPARATION FOR REROOFING and replace with the **07 0150.19 – PREPARATION FOR REROOFING** in its entirety.*

REVISION TO 07 5419 – POLYVINYL-CHLORIDE (PVC) ROOFING

*Disregard **original** – 07 5419 – POLYVINYL-CHLORIDE (PVC) ROOFING and replace with the **07 5419 – POLYVINYL-CHLORIDE (PVC) ROOFING** in its entirety.*

REVISION TO DRAWINGS

Replace the following with enclosed revised sheets
R100

1. Additional details provided about concrete decking

PRE-BID MEETING SIGN IN SHEET CORRECTIONS

Company: Flynn Contact: Tylar Deveraux

Address: 5500 SW Arctic Dr., Suite 2, Beaverton, OR 97005

Email: tylar.deveraux@flynncompanies.com

Phone: _____ Cell: 971-429-7601 Bidding as Prime Contractor

QUESTIONS

Question: The Design shows a substrate boarded installed on the deck. Is there a requirement for so many fasteners per board or is it dependent on the area? Like field, perimeter, or corners?

Answer: Fastening patterns shall be established by the primary roofing manufacturer to resist the uplift pressures identified on the structural drawings.

Question: Do you know the thickness of the existing lightweight concrete?

Answer: Information is provided as a courtesy. Bidding contractors shall verify all existing conditions. The lightweight insulating aggregate concrete (LWIC) is approximately 3-inches thick above the top flutes of the form deck.

Question: The specifications call for the substrate board to be mechanically attached. Looking at the metal pan deck from below it appears that there is electrical that runs above the metal pan deck and into the lightweight concrete. This could be a problem as you would not know where the electrical conduit is in the lightweight concrete. Please advise.

Answer: Contractor shall locate, mark, and avoid, existing utilities embedded in the existing LWIC roof deck prior to fastener installation. Additional information is provided in Addendum #2 for Section 07 0150.19 Preparation for Reroofing

Question: Please confirm the depth of the depth of light weight insulated concrete system.

Answer: Information is provided as a courtesy. Bidding contractors shall verify all existing conditions. The lightweight insulating aggregate concrete (LWIC) is approximately 3-inches thick above the top flutes of the form deck.

Question: Details, 1,2,3/R202 show that the lightweight insulating concrete is sloped and the thickness of the concrete changes. Is the slope of the crickets between drainage points created by the LWIC system? The roof plan R100 calls out new tapered insulation crickets. Please confirm whether the roof slope is carried

Answer: The sloped LWIC depicted in Details 1,2,3/R202 shows the 4-foot thickened area of LWIC as noted on the roof plan. This material will remain in place. The tapered insulation crickets depicted on the roof plan shall be installed in the locations shown.

Question: Is the metal deck underneath the LWIC system structurally sloped? Or is all of the slope on the roof created by the LWIC system and the steel deck is structurally flat?

Answer: The roof area is structurally sloped.

Question: Is there a schematic for the water lines for the fire suppression system in the light weight?

Answer: Existing utilities are to be located by the contractor prior to installing roof fasteners into the deck. Reference Addenda #2 for additional information and specification requirements.

Question: Is there a schematic for the electrical on the ceiling and light weight?

Answer: See above.

Question: Are there other utility's run through the light weight?

Answer: See above.

Question: Can we screw through first layer of 2.6" insulation and substrate board instead of just the substrate board?

Answer: The roof system is to be installed as specified. Insulation fasteners shall not penetrate through the new vapor retarder.

SUBSTITUTION REQUESTS

APPROVED

1. Section: 07 5419 – Polyvinyl-Chloride (PVC) Roofing
Product: Sika Sarnafil G410 PVC or Carlilse-Syntec Sureflex PVS FRS
Paragraph: 2.2.A.3.a.b.

Proposed Substitution

Manufacturer: Sika-Sarnafil G 410-80 SA

Description: 80 mil thick PVC thermoplastic membrane with adhesive backing

NOT APPROVED

2. Section: 07 5419 – Polyvinyl-Chloride (PVC) Roofing
Product: Sika Sarnafil G410 PVC or Carlilse-Syntec Sureflex PVS FRS
Paragraph: 2.2.A.3.a.b.

Proposed Substitution

Manufacturer: MuleHide 07MHPRF81G

Description: 80 mil PVC Fiberglass Reinforced

END OF ADDENDUM 2



DATE: _____

LEGAL NAME OF BIDDER: _____

To: Linn Benton Community College
Board of Directors;
6500 Pacific Blvd. SW
Albany, OR 97321

The Undersigned, having examined the Contract Documents, including the Bidding and Contract Requirements, the General Requirements, the Technical Specifications entitled:

ALBANY CAMPUS GYM ROOFING PROJECT

As prepared by Professional Roof Consultant Inc and Linn Benton Community College, as well as the premises and conditions affecting the Work, hereby proposes and agrees to perform, within the time stipulated, the Work, including all its component parts, and everything required to be performed, and to provide and furnish all labor, material, tools, expendable equipment, transportation and all other services required to perform the Work and complete in a workmanlike manner ready for use, all as required by and in strict accordance with the Contract Documents for the sums computed as follows:

BASE BIDS:

Project: Albany Campus Gym Roofing Project

_____ DOLLARS \$

which lump sums are hereby designated as BASE BIDS,

ALTERNATES

Provide all labor and materials necessary for the provisions of these alternate prices as referenced in 01 2300

Alternate 1: _____ Dollars \$

Description: Hook and loop membrane attachment system.

1. Provide 135-mil fleece-back PVC membrane and VELCRO® Brand hook and loop composite insulation as specified in Section 07 5419 "Polyvinyl-Chloride (PVC) Roofing" in lieu of base bid products.

TIME OF COMPLETION

The Undersigned agrees if awarded the Contract to complete all the Work in an acceptable manner in conformance with the Contract Documents and within the time specified.

ADDITIONAL REQUIREMENTS

1. The Undersigned agrees that the enclosed Bid Guarantee (bid bond, certified or cashier's check) in the amount of ten percent (10%) of the Basic Bid sum made payable to the Owner, shall be kept



in escrow with the Owner; that its amount shall be a measure of liquidated damages the Owner will sustain by failure of the Undersigned to execute agreement and furnish bond, and that if the Undersigned fails to deliver the prescribed bond within ten (10) calendar days after receipt of the written notice of award, then the Bid Guarantee shall become the property of the Owner.

2. Should this proposal not be accepted within sixty (60) calendar days after the date and time of bid opening, or if the Undersigned executes Agreement and delivers bond, the Bid Guarantee shall be returned.
3. Contractor's State of Oregon Contractors' License Registration Number.

4. Receipt of Addenda numbered _____ is hereby acknowledged.
5. The undersigned certifies that the Bidder is a _____ Bidder as defined in ORS 279A.120. ("Resident" or "Non-Resident", to be filled in by Bidder)
6. References are to be submitted with Bid Form as per Section 00 2113, 1.20.

SIGNATURES

Legal Name of Bidder's Firm

By: _____ Title: _____

Address: _____ Telephone: _____

Email: _____

State of Incorporation, if Corporation: _____

Names of Partners, if Partnership:

Signed By _____

Printed Name of Bidder / Firm

PART 1 GENERAL**1.01 SECTION INCLUDES**

- A. Description of Alternates.
- B. Procedures for pricing Alternates.

1.02 RELATED REQUIREMENTS

- A. Document 00 2113 - Instructions to Bidders: Instructions for preparation of pricing for Alternates.
- B. Document 00 4100 - Bid Form: List of Alternates.

1.03 SUBMISSION REQUIREMENTS

- A. Indicate variation of Bid Price for Alternates described below. The Bid Form requests a "difference" in Bid Price by adding to or deducting from the Base Bid Price.

1.04 ACCEPTANCE OF ALTERNATES

- A. Alternates quoted on Bid Forms will be reviewed and accepted or rejected at Owner's option. Accepted Alternates will be identified in the Owner-Contractor Agreement.
- B. Coordinate related work and modify surrounding work to integrate the Work of each Alternate.
- C. Bids will be evaluated on the Base Bid price plus any or all of the Alternates intended to be exercised by the Owner. The order of the Alternates listed here does not represent the order in which any of these Alternates will be exercised.

1.05 PROCEDURES

- A. Coordination: Modify or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
 - 1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.

1.06 SCHEDULE OF ALTERNATES

- A. Alternate No. 1 – Hook and loop membrane attachment system.
 - 1. Provide 135-mil fleece-back PVC membrane and VELCRO® Brand hook and loop composite insulation as specified in Section 07 5419 "Polyvinyl-Chloride (PVC) Roofing" in lieu of base bid products.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

SECTION 07 0150.19**PREPARATION FOR REROOFING****PART 1 - GENERAL**

1.1 SUMMARY

A. The Work of This Section Includes:

1. Full roof tear-off.
2. Base flashing removal.
3. Fastener pull-out testing.
4. Utility Location.
5. Disposal.

B. Related Requirements:

1. Section 01 1000 "Summary" for use of premises, temporary construction, and environmental protection measures for reroofing preparation.

1.2 DEFINITIONS

- A. Roofing Terminology: Definitions in ASTM D1079 and glossary of NRCA's "The NRCA Roofing Manual: Membrane Roof Systems" apply to work of this Section.

1.3 FIELD CONDITIONS

- A. Existing Roofing System: As indicated on the Drawings.

- B. Owner will occupy portions of building immediately below reroofing area.

1. Conduct reroofing so Owner's operations are not disrupted.
2. Provide Owner with not less than 72 hours' written notice of activities that may affect Owner's operations.
3. Coordinate work activities daily with Owner so Owner has adequate advance notice to place protective dust and water-leakage covers over sensitive equipment and furnishings, shut down HVAC and fire-alarm or -detection equipment if needed, and evacuate occupants from below work area.

- C. Protect building to be reroofed, adjacent buildings, walkways, site improvements, exterior plantings, and landscaping from damage or soiling from reroofing operations.

- D. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities.

- E. Limit construction loads on existing roof areas to remain, and existing roof areas scheduled to be reroofed to prevent excessive deflection and/or damage to the structure.

- F. Weather Limitations: Proceed with reroofing preparation only when existing and forecasted weather conditions permit Work to proceed without water entering existing roofing system or building.
1. Remove only as much roofing in one day as can be made watertight in the same day.
- G. Hazardous Materials:
1. It is not expected that hazardous materials, such as asbestos-containing materials, will be encountered in the Work.
 - a. If materials suspected of containing hazardous materials are encountered, do not disturb; immediately notify Consultant and Owner.
- 1.4 UTILITY LOCATION
- A. Scope: The Contractor shall locate, identify, and mark all utilities located within the existing LWIC roof deck by nondestructive testing (NDT) means prior to installing any fasteners of the new roof system.
- B. Submittals:
1. Qualifications: Submit documentation of experience for nondestructive testing (NDT) operator.
 2. Reporting: Provide annotated roof plan showing the location of all identified utilities and a disclaimer for any areas not scanned.
 3. Safety Plan: Procedures to be followed if utility is struck (including, but not limited to, power down procedures, lockout/tagout, and immediate reporting).
- C. Quality Assurance
1. Qualifications: Scanning shall be performed by a professional, third-party utility firm specialized in Ground Penetrating Radar (GPR) for concrete imaging.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 PREPARATION

- A. Protection of In-Place Conditions:
1. Protect existing roofing system that is not to be reroofed.
 2. Limit traffic and material storage to areas of existing roofing that have been protected.
 3. Maintain temporary protection and leave in place until replacement roofing has been completed. Remove temporary protection on completion of reroofing.
 4. Comply with requirements of existing roof system manufacturer's warranty requirements.
- B. Seal or isolate windows that may be exposed to airborne substances created in removal of existing materials.

- C. Shut off rooftop utilities and service piping before beginning the Work.
- D. Test existing roof drains to verify that they are not blocked or restricted.
 - 1. Immediately notify Consultant of any blockages or restrictions.
- E. Coordinate with Owner to shut down air-intake equipment in the vicinity of the Work.
 - 1. Cover air-intake louvers before proceeding with reroofing work that could affect indoor air quality or activate smoke detectors in the ductwork.
- F. During removal operations, have sufficient and suitable materials on-site to facilitate rapid installation of temporary protection in the event of unexpected rain.
- G. Maintain roof drains in functioning condition to ensure roof drainage at end of each workday.
 - 1. Prevent debris from entering or blocking roof drains and conductors.
 - a. Use roof-drain plugs specifically designed for this purpose.
 - b. Remove roof-drain plugs at end of each workday, when no work is taking place, or when rain is forecast.
 - 2. If roof drains are temporarily blocked or unserviceable due to roofing system removal or partial installation of new roofing system, provide alternative drainage method to remove water and eliminate ponding.
 - a. Do not permit water to enter into or under existing roofing system components that are to remain.

3.2 ROOF TEAR-OFF

- A. Notify Owner each day of extent of roof tear-off proposed for that day.
- B. Lower removed roofing materials to ground and onto lower roof levels, using dust-tight chutes or other acceptable means of removing materials from roof areas.
- C. Full Roof Tear-off: Where indicated on Drawings, remove existing roof system in its entirety down to the existing self-adhered vapor retarder at the Upper Gymnasium Roof and down to the existing concrete substrate at the Ticketing Canopy.
 - 1. Remove existing penetration flashings, accessory roof system components, and other impediments to installation of replacement system, including but not limited to fasteners and other attachment devices / remnants.
 - 2. At concrete decks, remove asphalt to the maximum extent practicable using mechanical means.
 - a. Prepare concrete surface according to ASTM D4259 and manufacturer requirements to achieve specified wind uplift resistance and provide a sound surface free of laitance, glaze, and asphalt residue.

- b. At existing cast-iron roof drain, abrasive blast clean (shot-blast, bead-blast, or sand-blast) or otherwise mechanically abrade as necessary to achieve the following results:
 - 1) At metal surfaces on and within the drain body, uniformly abrade down to bare (bright) metal.

3.3 DECK PREPARATION

- A. Inspect deck after tear-off of roofing system.
- B. If deck surface is unsuitable for receiving new roofing or if structural integrity of deck is suspect, immediately notify Consultant.
 - 1. Do not proceed with installation until directed by Consultant.

3.4 BASE FLASHING REMOVAL

- A. Remove existing base flashings.
 - 1. Clean substrates of contaminants, such as asphalt, sheet materials, dirt, and debris.
- B. Where damaged, deteriorated, or wet, replace wood blocking, curbs, nailers, and sheathing to comply with Section 061000 "Rough Carpentry."

3.5 FASTENER PULL-OUT TESTING

- A. Perform fastener pull-out tests according to SPRI FX-1, and submit test report to Consultant and roofing manufacturer before installing new roofing system.
 - 1. Obtain roofing manufacturer's approval to proceed with specified fastening pattern.
 - a. Roofing manufacturer may furnish revised fastening pattern commensurate with pull-out test results.

3.6 UTILITY LOCATION

- A. Locating Procedures
 - 1. Primary method (GPR): Perform GPR scanning to detect utilities located with LWIC roof deck.
 - 2. Conduct scan in both directions (X and Y axes) to identify utilities.
 - 3. Marking: Clearly mark the path of all identified utilities on the LWIC surface prior to installation of fasteners.

3.7 DISPOSAL

- A. Collect demolished materials and place in containers.
 - 1. Promptly dispose of demolished materials.
 - 2. Do not allow demolished materials to accumulate on-site.

3. Storage or sale of demolished items or materials on-site is not permitted.

B. Transport and legally dispose of demolished materials off Owner's property.

END OF SECTION

SECTION 07 5419**POLYVINYL-CHLORIDE (PVC) ROOFING****PART 1 - GENERAL**

1.1 SUMMARY

A. Section Includes:

1. Single-ply thermoplastic PVC membrane roofing system complete with all preparation and accessories.
2. Substrate board.
3. Vapor retarder.
4. Roof insulation.
5. Tapered roof insulation.
6. Cover board.
7. Walkways.

B. Related Requirements:

1. Section 06 1000 "Rough Carpentry" for wood framing, nailers, curbs, blocking, and plywood sheathing.
2. Section 07 6200 "Sheet Metal Flashing and Trim" for metal roof flashings and counter flashings.

1.2 DEFINITIONS

- A. Roofing Terminology: Definitions in ASTM D1079 and glossary in NRCA's "The NRCA Roofing Manual: Membrane Roof Systems" apply to work of this Section.

1.3 ACTION SUBMITTALS

- A. Roof System Assembly Letter: On roof system manufacturer's letter head, identifying the following:

1. Roof system including fire class, wind uplift rating, and warranty eligibility.
 - a. Cite project performance requirements for fire class and wind uplift resistance, as defined by the Contract Documents.
2. Membrane materials and application methods, including flashing systems.
3. Cover board materials including method and rate of securement.
4. Insulation materials including method and rate of securement.
5. Vapor retarder materials and application methods.

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6. Substrate board materials including method and rate of securement.
 7. Substrate preparation requirements including primers and surface conditioners.
- B. Product Data: For each product used, including but not limited to the following:
1. Roof membrane materials including flashing systems.
 2. Roof membrane primers, adhesives, sealants, and mechanical fasteners.
 3. Substrate board materials and securement products.
 4. Vapor retarder materials.
 5. Roof insulation materials and securement products, including tapered insulation and tapered edge strips.
 6. Cover board materials and securement products.
 7. Roof membrane accessories.
- C. Shop Drawings: Include plans, sections, details, and attachments to other work, including the following:
1. Layout and thickness of insulation.
 2. Base flashings and roofing terminations.
 3. Flashing details at penetrations.
 4. Tapered insulation, including slopes.
 5. Roof plan showing fastener / adhesive pattern extents for insulation securement required to resist defined wind uplift pressures.
 6. Crickets, saddles, and tapered edge strips, including slopes.
 7. Tie-in with adjoining construction.
- 1.4 INFORMATIONAL SUBMITTALS
- A. Qualification Data: For Installer.
- B. Manufacturer Certificates:
1. Performance Requirement Certificate: Signed by roof membrane manufacturer, certifying that roofing system complies with requirements specified in "Performance Requirements" Article.
 - a. Submit evidence of compliance with performance requirements.
 - b. This certificate may be combined with the Roof System Assembly Letter.
 2. Submit certification that installer is an approved applicator with the membrane manufacturer.

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3. Special Warranty Certificate: Signed by roof membrane manufacturer, certifying that all materials supplied under this Section are acceptable for special warranty.
- C. Product Test Reports: For roof insulation, tests performed by a qualified testing agency, indicating compliance with specified requirements.
 - D. Field Test Reports:
 1. Fastener-pullout test results and manufacturer's revised requirements for fastener patterns.
 - E. Sample Warranties: For manufacturer's special warranties.
- 1.5 CLOSEOUT SUBMITTALS
- A. Maintenance Data: For roofing system to include in maintenance manuals.
 - B. Certified statement from existing roof membrane manufacturer, stating that existing roof warranty has not been affected by Work performed under this Section.
- 1.6 QUALITY ASSURANCE
- A. Manufacturer Qualifications: A qualified manufacturer that is UL listed for roofing system identical to that used for this Project.
 - B. Installer Qualifications:
 1. A qualified firm that is approved, authorized, or licensed by roofing system manufacturer to install manufacturer's product and that is eligible to receive manufacturer's special warranty.
 2. In continuous business under same name and license for past ten (10) years.
 3. Completed at least ten (10) successful installations of specified materials and systems on projects of similar scope, in the same geographic region as the Project, within the last five (5) years.
 4. Contractor shall provide all personnel trained in application of the materials and systems specified and shall maintain supervision as specified.
 5. Installer Field Supervision: Maintain a full-time supervisor / foreman, who is experienced in installation of the specified systems, on the job site during all times that roof system installation is in progress.
- 1.7 DELIVERY, STORAGE, AND HANDLING
- A. Deliver roofing materials to Project site in original containers with seals unbroken and labeled with manufacturer's name, product brand name and type, date of manufacture, approval or listing agency markings, and directions for storing and mixing with other components.
 - B. Store materials in their original undamaged containers in a clean, dry, protected location and within the temperature range required by roofing manufacturer.
 1. Protect stored material from direct sunlight.
 2. Discard and legally dispose of material that cannot be applied within its stated shelf life.

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- C. Protect board materials, including but not limited to insulation and cover board, from physical damage and from deterioration by sunlight, moisture, soiling, and other sources.
 - 1. Store in a dry location raised on open supports (sacrificial dunnage) set on even ground or elevated surface. Maintain unobstructed airspace all around each stack, 3 inches minimum. Cover stacks with a breathable tarpaulin secured to resist displacement from wind before leaving the work area at the end of each workday and when inclement weather is expected.
 - 2. Comply with insulation manufacturer's written instructions for handling, storing, and protecting during installation.
 - D. Handle and store roofing materials, and place equipment in a manner to avoid permanent deflection of deck.

1.8 FIELD CONDITIONS

- A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit roofing to be installed in accordance with manufacturer's written instructions and warranty requirements.

1.9 WARRANTY

- A. Special Warranty: Manufacturer agrees to repair or replace components of roofing system that fail in materials or workmanship within specified warranty period with no dollar limit (NDL).
 - 1. Special warranty includes roofing membrane, base flashings, roof insulation, fasteners, cover boards, vapor retarder, substrate board, and other components of roofing system.
 - 2. Warranty Period: 20 years from date of Substantial Completion.
- B. Special Project Warranty: Submit roofing Installer's warranty, signed by Installer, covering the Work of this Section, including all components of roofing system, such as roofing membrane, base flashing, roof insulation, fasteners, cover boards, vapor retarders, substrate boards, and walkway products, for the following warranty period:
 - 1. Warranty Period: Two years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. General Performance: Installed roofing and base flashings to withstand specified uplift pressures, thermally induced movement, and exposure to weather without failure due to defective manufacture, fabrication, installation, or other defects in construction. Roof system and flashings to remain watertight.
 - 1. Accelerated Weathering: Roof membrane to withstand 2000 hours of exposure when tested according to ASTM G152, ASTM G154, or ASTM G155.
 - 2. Impact Resistance: Roof membrane to resist impact damage when tested according to ASTM D3746, ASTM D4272/D4272M, or the "Resistance to Foot Traffic Test" in FM Approvals 4470.

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- B. Material Compatibility: Roofing materials to be compatible with one another and adjacent materials under conditions of service and application required, as demonstrated by roof membrane manufacturer based on testing and field experience.
 - C. Wind Uplift Resistance: Design roofing system to resist the design uplift pressures indicated on the Drawings, when tested in accordance with FM Approvals 4474, UL 580, or UL 1897.
 - D. Exterior Fire-Test Exposure: ASTM E108 or UL 790, Class A; for application and roof slopes indicated; testing by a qualified testing agency.
 - 1. Identify products with appropriate markings of applicable testing agency.

2.2 POLYVINYL CHLORIDE (PVC) ROOFING SYSTEM

- A. Base Bid Membrane - PVC Sheet Type II: ASTM D4434/D4434M, glass-fiber reinforced.
 - 1. Thickness: 80 mils.
 - 2. Exposed Face Color: Gray.
 - 3. Products:
 - a. Sika-Sarnafil: G410 PVC
 - b. Carlisle-Syntec: Sure-Flex PVC FRS
 - c. Pre-bid approved equal.
- B. Source Limitations: Obtain components for roofing system from roof membrane manufacturer or manufacturers approved by roof membrane manufacturer.
- C. Alternate Bid No. 1 Membrane – PVC Sheet Type III: ASTM D4434/D4434M, glass-fiber reinforced.
 - 1. Thickness: 135 mils.
 - 2. Exposed Face Color: Gray.
 - 3. Products:
 - a. Versico: VersiFleece RL PVC RapidLock Membrane.
 - b. Carlisle-Syntec: FleeceBACK RL PVC Membrane.

2.3 VAPOR RETARDER MATERIALS

- A. Vapor Retarder Sheet (Self-Adhered): ASTM D1970/D1970M, self-adhering polymer modified bituminous adhesive or butyl rubber adhesive backer factory laminated to a slip-resistant reinforced high-density polyethylene or polypropylene facer, with a maximum permeance rating of 0.1 perm, cold applied, with a release film backing. For use on plywood decks. Provide primer when recommended by vapor retarder manufacturer.

1. Minimum thickness:
 - a. 40 mils for modified asphalt sheets.
 - b. 30 mils for butyl sheets.]

2.4 ACCESSORY ROOFING MATERIALS

- A. General: Accessory materials recommended by roofing system manufacturer for intended use and compatible with other roofing components.
 1. Adhesives and Sealants: Comply with VOC limits of authorities having jurisdiction.
- B. Sheet Flashing: Manufacturer's standard sheet flashing of same material, type, reinforcement, thickness, and color as thermoplastic membrane field sheet.
- C. Prefabricated Pipe Flashings: As recommended by roof membrane manufacturer.
- D. Bonding Adhesive: Manufacturer's standard.
- E. Butyl Water Cut-off Sealant: Manufacturer's standard butyl mastic sealant.
- F. Metal Termination Bars: Manufacturer's standard, predrilled stainless steel or aluminum bars, approximately 1 by 1/8 inch thick; with anchors.
- G. Fasteners: Factory-coated steel fasteners and metal plates complying with corrosion-resistance provisions in FM Approvals 4470, designed for fastening roofing components to substrate, and acceptable to roofing system manufacturer.
- H. Membrane-Coated Sheet Metal: Furnish zinc-coated (galvanized) steel sheet in accordance with ASTM A653/A653M, G90 coating designation with roof membrane manufacturer's standard thermoplastic membrane coating, suitable for hot air welding thermoplastic roof membrane to sheet metal flashing.
- I. Miscellaneous Accessories: Provide pourable sealers, preformed cone and vent sheet flashings, preformed inside and outside corner sheet flashings, T-joint covers, lap sealants, termination reglets, and other accessories.

2.5 SUBSTRATE BOARD

- A. Substrate Board (Cement Board): ASTM C1325, fiber-mat-reinforced cementitious board.
 1. Thickness: 1/2 inch.
 2. Size: 48 by 96 inches for mechanically fastened applications.
 3. Products: United States Gypsum Company Durock or approved.
- B. Fasteners: Factory-coated steel fasteners and metal plates complying with corrosion-resistance provisions in FM Approvals 4470, designed for fastening substrate board to structural deck and acceptable to roof system manufacturer.

2.6 ROOF INSULATION

- A. General: Preformed roof insulation boards manufactured or approved by roof membrane manufacturer.

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- B. Polyisocyanurate Board Insulation: ASTM C1289, Type II, Class 2, coated glass facer on both major surfaces.
1. Compressive Strength: 20 psi (Grade 2).
 2. Size: 48 by 48 inches for adhered applications.
 3. Thickness: As indicated on the Drawings.
- C. Tapered Insulation: Provide factory-tapered insulation boards.
1. Material: Rigid polyisocyanurate (match roof insulation).
 2. Minimum Thickness: 1/2 inch.
 3. Slope: As indicated on the Drawings.
- D. Fasteners: Factory-coated steel fasteners and metal plates complying with corrosion-resistance provisions in FM Approvals 4470, designed for fastening roof insulation to structural deck and acceptable to roof system manufacturer.
- E. Insulation Adhesive: Insulation manufacturer's recommended adhesive formulated to attach roof insulation to substrate or to another insulation layer as follows:
1. Bead-applied, low-rise, one-component or multicomponent urethane adhesive.
- 2.7 COVER BOARD AND TAPERED EDGE STRIPS
- A. General: Roof insulation accessories recommended by insulation manufacturer for intended use and compatible with other roofing system components.
- B. Cover Board (Gypsum): ASTM C1177/C1177M, water-resistant gypsum board.
1. Thickness: 1/2 inch.
 2. Surface Finish: Factory primed.
 3. Size: 48 by 48 inches for adhered applications.
 4. Products:
 - a. Georgia Pacific DensDeck Prime.
 - b. United States Gypsum Company Securock UltraLight.
 - c. Or approved.
- C. Polyisocyanurate Tapered Edge Strips: Rigid polyisocyanurate (match roof insulation) board measuring 24 inches wide by 48 inches long, tapering in thickness from 0.0 inches to 2.0 inches across the width.
1. Products: Atlas | ACFoam SureSlope TES.
- D. Fasteners: Factory-coated steel fasteners and metal plates complying with corrosion-resistance provisions in FM Approvals 4470, designed for fastening cover board to structural deck and acceptable to roof system manufacturer.

- E. Adhesive: Roof insulation manufacturer's recommended adhesive formulated to attach cover board to insulation as follows:

1. Bead-applied, low-rise, one-component or multicomponent urethane adhesive.

2.8 COMPOSITE COVERBOARD / INSULATION – ALTERNATE BID NO.1

- A. General: Preformed composite roof insulation boards manufactured or approved by roof membrane manufacturer.

- B. Cover Board (HD Polyisocyanurate): ASTM C1289 Type II, Class 4, Grade 1, 1/2 inch thick high-density polyisocyanurate insulation, having a minimum compressive strength of 80 psi.

1. Top Face: RapidLock hook and loop closure attachment system by VELCRO® Brand Securables solutions.
2. Size: 48 by 48 inches (nominal) for adhered applications.
3. Factory-laminated to base insulation layer.

- C. Polyisocyanurate Board Insulation Base Layer: ASTM C1289, Type II, Class 2, coated glass facer on both major surfaces.

1. Compressive Strength: 20 psi (Grade 2).
2. Size: 48 by 48 inches nominal for adhered applications.
3. Thickness: 2.5 inches.

2.9 WALKWAYS

- A. Flexible Walkways: Factory-formed, nonporous, heavy-duty, slip-resisting, surface-textured walkway rolls, approximately 3/16 inch thick and acceptable to roofing system manufacturer.

1. Size: Approximately 36 wide.
2. Color: Contrasting with roof membrane.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements and other conditions affecting performance of the Work:

1. Verify that roof openings and penetrations are in place and securely anchored to roof deck, curbs are set and braced, and roof-drain bodies are securely clamped in place.
2. Verify that wood blocking, curbs, and nailers are securely anchored to roof deck at penetrations and terminations. Verify that tops of nailers are set to align with the top of adjacent cover board, following the slope of the roof surface around the full perimeter.
3. Verify that substrate is visibly dry and free of surface moisture.

- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Clean substrate of dust, debris, moisture, and other substances detrimental to roofing installation in accordance with roofing manufacturer's written instructions.
 - 1. Remove sharp projections.
- B. Prevent materials from entering and clogging roof drains and conductors and from spilling or migrating onto surfaces of other construction.
 - 1. Remove roof-drain plugs when no work is taking place or when rain is forecast.
- C. Perform fastener-pullout tests in accordance with roof system manufacturer's written instructions.
 - 1. Submit test result within 24 hours of performing tests.
 - a. Include manufacturer's requirements for any revision to previously submitted fastener patterns required to achieve specified wind uplift requirements.

3.3 INSTALLATION OF ROOFING, GENERAL

- A. Install roofing system according to roofing system manufacturer's written instructions and building code requirements.
- B. Complete terminations and base flashings and provide temporary seals to prevent water from entering completed sections of roofing system at end of workday or when rain is forecast. Remove and discard temporary seals before beginning work on adjoining roofing.

3.4 INSTALLATION OF SUBSTRATE BOARD

- A. Install substrate board where indicated on the Drawings. Install substrate board with long joints in continuous straight lines, with end joints staggered not less than 24 inches in adjacent rows.
- B. Butt substrate boards tightly together. Trim substrate board neatly to fit within 1/4 inch of nailers, penetrations, and projections, and to fit tight to intersecting sloping roof decks. Fill gaps greater than 1/4 inch in width with substrate board material.
- C. Fasten substrate board through lightweight aggregate insulating concrete and into steel form deck as necessary to resist design uplift pressures, using mechanical fasteners specifically designed and sized for fastening substrate board to roof deck type. Fastener placement pattern required to resist design uplift pressures shall be provided by roofing system manufacturer.

3.5 INSTALLATION OF VAPOR RETARDER

- A. Install vapor retarder where indicated on the Drawings.
- B. Vapor Retarder (Self-Adhered): Prime substrate if required by manufacturer and as necessary to result in a continuous bond between substrate and sheet. Install self-adhering-sheet vapor retarder, lapping side and end laps of each sheet a minimum of 3-1/2 and 6 inches, respectively, with side laps oriented to shed water and end laps offset 12 inches minimum between courses.
 - 1. Extend vertically up parapet walls and projections as indicated on the Drawings.
 - 2. Seal laps by heat welding and rolling.

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- 3. Monitor and maintain watertightness of vapor retarder membrane throughout construction.
 - a. Inspect membrane regularly and before leaving the work area at the end of each workday. Repair damage and defects as discovered.
 - C. Completely seal vapor retarder at terminations, obstructions, and penetrations to prevent air movement into roofing system.
- 3.6 INSTALLATION OF INSULATION (BASE BID)
- A. Coordinate installing roofing system components so insulation is not exposed to precipitation or left exposed at the end of the workday.
 - B. Comply with roofing system and insulation manufacturer's written instructions for installing roof insulation.
 - C. Install base layer of insulation with continuous joints run perpendicular to slope of roof deck. Stagger end joints 24 inches minimum between adjacent rows.
 - 1. Adhere base layer of insulation to vapor retarder.
 - D. Install upper layers of insulation and tapered insulation adhered, with joints of each layer offset not less than 12 inches in each direction from joints of underlying layer of insulation.
 - E. Adhered insulation shall be installed using adhesive in accordance with roof system manufacturer's written instructions.
 - 1. Set each layer of insulation in ribbons of bead-applied insulation adhesive as necessary to resist design uplift pressures, firmly pressing and maintaining insulation in place. Adhesive ribbon pattern required to resist design uplift pressures shall be determined by roof system manufacturer.
 - F. Butt insulation boards tightly together. Trim insulation neatly to fit within 1/4 inch of penetrations and projections, and to fit tight to intersecting sloping roof decks. Fill gaps greater than 1/4 inch in width with insulation material.
 - G. At internal roof drains, install tapered insulation and tapered edge strip assembly to result in configuration shown on the Drawings. Trim/ease edges of insulation as necessary to form a smooth transition for cover board.
- 3.7 INSTALLATION OF COVER BOARD AND TAPERED EDGE STRIPS (BASE BID)
- A. Install cover board over insulation with long joints in continuous straight lines, with end joints staggered 24 inches minimum between rows. Offset joints of cover board from joints of insulation below a minimum of 6 inches in each direction.
 - B. Adhere cover board to insulation in ribbons of bead-applied insulation adhesive as necessary to resist design uplift pressures, firmly pressing and maintaining cover board in place. Adhesive ribbon pattern required to resist design uplift pressures shall be determined by roof system manufacturer.
 - C. Butt cover boards tightly together. Trim insulation neatly to fit within 1/4 inch of nailers, projections, and penetrations, and to fit tight to intersecting sloping roof planes. Fill gaps greater than 1/4 inch with cover board material.

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- D. At internal roof drains, conform to slope of drain sump. Trim/ease edges of cover board as necessary to form a smooth transition for the roof membrane.
 - E. Tapered Edge Strips: Install at toes of tapered insulation crickets and where indicated on the Drawings. Adhere to underlying substrate.
- 3.8 INSTALLATION OF COMPOSITE INSULATION AND COVER BOARD (ALTERNATE BID NO.1)
- A. Install composite insulation and cover board over base layer of insulation with long joints in continuous straight lines, with end joints staggered 24 inches minimum between rows. Offset joints of composite insulation below a minimum of 6 inches in each direction.
 - B. Adhere composite insulation and cover board to base layer of insulation in ribbons of bead-applied insulation adhesive as necessary to resist design uplift pressures, firmly pressing and maintaining cover board in place. Adhesive ribbon pattern required to resist design uplift pressures shall be determined by roof system manufacturer.
 - C. Butt boards joints tightly together. Trim insulation neatly to fit within 1/4 inch of nailers, projections, and penetrations, and to fit tight to intersecting sloping roof planes. Fill gaps greater than 1/4 inch with cover board material.
 - D. At internal roof drains, conform to slope of drain sump. Trim/ease edges of cover board as necessary to form a smooth transition for the roof membrane.
 - E. Tapered Edge Strips: Install at toes of tapered insulation crickets and where indicated on the Drawings. Adhere to underlying substrate.
- 3.9 INSTALLATION OF ADHERED ROOF MEMBRANE (BASE BID)
- A. Adhere roof membrane over area to receive roofing according to roofing system manufacturer's written instructions.
 - B. Unroll roof membrane and allow to relax before installing.
 - C. Start installation of roofing in presence of roofing system manufacturer's technical personnel and Owner's testing and inspection agency.
 - D. Accurately align roof membrane, and maintain uniform side and end laps of minimum dimensions required by manufacturer. Stagger end laps.
 - E. Bonding Adhesive: Apply to substrate and underside of roof membrane at rate required by manufacturer, and allow to partially dry before installing roof membrane. Do not apply to splice area of roof membrane.
 - F. In addition to adhering, mechanically fasten roof membrane securely at terminations, penetrations, and perimeter of roofing.
 - G. Apply roof membrane with side laps shingled with slope of roof deck where possible.
 - H. Seams: Clean seam areas, overlap roofing, and hot-air weld side and end laps of roof membrane and sheet flashings to ensure a watertight seam installation.
 - 1. Test lap edges with probe to verify seam weld continuity.

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2. Verify field strength of seams a minimum of twice daily, and repair seam sample areas.
 3. Repair tears, voids, and lapped seams in roof membrane that do not comply with requirements.
- I. Spread butyl water cut-off sealant continuous over deck-drain flange at roof drains, and securely seal roof membrane in place with clamping ring.
- 3.10 INSTALLATION OF ADHERED ROOF MEMBRANE (ALTERNATE BID NO.1)
- A. Install roof membrane over area to receive roofing according to roofing system manufacturer's written instructions.
 - B. Unroll roof membrane and allow to relax before installing.
 - C. Start installation of roofing in presence of roofing system manufacturer's technical personnel and Owner's testing and inspection agency.
 - D. Accurately align roof membrane, and maintain uniform side and end laps of minimum dimensions required by manufacturer. Stagger end laps.
 - E. Mechanically fasten roof membrane securely at terminations, penetrations, and perimeter of roofing.
 - F. Apply roof membrane with side laps shingled with slope of roof deck where possible.
 - G. Seams: Clean seam areas, overlap roofing, and hot-air weld side and end laps of roof membrane and sheet flashings to ensure a watertight seam installation.
 1. Test lap edges with probe to verify seam weld continuity.
 2. Verify field strength of seams a minimum of twice daily, and repair seam sample areas.
 3. Repair tears, voids, and lapped seams in roof membrane that do not comply with requirements.
 - H. Spread butyl water cut-off sealant continuous over deck-drain flange at roof drains, and securely seal roof membrane in place with clamping ring.
- 3.11 INSTALLATION OF BASE FLASHING
- A. Install sheet flashings and preformed flashing accessories, and adhere to substrates according to roofing system manufacturer's written instructions.
 - B. Apply bonding adhesive to substrate and underside of sheet flashing at required rate, and allow to partially dry. Do not apply to seam area of flashing.
 - C. Flash penetrations and field-formed inside and outside corners with cured or uncured sheet flashing.
 - D. Clean seam areas, overlap, and firmly roll sheet flashings into the adhesive. Hot-air weld side and end laps to ensure a watertight seam installation.
 - E. Terminate and seal top of sheet flashings and mechanically anchor to substrate through termination bars.

3.12 INSTALLATION OF WALKWAYS

- A. Flexible Walkways: Install walkway products according to manufacturer's written instructions.
 - 1. Install flexible walkways at locations indicated on the Drawings and as required by roof membrane manufacturer's warranty requirements.
 - a. Final layout subject to Owner review and approval.
 - 2. Provide 6-inch clearance between adjoining pads.
 - 3. Heat weld to substrate or adhere walkway products to substrate with compatible adhesive according to roofing system manufacturer's written instructions.

3.13 FIELD QUALITY CONTROL

- A. Testing Agency: Owner will engage a qualified agency to observe substrate conditions, surface preparation, roof membrane application, sheet flashings, protection, and drainage components. Observation reports will be furnished to Contractor and Owner.
- B. Final Roof Inspection: Arrange for roofing system manufacturer's technical personnel to inspect roofing installation on completion, in presence of Consultant, and to prepare inspection report.
- C. Repair or remove and replace components of roofing system where inspections indicate that they do not comply with specified requirements.
- D. Additional testing and inspecting, at Contractor's expense, will be performed to determine if replaced or additional work complies with specified requirements.

3.14 PROTECTING AND CLEANING

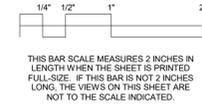
- A. Protect roofing system from damage and wear during remainder of construction period. When remaining construction does not affect or endanger roofing, inspect roofing system for deterioration and damage, describing its nature and extent in a written report, with copies to Consultant and Owner.
- B. Correct deficiencies in or remove roofing system that does not comply with requirements, repair substrates, and repair or reinstall roofing system to a condition free of damage and deterioration at time of Substantial Completion and according to warranty requirements.
- C. Clean overspray and spillage from adjacent construction using cleaning agents and procedures recommended by manufacturer of affected construction.

END OF SECTION

**LINN BENTON COMMUNITY COLLEGE
 ALBANY CAMPUS ACTIVITIES CENTER
 ROOF REPLACEMENT**

Sheet Title:
 OVERALL ROOF PLAN

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Date: JANUARY 2026

Revisions:

#	Description	Date
1	ADDENDUM #2	02/04/2026

Drawn: RSB
 Checked: DEJ

PRC No.: R3513.04

Sheet No.:

R100

LEGEND

- RISE
 RUN
 DOWNWARD DIRECTION OF SLOPE
 $X^\circ / 12"$
- TOE OF CRICKET
 $1/2" / 12"$
- ROOF SLOPE: ROOF DECK IS STRUCTURALLY SLOPED TO THE RATIO INDICATED UNLESS OTHERWISE NOTED
- TAPERED INSULATION CRICKET: SLOPE RATIO AND DIRECTION INDICATED ARE RELATIVE TO THE SURROUNDING PRIMARY ROOF PLANE
- 5 R201 PARAPET WALL
 - NEW ROOF DRAIN IN EXISTING LOCATION
 - TAPERED EDGE SUMP EXTENT
 - TAPERED INSULATION EXTENT
 - 1 R205 EXISTING THROUGH WALL OVERFLOW (OF) SCUPPER
 - 1 R203 P • EXISTING PLUMBING VENT PIPE PENETRATION
 - 3 R203 E • EXISTING ELECTRICAL CONDUIT PENETRATION
 - 1 R204 MP • EXISTING MULTI-PIPE PENETRATION
 - 4 R206 M EXISTING MECHANICAL ROOF TOP UNIT ON PLATFORM CURB
 - 4 R203 EXISTING DOWNBLAST EXHAUST FAN
 - 2 R203 GV-P EXISTING PENTHOUSE-STYLE GRAVITY VENT
 - EXISTING OVER-ROOF LINE-SET (REFRIGERANT SUPPLY & RETURN, ELECTRICAL)
 - 5 R206 EXISTING EXTERNAL WALL-MOUNTED ACCESS LADDER
 - WALK PAD

TICKETING CANOPY

BELOW

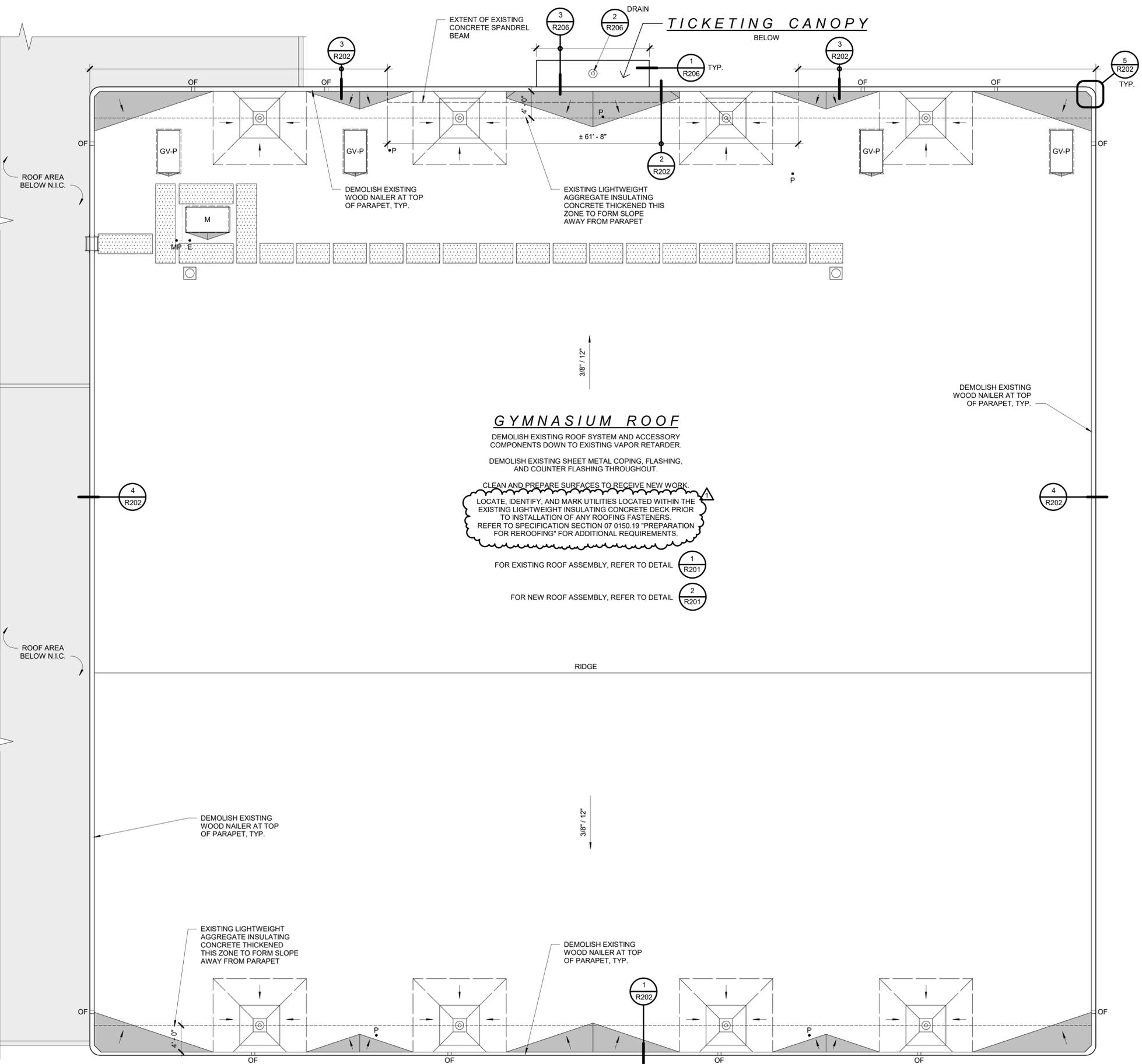
GYMNASIUM ROOF

DEMOLISH EXISTING ROOF SYSTEM AND ACCESSORY COMPONENTS DOWN TO EXISTING VAPOR RETARDER.
 DEMOLISH EXISTING SHEET METAL COPING, FLASHING, AND COUNTER FLASHING THROUGHOUT.

CLEAN AND PREPARE SURFACES TO RECEIVE NEW WORK.
 LOCATE, IDENTIFY, AND MARK UTILITIES LOCATED WITHIN THE EXISTING LIGHTWEIGHT INSULATING CONCRETE DECK PRIOR TO INSTALLATION OF ANY ROOFING FASTENERS.
 REFER TO SPECIFICATION SECTION 07 0150.19 "PREPARATION FOR REROOFING" FOR ADDITIONAL REQUIREMENTS.

FOR EXISTING ROOF ASSEMBLY, REFER TO DETAIL 1 R201

FOR NEW ROOF ASSEMBLY, REFER TO DETAIL 2 R201



1 ROOF PLAN
 R100 1/8" = 1'-0"