



The Reno-Sparks Convention & Visitors Authority is soliciting a
Bid for
Reno-Sparks Convention Center Sections D3 and U1 Roof
Refurbishment Project

Bid 2022-05
PWP-WA-2022-382

Released by Jose Martinez, Director of Facilities
Operations (Friday, July 1, 2022)

The Point of Contact is Jose Martinez, Director of Facilities Operations at (775) 827-
7768, or e-mail jmartinez@renotahoeusa.com.

All questions or additional information concerning the Bid document must be submitted to the point
of contact. No communication to any other staff or Board Member of the Reno-Sparks Convention
& Visitors Authority in regards to this Bid is allowed.

SUBMISSION DATE AND TIME: Friday, July 1, 2022, 1:00pm (PST)

Company Name: _____



TABLE OF CONTENTS

I.	INTRODUCTION	4
II.	SCHEDULE	4
III.	SUBMISSION OF RESPONSE	5
IV.	BIDDER'S CHECKLIST	6
V.	PROPOSER INFORMATION	7
A.	Company Information	7
B.	Company Background	8
C.	Nevada Contractor License Information:.....	9
D.	Business License Information	9
VI.	SUBCONTRACTORS EXCEEDING 5% OF BID	10
VII.	SUBCONTRACTORS EXCEEDING 1% OF BID AMOUNT	11
VIII.	CERTIFICATION REGARDING DEBARMENT	12
IX.	LOCAL PREFERENCE AFFIDAVIT	13
X.	ACKNOWLEDGMENT AND EXECUTION.....	14
XI.	PERFORMANCE BOND, PAYMENT BOND AND BID BOND.....	15
A.	Performance Bond	15
B.	Payment Bond	15
C.	Bid Bond	15
XII.	GENERAL TERMS AND CONDITIONS.....	15
A.	The bidder agrees that.....	15
B.	Addenda	16
C.	Advertisements, Product Endorsements.....	16
D.	Annual Appropriation of Funds.....	16
E.	Brand Names	16
F.	Business License Requirement	17
G.	Compliance	17
H.	Confidential Information	17
I.	Conflict of Interest.....	17
J.	Default of Agreement	17
K.	Disputes	18
L.	Document Ownership	18
M.	Document Submittals	18
N.	Evaluation And Recommendation, Selection and Agreement	18



O.	Exceptions	19
P.	Indemnification	19
Q.	Insurance	19
R.	Items Offered	21
S.	Late Bids, Modifications, or Withdrawals	21
T.	Lawful Performance	21
U.	Litigation Warranty	21
V.	Non-Discrimination.....	21
W.	Open Meeting Law.....	22
X.	Prevailing Wages.....	22
Y.	Protests	22
Z.	Signature	23
AA.	Submission of Responses	23
BB.	Tax Exemption	25
CC.	Venue	25
DD.	Withdrawal of Bids/Proposals	25
XIII.	BASE BID FORM	26
XIV.	5% BID BOND.....	34
	PROJECT MANUAL	36



I. INTRODUCTION

The Reno-Sparks Convention and Visitors Authority ("Authority") is currently accepting sealed responses from qualified Bidders (a "Bidder") for the provision of services, as set forth in this Bid 2022-05 PWP-WA-2022-382.

The Authority, an independent governmental entity, was established in February 1959 as the Washoe County Fair and Recreation Board. The Authority owns and/or operates the Reno-Sparks Convention Center, Reno Events Center, National Bowling Stadium and Reno-Sparks Livestock Events Center. The Authority is the operating instrumentality in the Washoe County area for promoting conventions, tourism, and outdoor recreation.

This bid is for roof refurbishment of sections D3 and U1 at the Reno-Sparks Convention Center.

II. SCHEDULE

Request for Proposals Available	Monday, June 13, 2022
Pre-bid Meeting	Tuesday, June 21, 2022, 1:00PM (PST)
Written Questions Due (if any)	Monday, June 27, 2022, 3:00PM (PST)
Written Responses to Questions	Tuesday, June 28, 2022, 5:00PM (PST)
Bid Responses Due	Friday, July 1, 2022, 1:00PM (PST)
Bid Opening Time	Friday, July 1, 2022, 1:10PM (PST)

A Pre-Bid meeting will occur on June 21, 2022, 1:00 PM (PST), at the Reno-Sparks Convention Center, Administrative Offices, 4590 South Virginia Street, Reno, Nevada.

Any irregularities or lack of clarity in this Bid should be brought to the attention of the Point of Contact prior to or on the date for Written Questions set forth in this Section for correction or clarification.

Any addenda to this Bid issued will forthwith become an integral part of this Bid. Bidder is required to acknowledge receipt of same by signing and returning the addenda in its response.



III. SUBMISSION OF RESPONSE

Bidder will submit its response to this Bid on the letterhead of its company, Bidder establishment, corporation, etc. attached to the original Bid 2022-05 PWP-WA-2022-382 document. Bidder will sign and return the ENTIRE BID DOCUMENT, together with any addenda.

Responses will be enclosed in a sealed envelope addressed to:

Reno-Sparks Convention and Visitors Authority
Finance Department
P.O. Box 837
Reno, NV 89504-0837

Or delivered to:

Reno-Sparks Convention and Visitors Authority
Finance Department (located in the south parking lot
behind the Reno Town Mall) 4065 S. Virginia Street,
Suite 100, Reno, NV 89502

Response envelope must indicate name and address of Bidder, Bid number, and opening date.

In order for a response to be considered it will be mandatory that the response be in conformance with the terms and conditions of this Bid.



IV. BIDDER'S CHECKLIST

Bidders are instructed to complete and return the following items in order for their proposals to be complete. Failure to return all the items may result in your proposal being declared "non-responsive."

Bidder Information Requirements		Page	Completed
V.A.	Company Information	7	<input type="checkbox"/>
V.B.	Company Background	8	<input type="checkbox"/>
V.C.	Nevada Contractor License Information	9	<input type="checkbox"/>
V.D.	Business License Information	9	<input type="checkbox"/>
VI.	Subcontractors Exceeding 5% of Bid	10	<input type="checkbox"/>
VII.	Subcontractors Exceeding 1% of Bid	11	<input type="checkbox"/>
VIII.	Certification Regarding Debarment	12	<input type="checkbox"/>
IX.	Local Preference Affidavit	13	<input type="checkbox"/>
X.	Acknowledgment and Execution	14	<input type="checkbox"/>
XIII.	Base Bid Form	26	<input type="checkbox"/>
XIV.	5% Bid Bond	34	<input type="checkbox"/>



V. PROPOSER INFORMATION

The following information must be completed, either typed or printed, and returned with the bid in accordance with the General Conditions contained herein.

A. Company Information

Company Name:
Contact Name:
Address:
City, State Zip Code:
Telephone Number:
Facsimile Number:
E-Mail:



B. Company Background

Has your company ever failed to complete any contracts awarded to it?
No___ Yes___ (If yes, please provide details.)

Has your company filed any arbitration request or law suits on contracts awarded within the last five years? No___ Yes___ (If yes, please provide details.)

Does your company now have any legal suits or arbitration claims pending or outstanding against it or any officers relating to the performance of a public contract?
No___ Yes___ (If yes, please provide details.)

Does your company now employ any officers or principals who were with another Bidder when that company failed to complete a contract within the last five years? No___ Yes___ (If yes, please provide details.)

Has your company had a contract partially or completely terminated for default (cause) within the past five years? No___ Yes___ (If yes, please provide details.)

Has your company been found non-responsible on a government bid within the last five years? No___ Yes___ (If yes, please provide details.)



C. Nevada Contractor License Information:

Prospective bidders will be required to have a current Contractor's License under the Nevada State Law for the type of work specified herein.

License Number:
Classification:
Limitation(s):
Date Issued:
Date of Expiration:
Name of Licensee:
City, State, Zip Code:
Telephone Number:

D. Business License Information:

City of Reno
License Number:
License Expiration:
Name of Licensee (if different):

Or

☐ License will be obtained after award.



VI. SUBCONTRACTORS EXCEEDING 5% OF BID

Pursuant to NRS 338.141, the Bidder must submit the following names of First-Tier Subcontractors who will provide to Bidder labor or a portion of the work or improvements for which Subcontractor will be paid an amount exceeding five percent (5%) of the bid. The Bidder shall list the name of a Subcontractor for each portion of the Work, the value of which exceeds five percent (5%) of the Bid Price. If Bidder will perform more than 5% of the work, Bidder shall also list their name and description of the work that the prime contractor will perform in the space provided below. If, additional space is needed, attach a separate page.

Subcontractor Name	
Nevada License	Limit of License
Address	
Telephone	
Description of Work	
Subcontractor Name	
Nevada License	Limit of License
Address	
Telephone	
Description of Work	
Subcontractor Name	
Nevada License	Limit of License
Address	
Telephone	

Bidder Name: _____ Authorized Signature: _____



VII. SUBCONTRACTORS EXCEEDING 1% OF BID AMOUNT

In compliance with NRS 338.141, Bidder submits the following names of First-Tier Subcontractors who will provide to Bidder labor or a portion of the Work or improvements for which Subcontractor will be paid an amount exceeding one percent (1%) of the Bid or \$50,000, whichever is greater. The Bidder shall list the name of a Subcontractor for each portion of any of the Work the value of which exceeds one percent (1%) of the Bid Price.

Since all Subcontractors listed on the Bidder's 5% Subcontractor Information Form are over 1% of the Bid amount, those Subcontractors shall automatically be deemed incorporated into this 1% Subcontractor Information form and need not be re-listed below.

Information provided must be submitted within two (2) hours after the completion of the opening of the bids (Per NRS 338.141). Bidder shall enter "NONE" under "Name of Subcontractor" if not utilizing subcontractors exceeding this amount. This form must be complete in all respects. If, additional space is needed, attach a separate page. The bidder may elect to submit this information with the bid proposal and, in that case, the bidder will be considered as having submitted this information within the above two hours.

Subcontractor Name	
Nevada License	Limit of License
Address	
Telephone	
Description of Work	
Subcontractor Name	
Nevada License	Limit of License
Address	
Telephone	
Description of Work	

Bidder Name: _____ Authorized Signature: _____



VIII. CERTIFICATION REGARDING DEBARMENT

Certification Regarding Debarment, Suspension, And Other Matters

(This to be signed and returned at the time of bid)

The prospective bidder, _____ certifies to the best of its knowledge and belief that it and its principals:

- Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;
- Have not within a three year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- Are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (b) of this certification; and
- Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State, or local) terminated for cause or default.

I understand that a false statement on this certification may be grounds for rejection of this proposal or termination of the award. Any exceptions provided will not necessarily result in denial of award, but will be considered in determining bidder responsibility and whether or not the Authority will enter into contract with the party. For any exception noted, indicate on an attached sheet to whom it applies, initiating agency, and dates of action. Providing false information may result in criminal prosecution or administrative sanctions.

Signature:
Print Name:
Title:
Date:



IX. LOCAL PREFERENCE AFFIDAVIT

This form is required to receive a preference in bidding on projects exceeding \$250,000. This form must be submitted no later than two (2) hours following the opening of bids, only if the bidder wishes for their preferential status (established by their current Certificate of Eligibility) to be considered in the evaluation of bids. A copy of the bidder's Certificate of Eligibility must be submitted at the time the contractor submits their bid.

I, _____, on behalf of the Contractor, _____, swear and affirm that in order to be in compliance with NRS 338.0117 and be eligible to receive a preference in bidding 2022-05 PWP-WA-2022-382 Reno-Sparks Convention Center Sections D3 and U1 Roof Refurbishment Project certify that the following requirement will be adhered to, documented and attained on completion of the contract. Upon submission of this affidavit on behalf of _____, I recognize and accept that failure to comply with any requirements is a material breach of the contract and entitles the Authority to damages. In addition, the Contractor may lose their preference designation and/or lose their ability to bid on public works for a period of time, pursuant to NRS 338:

- The Contractor shall ensure at least 50 percent of workers employed on the public work possess a Nevada driver's license or identification card;
- The Contractor shall ensure all vehicles used primarily for the public work will be registered and (where applicable) partially apportioned to Nevada;
- The Contractor shall ensure payroll records related to this project are maintained and available within the State of Nevada.

These requirements are not applicable to Contractors who do not use the "Bidder's Preference" eligibility certificate in their bid or do not receive an advantage in ranking of bids due to their preference status.

Signature:
Print Name:
Title:
Date:



X. ACKNOWLEDGMENT AND EXECUTION

_____ (Name of Principal) being first duly sworn, deposes and says: That he/she is the Bidder, or authorized agent of the Bidder for whom the aforesaid described work is to be performed by; that he/she has read the Plans, Specifications, and related documents including but not limited to, any addenda issued and understands the terms, conditions, and requirements thereof; that if his/her bid is accepted that he/she agrees to furnish and deliver all materials except those specified to be furnished by the Authority and to do and perform all work for the bidding 2022-05 PWP-WA-2022-382 Reno-Sparks Convention Center Sections D3 and U1 Roof Refurbishment Project together with incidental items necessary to complete the work to be constructed and/or services to be provided in accordance with the Specifications, Plans, and Contract Documents annexed hereto.

The undersigned, as Bidder, declares that the only persons or parties interested in this proposal, as principals, are those named herein, the Bidder is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid: that this proposal is made without collusion with any other person, firm or corporation; that he/she has carefully examined the location of the proposed work; the proposed form of Contract, the Contract Provisions, Plans, Specifications and Contract Documents incorporated therein referred to and made part thereof; that he/she proposes and agrees if this proposal is accepted, that he/she will contract with the Authority in the form of the Contract prescribed, to provide all necessary machinery, tools, apparatus and other means of construction, and to do all the work and furnish all the materials specified in the Contract and annexed Contract Provisions, Plans and Specifications, in the manner and time prescribed and according to the requirements of the Project Representative as therein set forth, it being understood and agreed that the quantities shown herein are approximate only and are subject to increase or decrease, and that he/she will accept, in full, payment therefore the indicated prices.

Signature:
Print Name:
Title:
Date:



XI. PERFORMANCE BOND, PAYMENT BOND AND BID BOND

All Bonding Companies must have an "A" rating or better with Moody's or A.M. Best Company, and be included on the current list of "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bond and as Acceptable Reinsuring Companies" as published in circular 570 (as amended) by the audit staff, Bureau of Accounts, U.S. Treasury Department. (In other words, the company is T-listed.)

A. Performance Bond

The Contractor awarded this bid will be required to furnish the Authority with a surety bond conditioned upon the faithful performance of the contract. This may take the form of a bond executed by a surety company authorized to do business in the State of Nevada and approved by the Authority. The bond shall be in a sum equal to one hundred percent (100%) of the amount of the contract price. Such bond shall be forfeited to the Authority in the event that bidder receiving the contract shall fail or refuse to fulfill the requirements and all terms and conditions of the contract.

B. Payment Bond

The Contractor awarded this bid will be required to furnish the Authority with a payment bond. This may take the form of a bond executed by a surety company authorized to do business in the State of Nevada and approved by the Authority. The bond shall be in a sum equal to one hundred percent (100%) of the amount of the contract price. The bond must be solely for the protection of claimants supplying labor or materials to the contractor to whom the contract was awarded, or to any of his subcontractors, in the prosecution of the work provided for in such contract.

C. Bid Bond

A bid deposit in an amount equal to at least 5% of the bid is required as a bid security by the Authority. The bid security may only be in cash, cashier's check, certified check or bid bond. Checks must be made payable to the Reno-Sparks Convention and Visitors Authority. If the bid security is a bond, it shall be executed by a surety insurer authorized to issue surety bonds in the State of Nevada. The bid security must be executed by the bidder and enclosed with the bid proposal in the sealed bid envelope.

XII. GENERAL TERMS & CONDITIONS

A. The bidder agrees that

Bidder has carefully examined the specifications, and all provisions relating to the item(s) to be furnished or the work to be done; understands the meaning, intent, and requirements; and

Bidder will enter into a written Agreement and furnish the item(s) or complete the work in



the time specified, and in strict conformity with the Reno Sparks Convention and Visitors Authority's specifications for the prices quoted.

No communication to any other staff or Board Member of the Authority in regards to this Bid is allowed, except through the designated point of contact, and any such communication initiated by the Bidder may result in a disqualification of the Bidder.

Note: Bidder is defined as any individual, partnership, or corporation submitting a bid, proposal, or quotation in response to a request for bid (Bid), request for proposal (RFP), request for information (RFI) or request for qualification (RFQ). A Bidder may also be referred to as a bidder, contractor, proposer, supplier or vendor.

The use of the title "Bidder", "Contractor", "Consultant", "Proposer", or "Vendor" within this solicitation document and any resulting Agreement shall be deemed interchangeable and shall refer to the person or entity with whom the Authority is soliciting and/or contracting for the service or product referenced within the bid document.

B. Addenda

The effect of all addenda to the bid documents shall be considered in the bid and said addenda shall be made part of the bid documents and shall be returned with them. Before submitting a bid, each Bidder shall ascertain whether or not any addenda have been issued, and failure to acknowledge any such addenda may render the bid invalid and result in its rejection.

All potential Bidders are responsible for monitoring the Authority website regarding the availability of new bid documents or addenda (where applicable). The Authority will not be responsible for the results of any potential failures in automatic notification systems to potential Bidders or plan holders with respect to these documents and will not adjust bid schedules or requirements due to any potential failures of those systems.

C. Advertisements, Product Endorsements

Authority employees are prohibited from making endorsements, either implied or direct, of commercial products or services without written approval of the Authority President/CEO.

D. Annual Appropriation of Funds

In the event the Authority fails to obligate requisite funds for the ensuing fiscal year(s) for payment of amounts due against an agreement resulting from this Request for Proposal, necessitating cancellation of the Agreement, the successful Bidder(s) shall agree to hold the Authority free from any charge or penalty.

E. Brand Names

The herein contained technical information shall in no manner be construed as restrictive as to the manufacturer, process or point of origin. References appearing restrictive shall be



deemed inadvertent or employed as a descriptive device to delineate as to the quality, or configuration.

Offers made as an alternate to those specified shall be given consideration in the evaluation process provided said alternatives shall be fully described using brochures, specifications, literature, or any combination thereof, accompanying and deemed an integral portion of the Bidder's response.

The Authority shall solely determine the acceptability of all offerings.

F. Business License Requirement

All companies doing business with the Authority are required to obtain and maintain a current business license from the appropriate jurisdiction prior to the commencement of work. Bidder(s) awarded an Agreement resulting from this bid shall be required to obtain a current business license if they do not already possess one.

G. Compliance

All material and work performed shall comply with standing Federal, State, and Local Codes and Regulations, including but not limited to Occupational Safety and Health Act, Americans with Disabilities Act, etc.

H. Confidential Information

Any information deemed confidential or proprietary should be clearly identified by the Bidder as such. It may then be protected and treated with confidentiality only to the extent permitted by state law. Otherwise the information shall be considered a public record. Information or data submitted with a bid will not be returned.

I. Conflict of Interest

No Authority employee or member of the employee's immediate family, may participate directly or indirectly in the procurement process pertaining to this bid if they:

- Have a financial interest or other personal interest that is incompatible with the proper discharge of their official duties in the public interest or would tend to impair their independence, judgment or action in the performance of their official duties.
- Are negotiating for or have an arrangement concerning prospective employment with Bidder. The Bidder warrants to the best of his knowledge that the submission of the bid will not create such conflict of interest.

J. Default of Agreement

In case of default by the successful Bidder, the Authority may procure the product(s) or service from other sources and hold the Bidder responsible for any excess cost occasioned thereby.



If necessity requires the use of materials or supplies not conforming to the specifications, they may be accepted and payment therefore shall be made at a proper adjustment in price.

Default by the Bidder in any manner including failure or refusal to furnish any product(s) or service at the price and/or the time specified may be considered cause to commence with proceedings against any surety held, or assess a penalty equal to five (5) percent of the total proposal price.

K. Disputes

All disputes under this proposal shall be submitted to binding arbitration in accordance with the procedures of the Commercial Rules of the American Arbitration Association and judgment of the arbitrator shall be binding as a final judgment and shall be entered by a court of competent jurisdiction. Such arbitration shall be conducted in Washoe County, Nevada. The procedures specified herein shall be the sole and exclusive procedure for resolution of disputes arising out of, or relating to this proposal except those instances otherwise overseen by the governing law of the State of Nevada.

L. Document Ownership

All technical documents and records originated or prepared pursuant to this Agreement, including papers, reports, charts, and computer programs, shall be delivered to and become the exclusive property of the Authority and may be copyrighted by the Authority. Bidder assigns all copyrights to Authority by undertaking this agreement.

M. Document Submittals

It should be noted that the documents submitted by prospective Bidders are competitive sealed proposals and not competitive sealed bids. When proposals are opened, prices and other information will not be made public until the proposal is awarded. There shall be no disclosure of any Bidder's information to competing Bidders prior to the award of the proposal.

Upon award of the Agreement, the executed Agreement and proposals will become public information. Accordingly, each proposal should be submitted on the vendor's most favorable terms from a price and technical standpoint.

N. Evaluation and Recommendation, Selection and Agreement

The Authority reserves the right to waive any informalities or irregularities.

The Authority reserves the right to alter, amend, or modify any provisions of this Bid, or to withdraw this Bid, at any time prior to the award of an Agreement pursuant hereto.

The Authority reserves the right to hold responses for a period of ninety (90) days from the date of opening before awarding or rejecting said responses.

Severability exists with regard to acceptance or rejection of any item, group of items, or



section unless the Bidder has stipulated specific limitations.

Once a final selection has been made as described above, the Authority will work with the Bidder on preparing an Agreement (the "Agreement") for execution, which will set forth the terms and scope of the engagement of the selected Bidder, including, but not be limited to, the terms set forth in this Bid. If the Authority and the selected Bidder have not executed a negotiated agreement within fifteen (15) business days after selection by the Authority, the Authority may terminate negotiations with that selected Bidder and may initiate negotiations with an alternative Bidder.

No Agreement may be assigned to any other person or entity.

Upon notification of selection and full execution of the Agreement, the Bidder selected must be duly licensed to conduct business in the State of Nevada, Washoe County and the City of Reno or the City of Sparks. Proof of certificates, licenses, and permits must be submitted to the Authority Finance Department before work can begin. Cost of all required certificates, licenses, and permits are the responsibility of the Bidder.

O. Exceptions

A Bidder deviating from specifications must specify any and all deviation(s). Failure to note said exceptions shall be interpreted to convey that the Bidder shall propose to perform in the manner described and/or specified in this bid solicitation. If exception(s) are taken or alternatives offered, complete descriptions must be shown separately.

P. Indemnification

The Bidder hereby agrees to indemnify and to save and hold harmless the Authority and their agents from any and all claims, actions, costs, expenses, (including attorney's fees), liability, damages or payments incurred by reasons of any bodily injury including death or property damage resulting from the Bidder's operations.

Q. Insurance

The Agreement contemplated by this Bid will require that the successful Bidder shall procure and maintain, at its sole expense the following minimum insurance coverage:

Commercial General Liability. Commercial General Liability at least as broad as Insurance Services Office policy form CG 00 01 04/13, or equivalent, providing coverage on an occurrence form for Bodily Injury, Property Damage, Liquor Liability, Independent Proposers, Personal Injury, Broad Form Property Damage, Broad Form Contractual Liability and Medical Payments. The limits of liability shall not be less than Two Million Dollars (\$2,000,000) per occurrence, Four Million Dollars (\$4,000,000) general aggregate for both bodily injury and property damage.

The policy shall include the Authority and its agents, beneficiaries, partners, employees, the County of Washoe, and the Authority of Reno as additional insureds with coverage at least as broad as Insurance Services Office (ISO) endorsement form CG 20 26 04/16.



The policy shall provide that coverage is provided on a primary basis, not excess or contributing with or secondary to any other insurance as may be available to the additional insureds.

Proposer waives all rights against the Authority, and its agents, beneficiaries, partners, employees, the County of Washoe, and the Authority of Reno any other Indemnitees listed in this Agreement for recovery of damages to the extent these damages are covered by the commercial general liability or commercial umbrella liability insurance maintained pursuant to this agreement. Proposer's insurer shall endorse CGL policy to waive subrogation against with respect to any loss paid under the policy.

Automobile Liability. Automobile Liability at least as broad as Insurance Services Office Business Auto Coverage Form CA 00 01 04/13, or equivalent, providing coverage for Bodily Injury and Property Damage resulting from the ownership, maintenance, or use of any auto, whether owned, rented or hired or non-owned. The limit of liability shall not less than One Million Dollars (\$1,000,000) combined single limit (CSL) for bodily injury and property damage.

Workers' Compensation and Employer's Liability. Workers' Compensation at least as broad as National Council on Compensation Insurance (NCCI) policy form WC 00 00 00 C 01/15, or equivalent, providing coverage meeting the requirements of the Workers' Compensation law of the State of Nevada. To the extent such waivers are obtainable from the insurance carriers, the policy shall include an endorsement waiving the insurance company's rights of subrogation against the Authority, its agents, beneficiaries, partners, employees, the County of Washoe, and Authority of Reno. This endorsement shall be at least as broad as National Council on Compensation Insurance (NCCI) Waiver of Our Right to Recover from Others Endorsement form WC 00 03 13 04/84.

Property. Property insurance on an All-Risk or Special Form providing coverage for personal property of the Bidder.

Blanket Employee Dishonesty Coverage. The Proposer shall maintain crime insurance including coverage for the loss of money, securities, and other property by the Proposer's employees, sub-contractors or other parties with a limit not less than \$1,000,000 per occurrence. Coverage shall be endorsed to include coverage for loss of money, securities and other property in the care, custody or control of Proposer whether in transit or at a permanent or temporary premises.

Form of Coverage. All such insurance maintained by the Bidder shall be: issued by insurance companies authorized to do insurance business in the State of Nevada, issued by insurance companies with current A.M. Best financial ratings of at least A X or better satisfactory in form and substance to Authority.

All insurance and bond shall provide that the policy shall not be cancelled nor shall coverage be reduced thereunder until after thirty (30) days written notice to Authority at Reno-Sparks Convention & Visitors Authority, Post Office Box 837, Reno, Nevada 89504-0837.

The Bidder shall deposit each policy or a certificate thereof with Authority no less than thirty (30) days prior to the start of the agreement date.



R. Items Offered

If the item offered by the Bidder has a trade name, brand and/or catalog number, such shall be stated in the bid. If the Bidder proposes to furnish an item of a manufacturer or vendor other than that mentioned on the face hereof, Bidder must specify maker, brand, quality, catalog number, or other trade designation. Unless such is noted on the bid form, it will be deemed that the item offered is that designated even though the bid may state "or equal".

S. Late Bids, Modifications, or Withdrawals

Bids, modifications of bids, or bid withdrawals received after the exact time and date specified for receipt will not be considered.

Within the scope of this proposal, the Authority shall be held harmless in any and all transactions between the Bidder and the other participating governmental entities.

T. Lawful Performance

Vendor shall abide by all Federal, State and Local Laws, Ordinances, Regulations, and Statutes as may be related to the performance of duties under this agreement. In addition, all applicable permits and licenses required shall be obtained by the vendor, at vendor's sole expense.

U. Litigation Warranty

The Bidder, by bidding, warrants that Bidder is not currently involved in litigation or arbitration concerning the materials or Bidder's performance concerning the same or similar material or service to be supplied pursuant to this Agreement of specification, and that no judgments or awards have been made against Bidder on the basis of Bidder's performance in supplying or installing the same or similar material or service, unless such fact is disclosed to the Authority in the bid. Disclosure may not disqualify the Bidder. The Authority reserves the right to evaluate bids on the basis of the facts surrounding such litigation or arbitration and to require Bidder to furnish the Authority with a surety bond executed by a surety company authorized to do business in the State of Nevada and approved by the Authority in a sum equal to one hundred percent (100%) of the Agreement price conditional on the faithful performance by Bidder of the Agreement in the event the bid is awarded to Bidder, notwithstanding the litigation or arbitration.

V. Non-Discrimination

No Bidder providing a service, program or activity to the public on behalf of the Authority shall discriminate against any person because of sex, race, color, creed, national origin or disability, and shall comply with the Americans with Disability Act and Authority's policies pursuant thereto when providing said service, program or activity.

The Authority is an Affirmative Action/Equal Opportunity Employer. Bidders shall be cognizant of the requirements for compliance with Executive Order 11246, entitled "Equal Employment Opportunity" as amended by Executive Order 11375 and as supplemented in regulations of



the U.S. Department of Labor (41 CFR part 60).

The Contractor and any Subcontractors will comply with the requirements set forth in Nevada Revised Statutes Chapter 338 regarding public works, including, but not limited to, the provisions of NRS 338.125 which provides that the Contractor and Subcontractors may not discriminate in any of their employment practices.

W. Open Meeting Law

NRS 241 provides that public business will be conducted in open meeting.

X. Prevailing Wages

Bidder is responsible for complying with all applicable local, State and Federal wage laws, whether or not specifically cited in this bid document.

Per NRS Sections 338.020 through 338.090, certain projects defined as “public works” require the payment of the prevailing wage as determined by the Labor Commissioner. Generally speaking, projects/contracts for construction of a public work valued at less than \$100,000 are exempt from the prevailing wage requirement (NRS 338.080). Bidder shall be fully aware of the prevailing wage requirements of the State of Nevada as detailed in NRS Chapter 338 and price their bid response accordingly, where applicable. Further information concerning Prevailing Wage rates can be found at: publicworks@labor.nv.gov

Y. Protests

Pre-Opening Protests: Any protest based upon restrictive specifications or alleged improprieties by the Authority, which are apparent prior to proposed opening including, without limitation, these protest procedures, shall be submitted to the Authority at least seven (7) days prior to the submission opening date. Three (3) copies of any pre-opening protests must be delivered to Reno-Sparks Convention & Visitors Authority, 4065 South Virginia Street, Suite 100, Reno, Nevada 89502, Attention: Courtney Jaeger. All protests must be in writing to be considered, and shall specify in detail the grounds for the protest and the facts and law supporting the protest. All pre-opening protests will be resolved by the Authority prior to the submission opening. The Authority Finance Department will issue a written decision specifying the grounds for granting or denying the pre-opening protest. If a protest is granted, the proposed opening date may be postponed and an Addendum issued or, at the sole discretions of the Authority, the Authority may cancel the bid. If the protest is denied, submissions will be received and opened on the scheduled opening date in the same manner as if no protest had been filed.

Appeal by Unsuccessful Bidder: Any protest from an unsuccessful proposer must be submitted prior to award by the Board as established in NRS 332.068. Bidder must submit a written appeal in accordance with the requirements set forth herein to the Finance Department within five business days from the date of the letter notifying of intent to award.

The appellant must post a bond with the written appeal with good and solvent surety authorized to do business in the State of Nevada in an amount equal to 25% of the value of



the contract in order to have their appeal heard by the Board. Any and all bonds are subject to the approval of the Board's Attorney. In the event the appeal is not upheld by the Board, a claim may be made against the bond in an amount equal to the expenses incurred and other monetary losses suffered by the Authority because of the unsuccessful appeal.

The route of appeal is the Director of Finance then the President/CEO, or designee, and must be followed sequentially. No Bid protests will be heard by the Board unless the proposer has followed the appeal process route.

Claims Against Protest Bonds:

The Authority shall not make a claim upon any bond or other security unless and until the basis of that claim is considered and approved by the Board. The Authority may:

- Claim its regular staff time and costs in processing, considering and/or defending against an award protest.
- Claim any necessary extraordinary staff overtime incurred in processing, considering and/or defending against an award protest.
- Claim the Authority's Attorney time and costs in processing, considering and/or defending against an award protest.
- Claim any resulting fees and costs incurred to any independent contractors, consultants or contracted attorneys utilized in processing, considering and/or defending against an award protest.
- Claim any lost expenditure savings, lost revenue and other consequential financial damages resulting from the protest's automatic stay of the award of an Agreement to a selected solicitation response.
- Claim any lost gifts, lost grants or other lost government or private financial participation resulting from any delay caused by the protest's automatic stay of the award of an Agreement to a selected solicitation response.

Protest Bond Risk Inquiry—Procedure:

As soon as possible after an award protester has posted a protest bond or other security, the soliciting Authority department or agency shall provide a written non-binding estimate of the basis of potential claims unique to the circumstances of the Agreement award(s) stayed by the protest, without disclosing any bid information that must remain confidential until an award decision is final. From this estimate, the protester shall be responsible for calculating the risk(s) of proceeding with a protest to a final decision by the Board. A protester may withdraw a protest in writing at any time prior to a decision of the Board, but any withdrawal more than seven (7) calendar days after the issue date of the Authority's estimate of the basis of potential claims shall, upon Board's approval of the claims, be subject to claims against the bond or other security of the withdrawing protestor prior to its return to the protester.

Z. Signature

All bids shall be signed and the title and Bidder name indicated. A bid by a corporation shall be signed by an authorized officer, employee or agent with his or her title.

AA. Submission of Responses

The Authority assumes no responsibility for errant delivery of responses, including those



relegated to a courier agent who fails to deliver in accordance with the submission time/date and address requirements.

The Authority will not be responsible for the premature opening of responses, which are not properly addressed or identified.

The Authority will not accept a response submitted by telephone, telegraphic notice, facsimile, or e-mail.

Bidder will furnish the required information typed or written in ink.

The person signing the response must initial erasures or other changes in ink.

In the spaces provided, a duly authorized representative of the Bidder will sign this Bid document.

Bidder will proofread its response carefully for errors.

In the event of a difference between written words and figures, the amount stated in written words will govern.

In the event of a difference between unit price and extended price, the unit price will govern.

The Authority is not liable for any costs incurred by Bidder prior to entering into the final Agreement. Costs of developing the qualifications or any other such expenses incurred by the Bidder in responding to this Bid, are entirely the responsibility of the Bidder, and shall not be reimbursed in any manner by the Authority.

Respondent shall be responsible to ensure they have complied in all respects with the provisions of NRS 338.141 regarding listing of general contractors and/or subcontractors who will perform any work on the project. Failure of Respondent to comply with the provisions of NRS 338.141 will result in rejection of Respondent's bid.

Respondent shall bear the responsibility to ascertain the relevancy of the "preference for certain contractors" referenced in NRS 338.147. Respondents claiming preference shall submit with their Bid the "Certificate of Eligibility" issued by the State of Nevada Contractor's Board as proof of Contractor's compliance with the provisions of NRS 338.147. Failure to submit the Certificate of Eligibility with the sealed Bid shall result in the waiver of any bidder preference. In the event Respondent claims a bidder preference pursuant to NRS 338.147, the RSCVA strongly encourages Respondent to deliver to the RSCVA an affidavit satisfying the requirements of NRS 338.0117 with the Bid response. However, pursuant to NRS 338.147(2)(a)(3) the Respondent may deliver the foregoing affidavit up to two (2) hours after the opening of the bids, all as set forth in NRS 338.147(2)(a)(3). Failure to timely submit the foregoing affidavit shall result in a waiver of any bidder preference.

Bidder has carefully examined the specifications, and all provisions relating to the item(s) to be furnished or the work to be done; understands the meaning, intent, and requirements.



BB. Tax Exemption

The Authority is a tax-exempt public entity and is not generally subject to federal excise, state, or local taxes. The Authority is specifically limited in its payment of sales tax per NRS 372.325. No additional taxes may be added or "passed through" as a result of any agreement.

CC. Venue

This agreement shall be governed by and interpreted according to the laws of the State of Nevada, and venue for any proceeding shall be in Washoe County.

DD. Withdrawal of Bids/Proposals

Bids/Proposals may be withdrawn by written or facsimile notice received prior to the exact hour and date specified for receipt of bid. A bid/proposal may also be withdrawn in person by a Bidder, or Bidder's authorized representative, prior to the exact hour and date set for receipt of bids. Telephone withdrawals are not permitted.



XIII. BID FORM

Project: 2022-05 PWP-WA-2022-382

Project Title: Reno-Sparks Convention Center Sections D3 & U1 Roof
Refurbishment Project
4590 S. Virginia Street
Reno, Nevada 89502
Project No. 2022-05

Owner: Reno-Sparks Convention and Visitors Authority
4065 S. Virginia Street, Ste 100
Reno, Nevada 89502

Jose Martinez
Telephone No. 775.827.7768
E-mail: jmartinez@renotahoeusa.com

Roofing Consultant: Benchmark, Inc.
6065 Huntington Court NE
Cedar Rapids, IA 52402

Doug Henkel
Telephone No. 319.393.9100
E-mail: dhenkel@benchmark-inc.com



BID FORM

To: Reno-Sparks Convention and Visitors Authority

Name of Bidder: _____

Date of Bid: _____

1.01 Pursuant to and in compliance with the Invitation to Bid and the Bidding Documents relating to the construction of:

2022-05 PWP-WA-2022-382
Reno-Sparks Convention Center
2022 Roof Refurbishment Project
Sections D3 (Ballroom) and U1 (Hall 4 and 5)
Reno, Nevada 89052
Project No. 2022-05
Benchmark Project No. 22RENRENOR012B

Including Addenda _____

The undersigned, having become thoroughly familiar with the terms and conditions of the Bidding Documents and with local conditions affecting the performance and cost of the work at the place where the work is to be completed and after having been given ample opportunity to fully inspect the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated, including furnishing any and all labor, materials, services, equipment and all applicable taxes necessary to construct and complete said work in accordance with the Contract Documents, for the following sum(s) of money:

Refer to Section 01 23 00 – Alternates. Exclude value of each Alternate from the associated Base Bid, as described.

A. Base Bid: Install a reinforced acrylic coating system on Section U1 (Hall 4 and 5) as specified.

_____ Dollars (\$ _____)

Total cost of construction materials included in bid above \$ _____

Total square footage included in bid above _____ Sq. Ft.



- B. Alternate Bid No. 1: Install a reinforced acrylic coating system on Section D3 (Ballroom) as specified in Section 01 23 00 - Alternates.

Add to Base Bid.

_____ Dollars (\$_____)

Total cost of construction materials included in bid above \$_____

Total square footage included in bid above _____ Sq. Ft.

- C. Performance Bond and Payment Bond

1. This bid includes the cost of a Performance Bond and Payment Bond. By signing and submitting this bid, the Bidder certifies that they will furnish these bonds in amounts sufficient to cover the total proposed cost of the work, including Base Bid and all Alternates. The bonds shall be amended and maintained current with all contract Change Orders.
2. The cost of these bonds is _____% of the total proposed cost of the work, including Base Bid and all Alternates.

- D. Bid Bond

1. Accompanying this bid is a bid bond as specified in Section XI. Instructions to Bidders, payable without condition to the Owner, equaling no less than 5% of the total proposed cost of the work, including the Base Bid and all Alternates. It is agreed that the bid security will be the measure of liquidated damages which the Owner will sustain by failure, neglect, or refusal of Bidder to deliver the signed contract, bonds, and required insurance documentation within ten days after notification of contract award is made by the Owner.

- E. Change Orders

1. The following fees shall be used for lump sum pricing and actual cost pricing of additions and deletions to the work required by the Contract Documents. The following fees are not applicable for unit price-based change orders; and shall not be applied to hourly rates or pricing to which overhead and profit have been included, or to taxes.

- a. For any additions to the work authorized by the Owner:

The contract sum shall be revised to include the actual cost of the work required for such additions plus percent (___%).



b. For deletions from the work authorized by the Owner:

The contract sum shall be reduced by an amount equal to the cost savings realized for work not performed by reason of such deletions plus

_____ percent (____%).

F. Time of Commencement, Completion and Damages

1. Base Bid: Contractor shall commence work _ (calendar) days after award. From the day of commencement, the Contractor shall substantially complete the work in _____ (calendar) days.
2. If the Owner awards Alternate Bid No. 1, add ☐ / deduct ☐ _____ (calendar) days to / from the performance period.
3. Final completion, including delivery of all closeout submittals and warranties, shall be achieved within _____ (calendar days) after achieving substantial completion.
4. Time is expressly declared to be of the essence in completion of the work covered by these Bidding Documents, and the Contractor shall be liable for actual damages for delay in completion of work. Actual damages include, but are not limited to, increased consulting fees, additional construction observation fees, travel expenses, and all other costs incurred as a result of the delay in completion. Where the contract allows additional time for completion of the work, the new time limits will be of the essence of the contract.
5. In submitting this bid, the Bidder assures the Owner that availability of labor, material, equipment, services, and other necessary resources are available to meet the proposed substantial completion date.

1.02 By signing this bid, the Bidder certifies the following:

- A. All information submitted on this bid form is accurate and true to the best of the Bidder's knowledge, and the Bidder has performed due diligence as necessary to provide responsible information.
- B. This bid has been arrived at independently without consultation, communication or agreement as to any matter relating to this bid with any other Bidder or with any competitor.
- C. This bid is in compliance with all local, state, and applicable codes.
- D. The Bidder and any proposed Subcontractors are duly licensed with all applicable authorities having jurisdiction, as required to legally perform the work described by the Bidding Documents at the project location.

- E. The Bidder will maintain strict confidentiality with respect to information submitted on this bid form, any project-related documents obtained during the bidding process, photographic or video images of the site, project-related emails or other correspondence, or information learned through visual review of the facility or project site.
 - F. Bidder will comply with the terms of any confidentially agreements made with the Owner during the bidding of this project, as applicable.
 - G. This bid shall remain open and not be withdrawn for a period of 90 calendar days from the date prescribed for its opening.
 - H. If the Owner provides written notice of award to the undersigned within 90 calendar days, the Bidder shall execute and deliver the signed contract agreement, Performance Bond, Payment Bond, required insurance documentation, and any other submittals as specified in the Bidding Documents, together, all within ten calendar days after the Owner issues the notice of award.
 - I. The Bidder is an equal opportunity employer, and does not discriminate, and will take "affirmative action" measures to ensure against discrimination in employment, recruitment, advertisements for employment, compensation, termination, upgrading, promotions, and other conditions of employment against any employee or job applicant on the bases of race, creed, color, national origin, sex, or any other legally protected characteristics. No person will be adversely affected in employment with the employer as a result of bringing complaints of unlawful discrimination.
 - J. The Bidder provides a work environment that is free from harassment based upon an individual's sex, race, ethnicity, national origin, age, religion or any other legally protected characteristics. All employees, including supervisors and other management personnel, are expected and required to abide by this policy. No person will be adversely affected in employment with the employer as a result of bringing complaints of unlawful harassment.
- 1.03 By signing this bid, the Bidder implies their understanding of the following conditions:
- A. The Owner reserves the right to reject any and all bids, waive irregularities or technicalities in any bid, and accept any bid in whole or in part which it deems to be in its best interest.
 - B. If notice of award is issued after 90 calendar days from the bid due date, the Bidder shall have the right to either accept the contract or withdraw their bid, without penalty.



- 1.04 The name(s) and title(s) for all persons interested in the foregoing bid as principal(s) are:

Note: If Bidder is a corporation, provide names of president, controller, and secretary; if a partnership, and names of all individual co-partners composing the firm; if Bidder or other interested person is an individual, give first and last names in full.

Name	Title
_____	_____
_____	_____
_____	_____
_____	_____

- 1.05 Notice of award or requests for additional information may be addressed to the undersigned at the address set forth below.

- 1.06 The Legal Name, State of Incorporation, Address, Contact Information, and Federal Tax Identification Number for the Bidder are:

Note: If Bidder is a corporation, provide legal name of corporation, state where incorporated, together with the address and contact information and signature of the officer authorized to sign contracts on behalf of the corporation. If Bidder is a partnership, provide legal name of firm, together with the address and contact information and signature(s) of the partner(s) authorized to sign contracts on behalf of the partnership.

Legal Name of Bidder: _____

State of Incorporation: _____

Business Address: _____

Telephone Number: _____

E-mail Address: _____

Federal Tax ID Number: _____



1.07 Signature of Authorized Bidder Representative

Signature: _____

Typed Name: _____

Title: _____

Date: _____

-End of Section-



XIV. RENO-SPARKS CONVENTION AND VISITORS AUTHORITY – 5% BID BOND

KNOW ALL MEN BY THESE PRESENTS: That we the undersigned
_____, as "Principal," and
_____, as "Surety," are
hereby held and firmly bound unto the Reno-Sparks Convention and Visitors Authority,
as "Obligee," in the penal sum of
_____ dollars (\$_____) for the payment of which, well and truly to be
made, the Principal and Surety bind themselves, their heirs, executors, and
administrators, successors and assigns, jointly and severally, by this instrument. The
condition of the obligation of this bid bond is as follows:

WHEREAS, NRS 332.105 authorizes local governments to require bid bonds to insure
execution and proper performance of the Contract and the Bonding Company has an
"A" or better rating with Moody's or A.M. Best and T-Listed with the U.S. Treasury
Department;

AND, WHEREAS, the Principal has submitted a bid for Bid # 2022-05 PWP-
WA-2022-382 for the RENO-SPARKS CONVENTION SECTIONS D3 & U1
ROOF REFURBISHMENT PROJECT.

NOW, THEREFORE,

- (a) If said Bid shall be rejected; or
- (b) If said Bid shall be accepted and the Principal shall execute and deliver the
contract in the bid documents ("Contract") to Obligee in accordance with
the terms of the bid documents, and give such bond or bonds as may be
specified in the bid or contract documents with good and sufficient surety
for the faithful performance of such Contract and for the prompt payment
of labor and material furnished in the prosecution thereof; or
- (c) If the Principal shall pay to the Obligee the full amount of the bid bond as a
penalty irrespective of the Obligee's actual damages in the event of the
failure of the Principal to enter into such Contract and give such bond or
bonds,

then, this obligation shall be null and void. Otherwise, it shall remain in full force and
effect, it being expressly understood and agreed that the liability of the Surety (but
not of the Principal) for any and all claims hereunder shall, in no event, exceed the
penal amount of the obligation as herein stated.

The Surety, for the consideration for which this bond was executed, hereby stipulates
and agrees that the obligations of said Surety and its bond shall be in no way impaired
or affected by any extension of the time within which the Obligee may accept such
bid, and hereby waives notice of any such extension.



IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and the Surety has caused their seal to be hereto affixed and these present to be signed by their proper officers.

Signed, Sealed and dated: _____

Principal
By: _____

Surety
By: _____

PROJECT MANUAL

BID SET

RENO-SPARKS CONVENTION AND VISITORS AUTHORITY
RENO-SPARKS CONVENTION CENTER
2022 ROOF REFURBISHMENT PROJECT
SECTIONS D3 (BALLROOM) AND U1 (HALL 4 AND 5)
4590 S. VIRGINIA STREET
RENO, NEVADA 89052
PROJECT NO. 22RENRENOR012B

CONSULTANT:

BENCHMARK, INC.
DOUG HENKEL
6065 HUNTINGTON COURT NE
CEDAR RAPIDS, IA 52402
319.393.9100

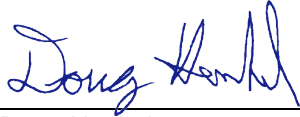
ADDRESS ALL COMMUNICATIONS
REGARDING THIS WORK TO THE
CONSULTANT AT THE
ADDRESS LISTED ABOVE.

PROJECT
MANUAL
DATE 6/13/2022

These Bidding Documents, and the ideas, drawings and specifications incorporated herein, as an instrument of professional service, is the property of Benchmark, Inc., and is not to be used, in whole or in part, for any other project without the written authorization of Benchmark, Inc.

These Bidding Documents were prepared for Reno-Sparks Convention and Visitors Authority by:

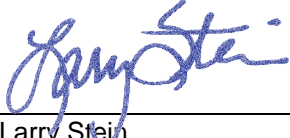
BENCHMARK, INC.



Doug Henkel
Senior Consultant

and reviewed by:

BENCHMARK, INC.



Larry Stein
Senior Consultant

DIVISION 00 – PROCUREMENT AND CONTRACTING REQUIREMENTS

00 01 01	COVER
00 01 02	OWNERSHIP OF DOCUMENTS
00 01 10	TABLE OF CONTENTS
00 01 15	LIST OF DRAWINGS

DIVISION 01 – GENERAL REQUIREMENTS

01 23 00	ALTERNATES
01 30 01	PROJECT ADMINISTRATION
	PRECONSTRUCTION DAMAGE REPORT
	DAILY PROGRESS REPORT
	SAMPLE BAR CHART SCHEDULE
	SAMPLE GRAPHIC SCHEDULE AND SEQUENCE PLAN
01 33 24	SCHEDULE OF PRE-JOB SUBMITTALS
01 35 13	SPECIAL PROJECT PROCEDURES
01 35 24	CONSTRUCTION PROJECT SAFETY
01 78 36	WARRANTIES

DIVISION 02 – EXISTING CONDITIONS

02 41 20	ROOF DEMOLITION AND CLEANUP
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DIVISION 07 – THERMAL AND MOISTURE PROTECTION

07 57 13.03	FLUID APPLIED REINFORCED ACRYLIC COATING
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R0.01	TITLE SHEET
R0.02	SUMMARY OF WORK
R1.01	COATING PLAN - SECTIONS D3 AND U1
SM-2P-XE	DETAILS
SD-TB1	DETAILS
SD-SBF1	DETAILS
RM-DS1	DETAILS
SD-P1	DETAILS
SD-P2	DETAILS

PART ONE – GENERAL**1.01 Description**

- A. The Bidding Documents define work to be priced separately as Alternate Bid(s).
- B. The proposed contract sum shall be expressed as Base Bid item(s) to be modified by adding or deducting the Alternate Bid item(s), as indicated in the section and on the bid form.
- C. Alternates shall include associated materials, installation, labor, equipment, delivery, taxes, insurance, services, overhead, and profit.

1.02 Related Documents

- A. Refer to the Contract Agreement, Instructions to Bidders, Bid Form, Specifications and Drawings for information related to Alternates and performance of the associated work.

1.03 Award of Alternates

- A. If the Owner elects to proceed on the basis of one or more of the described Alternates, make all modifications to the work required to furnish and install the selected Alternate or Alternates to the approval of the Owner's Representative and at no additional cost to the Owner other than as proposed on the Bid Form.
- B. The Owner will reserve the right to accept any or all Alternate Bid items after the initial contract award and modify the contract by change order; to increase or decrease the contract sum and/or contract schedule accordingly.
- C. If delayed award of an associated Alternate causes a legitimate and unforeseen increase in the Contractor's cost, the Contractor shall notify the Owner in writing and provide backup documentation for consideration as part of the change order proposal process.
- D. Where the Base Bid schedule will be extended or decreased by the acceptance of Alternate Bid(s) by the Owner, associated modifications to the construction schedule and duration will be the essence of the Contract.

1.04 Coordination

- A. Immediately after award of the Contract or as soon thereafter as the Owner has decided which, if any, Alternates will be selected, thoroughly and clearly advise all necessary personnel and suppliers as to the nature and extent of Alternates selected by the Owner.

1.05 Alternates

- A. Alternate Bid No. 1: Install a reinforced acrylic coating system on Section D3 (Ballroom) as specified.

This Alternate Bid shall modify the Base Bid.

PART TWO – PRODUCTS

2.01 Not Used

PART THREE – EXECUTION

3.01 Not Used

- End of Section -

PART ONE – GENERAL**1.01 Description**

- A. This section outlines the administrative procedures and requirements in effect under this contract. The Contractor shall advise all their administrative personnel, field personnel, and subcontractors of the requirements of this section.
- B. If a given requirement of this section contradicts a requirement of any Owner-furnished Division 00 or 01 documents, the Owner-furnished requirement take precedence.

PART TWO – PRODUCTS**2.01 No products are required in this section.****PART THREE – EXECUTION****3.01 Project Meetings**

- A. Preconstruction Meeting
 - 1. Preconstruction meeting will be scheduled within 14 days after the Owner has issued notice to proceed. Attendance by authorized representatives of the Contractor and all major subcontractors is required. The Owner's Representative will advise other interested parties and request their attendance, unless the specifications assign this responsibility to others.
 - 2. Minimum Agenda – Review and discuss the following:
 - a. Introduce Representatives of the Owner, Consultant, Contractor, subcontractors, and Manufacturer
 - b. Organizational arrangement and responsibilities of Contractor's and subcontractor's personnel
 - c. Channels and procedures for communication
 - d. Contractor's preliminary construction schedule including bar chart schedule, graphic schedule and sequence plans, and critical path items
 - e. Owner-furnished scope of work and/or coordination items that require action by Owner's Representative
 - f. Scheduling of project meetings
 - g. Status of submittals, shop drawings and other data submitted to the Owner for review
 - h. Invoicing procedures, schedule of values, unit prices, and quantity allowances
 - i. Contractor's daily reports and unit price work tracking/verification
 - j. Processing of field decisions, change directives, and change orders

- k. Rules and regulations governing performance of the work
 - l. Logistics, staging, access, parking, protection, rain day activities, interior responsibilities, and other related matters
 - m. Procedures for safety and first aid, security, emergency procedures, housekeeping, and other related matters
 - n. Manufacturer inspections and quality control
 - o. Final inspection and project closeout
 - p. Review project scope, including project manual, addenda, and drawings
 - q. Address questions or clarifications regarding the project
- B. Progress Meetings
- 1. Progress meetings may be requested by the Owner, Consultant, or Owner's Representative as necessary for proper execution of the contract. Bid shall assume reoccurring weekly meetings throughout the project's duration. Unless reoccurring meetings are scheduled, meeting requests will be made at least 5 business days in advance.
 - 2. Unless otherwise approved by the Owner's Representative, the Contractor shall assign the same person or persons to represent the Contractor and major subcontractors at project meetings throughout progress of the work. Subcontractors, material suppliers, and others may be invited to attend those project meetings in which their aspects of the work are involved.
 - 3. Typical Agenda
 - a. Review, revise as necessary, and approve minutes of previous meeting.
 - b. Review progress of the work since last meeting including bar chart schedule and graphic schedule and sequence plans.
 - c. Identify problems that impede planned progress and critical path, if applicable.
 - d. If necessary, discuss Contractor's recommended strategy and corrective measures to complete the work within the timeframe set forth in the contract agreement.
 - e. Review and plan future activities, including coordination by Owner's Representative and/or Contractor.
 - f. Review status and deadlines for administrative processes.
 - g. Review any outstanding action items and establish procedures and dates for resolution.
 - h. Complete other current business.
 - 4. The proceedings of these meetings will be recorded by the Owner's Representative and distributed to meeting attendees and other project team members.

5. The Owner's Representative conducting meetings, recording and distributing meeting minutes on behalf of the Owner will not be construed as coordinating or scheduling Contractor's work.

3.02 Submittals

A. Submittal Requirements

1. Transmit each submittal with transmittal letter indicating date, project title, project number, Contractor's name and address and description of content.
2. Required submittals are listed in Section 01 33 24 – Schedule of Pre-Job Submittals.
3. Submittal requirements are found here and in the technical sections of the specifications. Contractor shall complete submittals as required by the Contract Documents and revise and resubmit as necessary to establish compliance with the specified requirements.
4. Prior to each submittal, Contractor shall carefully review and coordinate all aspects of each item being submitted, and check each submittal to verify conformance with the requirements of the Contract Documents. Certify this coordination has been performed by affixing the Contractor's review stamp and signature to each submittal.
5. Contractor shall electronically transmit submittals to the Owner's Representative, as Portable Document Format (PDF) files. **Contractor shall not secure or password protect electronic files.**
6. Submittals shall be organized in the Portable Document Format (.pdf) file with a divider page for each section of the specifications, as indicated on the schedule of pre-job submittals. All submittals required under each tab shall be placed in the same order as indicated on the schedule. The Contractor's transmittal letter shall be provided as the first page of the document.
7. Delays caused by tardiness in receipt of submittals, or caused by not providing submittals in the specified format, will not be an acceptable basis for extension of the contract completion date.
8. Review by the Owner's Representative will not be construed as a complete check but only that the general method of construction and detailing is satisfactory. Review will not relieve the Contractor from responsibility for errors that may exist.
9. The Owner reserves the right to delay the project start and/or withhold payment until pre-job submittals are complete and reviewed.

B. Submittal Schedule

1. Contractor shall transmit submittals allowing the Owner's Representative 14 calendar days of review time. All submittals shall be made far enough in advance of scheduled dates for installation to provide all time required for reviews, for possible revisions and resubmittals, and for placing orders and securing delivery.

C. Shop Drawings and Coordination Drawings

1. Submitting shop drawings is a project requirement. Shop drawings are required for:
 - a. Any proposed deviations from project drawings (submittal does not constitute approval). Clearly mark all such deviations as "proposed change to Contract Documents."

D. Manufacturer's Literature

1. Submit Manufacturer's literature for materials being incorporated into the work. Where contents of submitted literature from Manufacturer include data not pertinent to the submittal, clearly indicate which portion of the contents is being submitted for review.

E. Notice of Award/Guarantee Application

1. Submit copy of notice of award or guarantee application to the roof system Manufacturer and accessory Manufacturers, as required to deliver all specified warranties.
 - a. All project information shall be accurately and completely filled out by the Contractor, and shall be based on the specified requirements.
 - b. Roof section identification references (e.g. numbering or lettering tags) shall match those referenced in the Contract Documents so the Manufacturer's records and final warranty documents are properly coordinated with the project areas.
 - c. Benchmark, Inc. shall be noted as the designer of record where this information is requested on the Manufacturer's forms.
2. When available, submit written approval of notice of award or guarantee application from the Manufacturer(s).
 - a. Prior to submitting this information to the Owner's Representative for review, Contractor shall review for conformance with the requirements of the Contract Documents and coordinate the revision of any deviations.

F. Substitutions

1. Do not substitute alternative products, equipment, or installation procedures unless allowed by the Contract Documents, and then only after the Owner's Representative has provided written authorization.
2. Evaluation of proposed substitutions will be based on the standards of quality established in the Contract Documents. If standards are not referenced, then the current published standards by the Manufacturer of the basis of design product shall be used for comparison of proposed substitutions.
3. As part of any proposed substitution, the Contractor shall furnish a detailed and complete analysis and comparison of the proposed product(s) and/or system(s) to the associated basis of design product(s) or system(s).

4. Substitutions shall be proposed during the project bidding process, at least seven days prior to the established bid due date. No guarantee of approval of any proposed substitutions is implied, unless documented by an Addendum to the Contract Documents during the bidding process.
5. Where the phrase "or equal" or "or Owner approved equal" occurs in the Contract Documents, do not assume alternative materials, equipment, or installation procedures will be approved as equal, unless the Owner's Representative has authorized the substitution.
6. The decision of the Owner's Representative will be final.

G. Contact/Subcontractor List

1. Submit contact list to the Owner's Representative.
2. The contact list shall include the following information for the Contractor and all subcontractors:
 - a. Trade
 - b. Company Name and Address
 - c. Project Manager
 - d. Field Supervisor
 - e. Safety Manager
 - f. Telephone Numbers
 - g. E-mail Addresses
 - h. Two 24-Hour Emergency Contact Phone Numbers
 - i. Safety Director 24-Hour Emergency Contact Phone Number

H. Building Permit

1. The Contractor shall secure a building permit and arrange for all applicable third-party services and inspections required by authorities having jurisdiction. The Contractor shall deliver to the Owner a copy of the final approval of the permit.
2. If a building permit is not necessary, the Contractor shall provide a letter of explanation with the project submittals, with supporting documentation from authorities having jurisdiction.

I. State License

1. Submit photocopy of Contractor's and Subcontractors' State Licenses.
2. If the state in which the project is located does not license Contractors, the Contractor shall provide a letter of explanation with documentation.

J. Payment Application and Schedule of Values

1. Submit proposed payment application and schedule of values to be used in project invoicing.
2. Payment application shall be provided on AIA Document G702, unless otherwise directed or approved by the Owner.
3. Schedule of values shall be provided on AIA Document G703, unless otherwise directed or approved by the Owner.
4. Schedule of values shall itemize the following, at a minimum (the total of all items shall equal the contract sum):
 - a. Project Administration (submittals, Manufacturer support services, warranties, reporting, and closeout)
 - b. Mobilization and Safety
 - c. Roofing Materials
 - d. Demolition and Disposal (Itemize by Roof Section)
 - e. Roofing Construction (Itemize by Roof Section)
 - f. Demobilization and Final Cleanup
 - g. Individually list all Subcontracts and Value for Each
 - h. Individually list all Quality Allowances and Value for Each (Itemize by Roof Section if requested by the Owner's Representative)
 - i. Individually approved Contract Change Orders and Value for Each

K. No Asbestos Statement

1. Contractor shall submit on letterhead, a written statement certifying that no products containing asbestos or asbestos-related materials will be used on this project. Include date, project, and project number on statement.

L. Preconstruction Damage Report

1. Prior to beginning the contract work, the Contractor shall inspect the site with the Owner and document any pre-existing damage to the interior and exterior. Report shall be generated using the form provided.

3.03 Review and Transmission of Submittals**A. The Owner's Representative will review all submittals and indicate the following on the Schedule of Pre-job Submittals:**

1. "No Exceptions" This notation indicates the Contractor may proceed with fabrication or purchase of the item.

2. "Make Corrections Noted" This notation indicates the submittal is considered to be complete, if the Contractor agrees with and makes the noted corrections. If the Contractor does not agree with the noted corrections and wishes to make other changes not contemplated in the first review, then resubmittal is required. Otherwise, resubmittal is not required.
 3. "Revise and Resubmit" Contractor shall make indicated changes necessary to comply with Contract Documents and review notes, and then resubmit. Make resubmittals as required prior to fabricating or purchasing items.
 4. "Rejected" Submittal does not comply with Contract Documents. Review project requirements and resubmit item. Make resubmittals as required prior to fabricating or purchasing items.
- B. The Owner's Representative will electronically transmit the reviewed submittals to the Contractor and owner, with comments made accordingly.
- C. Make all revisions required by the Owner's Representative. If the Contractor considers any required revision to be a change, the Owner's Representative shall be notified as provided for under "Changes" in the Owner-Contractor Agreement.
- D. Show each drawing revision by number, date, and subject in a revision block on the drawing, make only those revisions directed by the Owner's Representative.
- E. When the submittal process has been completed for a given item, resubmittal for substitution of materials, equipment, or installation procedure will not be considered, unless accompanied by an acceptable explanation as to why the substitution is necessary.

3.04 Construction Scheduling

- A. To assure adequate planning and execution of the work so the work is completed within the number of calendar days allowed in the contract, and to assist the Owner in evaluating the progress of the work, prepare and maintain the schedules and reports described in this section.
- B. Definitions
1. "Day" used throughout the contract, unless otherwise stated, means "calendar day."
- C. If any activity is not completed on or before the stated scheduled date, the Owner's Representative will have the right to order the Contractor to expedite completion of the activity by whatever means the Owner deems appropriate and necessary, without additional compensation to the Contractor.
- D. If any activity is 30 or more days behind schedule, the Owner will have the right to perform the activity or have the activity performed by whatever means the Owner deems appropriate.
- E. Costs incurred by the Owner, Owner's Representative, or Consultant in connection with expediting construction activity under this article may be deducted from the contract sum by the Owner.
- F. It is expressly understood and agreed that failure by the Owner to exercise the option to either order the Contractor to expedite an activity or to expedite the activity by other means will not be considered precedent-setting for any other activities.

G. Construction Schedule Submittal

1. As part of the pre-job submittal process, develop and submit a preliminary construction schedule, which shall consist of a bar chart schedule and coordinated graphic schedule and sequence plans. This submittal will be used as the basis for discussion at the preconstruction meeting.
2. The bar chart schedule format shall sequentially list all key activities in rows (from top to bottom), with all calendar days listed in columns (from left to right).
3. A complete list of activities shall be provided for each roof section in the project scope, arranged in the proposed sequence of completion.
4. Activities shown on the bar chart schedule shall include, but are not necessarily limited to:
 - a. Submittals, shop drawings, and samples, and 14 calendar day review period by Owner's Representative.
 - b. Preconstruction meeting
 - c. Procurement of equipment and materials
 - d. Project mobilization and safety setup
 - e. Interior protection
 - f. Roof construction
 - g. Sheet metal
 - h. Miscellaneous work
 - i. Final cleanup
 - j. Substantial completion
 - k. Final inspection by Manufacturer
 - l. Final inspection by Owner and Owner's Representatives
 - m. Punch list completion
 - n. Project closeout/warranties
 - o. Final completion
5. Provide a graphic schedule and sequence plan, coordinated with the bar chart schedule, depicting the Contractor's planned daily progress of the work. Plan shall be provided on roof plans from the Contract Documents or an aerial image.
6. Refer to Sample Bar Chart Schedule and Sample Graphic Schedule and Sequence Plans after this section, for acceptable formats and additional requirements.

7. Following the preconstruction meeting, Contractor shall revise the bar chart schedule and graphic schedule and sequence plans within seven business days, and resubmit to the Owner's Representative. Following review, Contractor shall distribute the schedule to all interested parties.
8. Contractor shall update and distribute bar chart schedule and graphic schedule and sequence plans on a weekly basis, with submittals occurring on the day of week requested by the Owner's Representative. If the progress of the work does not vary from the prior issuance of the schedule, the prior schedule may be re-dated and resubmitted. If the progress of the work varies from the prior schedule, the updated submittal shall depict and describe the Contractor's plan to complete the work either on or before the contract completion date, including excusable delays as allowed by the terms of the Contract Agreement.
9. The Owner reserves the right to withhold payment for failure to submit specified schedule information.

3.05 Changes to the Work

- A. All changes to the work shall be documented with Change Directives, approved in writing by the Owner, Contractor, and Roofing Consultant (Owner's Representative).

3.06 Project Closeout

- A. Project Completion
 1. When the Contractor is complete, Contractor shall:
 - a. Submit written certification to the Owner through the Owner's Representative that the project, or designated portion of the project, is complete and ready for inspection.
 - b. Submit list of major items to be completed or corrected.
 - c. Submit written certification that the Manufacturer has inspected the roof and that it complies with all provisions for issuance of the warranty.
 2. Owner and/or Owner's Representative will make an inspection within 10 days after receipt of certification. Contractor shall provide access to all roofs for inspection, where a permanent means of access does not exist.
 3. If Owner's Representative considers the work to be complete:
 - a. Owner's Representative will prepare and submit to Contractor a Completion Punch List, listing all items to be completed or corrected as determined by the inspection.
 - b. Contractor shall then complete work listed for completion or correction, sign the Completion Punch List forms, and return one signed hard copy or an electronically transmitted Portable Document Format (.pdf) file to the Owner's Representative.

4. If Owner's Representative considers the work not to be complete:
 - a. The Owner's Representative will notify Contractor in writing stating reasons.
 - b. Contractor shall then complete work and send second written notice to Owner's Representative certifying that the project is complete.
 - c. Owner's Representative will reinspect work within 10 calendar days after receipt of certification. Contractor shall provide access to all roofs for inspection, where a permanent means of access does not exist. Consultant (Owner's Representative) will then prepare and submit to Contractor a completion punch list.
 - d. Contractor shall then complete work listed for completion or correction, sign the Completion Punch List forms, and return one signed hard copy or an electronically transmitted Portable Document Format (.pdf) file to the Owner's Representative.

B. Completion Inspection

1. At the discretion of the Owner and the Owner's Representative, the Owner's Representative may make a final inspection within 10 calendar days after receipt of the signed Completion Punch List. Contractor shall provide access to all roofs for inspection, where a permanent means of access does not exist.
2. If Owner's Representative considers the work to be finally complete in accordance with the requirements of the contract documents, Owner's Representative will request Contractor to make project closeout submittals.
3. If Owner's Representative does not consider the work to be finally complete:
 - a. Owner's Representative will notify Contractor in writing stating reasons.
 - b. Contractor shall take immediate steps to remedy the stated deficiencies and shall send written notice to Owner's Representative certifying that work is complete.
 - c. Owner's Representative will reinspect work within 10 calendar days after receipt of certification. Contractor shall provide access to all roofs for inspection, where a permanent means of access does not exist.

C. Reinspection Costs

1. If Owner's Representative is required to perform a second (or subsequent) inspection(s) because of failure of work to comply with certifications of Contractor, Owner will deduct amount for additional inspection services from final payment to Contractor.

D. Closeout submittals shall be one hard copy, or an electronically transmitted Portable Document Format (.pdf) file consisting of the following:

1. Warranties, Manufacturer's punch lists, documentation of punch list completion, and Manufacturer's current published roof maintenance directives as specified in Section 01 78 36 - Warranties.
2. AIA G706 – Contractor's Affidavit of Payment of Debts and Claims.

3. AIA G706A – Contractor's Affidavit of Release of Liens, including supporting documentation from the Contractor, subcontractors, suppliers, and others who may have lien rights against the Owner.
4. Evidence of payment and release of liens from the Contractor, subcontractors, and suppliers.
5. AIA G707 – Consent of Surety to Final Payment.
6. Evidence that the jurisdictional authorities that issued permits have accepted the project and closed-out the respective permits.
7. Final adjustment of accounts including:
 - a. Original contract sum
 - b. Additions and deductions resulting from (if applicable):
 - 1) Previous Change Orders
 - 2) Adjustment of Contract Allowances
 - 3) Other adjustments
 - 4) Deductions for uncorrected work
 - 5) Deductions for reinspection payments
 - 6) Deductions for actual damages
 - c. Total contract sum as adjusted
 - d. Previous payments
 - e. Sum remaining due
- E. Owner's Representative will prepare final Change Order, reflecting approved adjustments to contract sum not previously made by Change Order.
- F. Final Application for Payment
 1. Contractor shall submit final application in accordance with conditions of the contract.

- End of Section -

PRECONSTRUCTION DAMAGE REPORT

Project: Reno-Sparks Convention Center
2022 Roof Refurbishment Project
Sections D3 (Ballroom) and
U1 (Hall 4 and 5)
4590 S. Virginia Street
Reno, Nevada 89052

Contractor:

Project No.: 22RENRENOR012C

Date: _____

Owner: Reno-Sparks Convention and Visitors
Authority
Reno-Sparks Convention Center
4590 S. Virginia Street
Reno, Nevada 89052

Anticipated
Start Date: _____

Upon inspection of the above-mentioned premises, we are in agreement that existing visible damage to the facility consists of the following: (Itemize damages, listing item descriptions, quantities, locations, and extent of damages. Provide photo or video documentation where appropriate and authorized by the Owner).

INTERIOR:

EXTERIOR:

The above-mentioned items should be excluded from any future claims for damages related to the construction project.

OWNER:

CONTRACTOR:

Date: _____

Date: _____

Photo or video documentation provided ☐ Yes ☐ No

DAILY PROGRESS REPORT

Project: Reno-Sparks Convention Center
2022 Roof Refurbishment Project
Sections D3 (Ballroom) and
U1 (Hall 4 and 5)
4590 S. Virginia Street
Reno, Nevada 89052

Date:

Day: S M T W TH F S

Project No.: 22RENRENOR012C

Weather: CLEAR P/C OVERCAST RAIN FOG

Owner: Reno-Sparks Convention and
Visitors Authority
4590 S. Virginia Street, Suite 100
Reno, Nevada 89052

Temperature: 0-31 32-40 41-60 61-80 81-100 100+

Wind: STILL LIGHT MODERATE HIGH

Humidity: DRY LIGHT MODERATE HUMID

Entity	Trade	Hours Worked	Start Time	Stop Time
[General Contractor]	[e.g. Roofing Contractor]			
[Subcontractor A]	[e.g. Roof Preparation]			

Type of Roof System: _____

Roof Section(s) Worked on: _____

Materials Delivered Today: _____

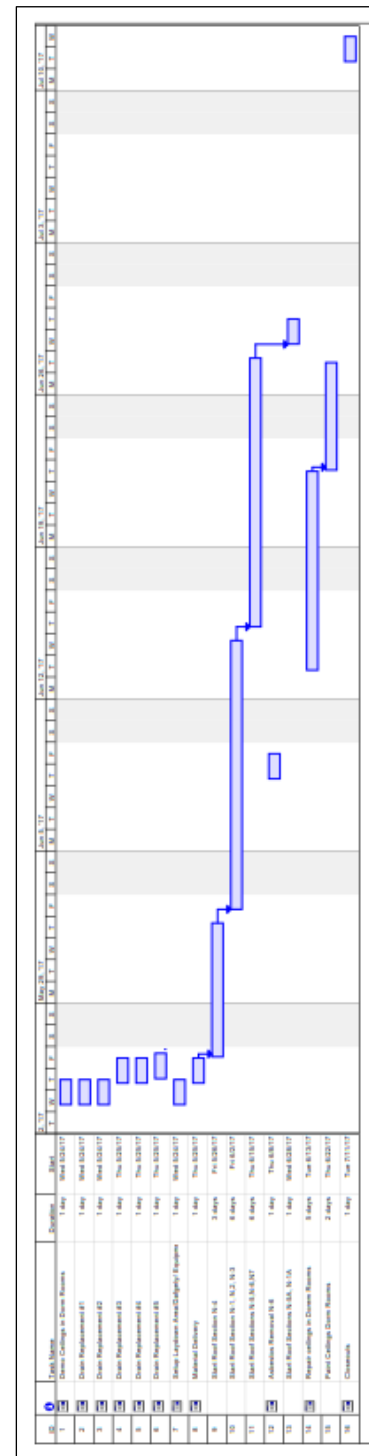
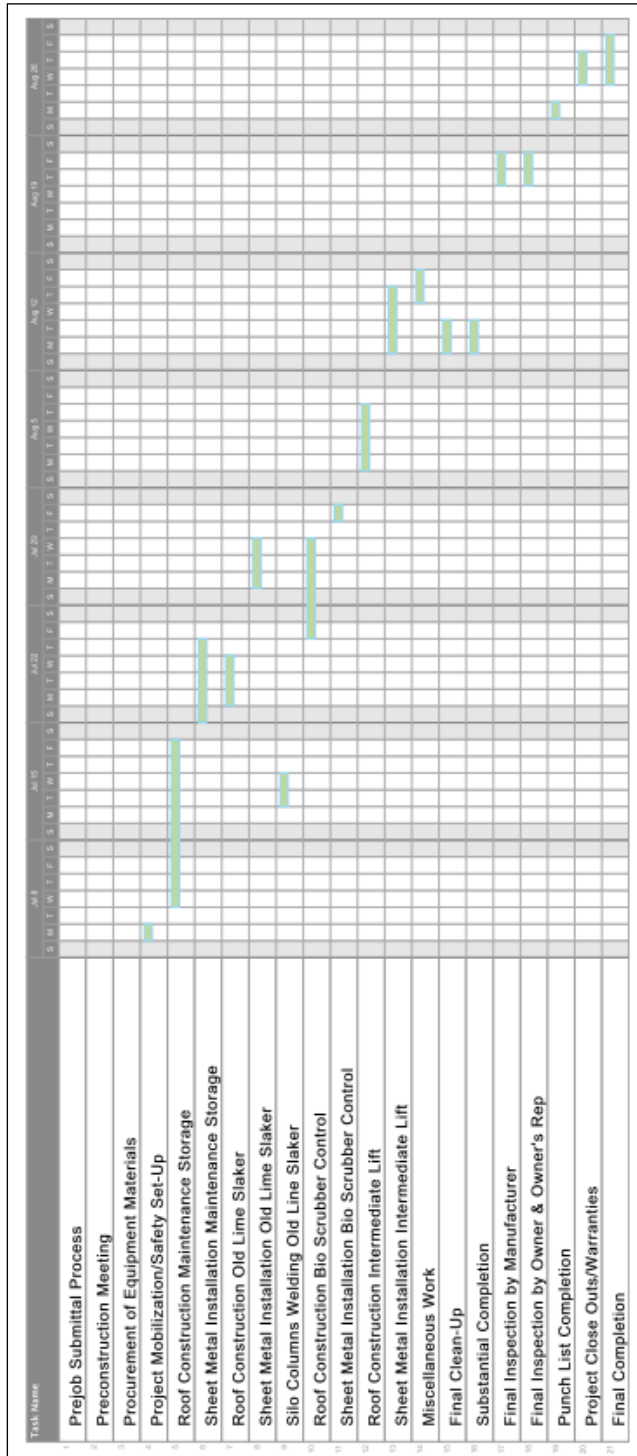
Total Squares Installed Today: _____

Comments: _____

By: _____

Title: _____

SAMPLES: BAR CHART SCHEDULE



Miscellaneous Bar Chart Schedule Requirements:

1. At a minimum, schedule shall list all specified activities for each roof section.
2. Activities shall closely match the scope of work for each roof section.
3. Coordinate bar chart schedule with graphic schedule and sequence plan.
4. Contractor shall revise and resubmit on a weekly basis to reflect any changes to the project schedule and/or work sequence.
5. If requested by the Owner's Representative, the Contractor shall post a copy of the current schedule for reference by the project team, in a mutually agreed upon location.

SAMPLE: GRAPHIC SCHEDULE AND SEQUENCE PLAN



Miscellaneous Graphic Schedule and Sequence Plan Requirements:

1. Roof plans from Contract Documents or an aerial image shall be used as background.
2. Projects with multiple phases shall have one plan provided for each individual phase.
3. Daily production areas shall be marked DAY 1, DAY 2, etc. so the information remains relevant in the event of weather delays and/or weekend work.
4. Contractor shall revise and resubmit on a weekly basis to reflect any changes to the project schedule and/or work sequence.
5. If requested by the Owner's Representative, Contractor shall post a full-sized copy of the current schedule and sequence plan for reference by the project team, in a mutually agreed upon location.

PROJECT NO.: 22RENRENOR012C

PROJECT: Reno-Sparks Convention Center
2022 Roof Refurbishment Project
Sections D3 (Ballroom) and U1 (Hall 4 and 5)
4590 S. Virginia Street
Reno, Nevada 89052

CONTRACTOR: _____

SUBMITTED BY: _____

DATE: _____

SUBMITTAL NO: _____

This review is only for general conformance with the design concepts and information given in the Contract Documents, and does not relieve the Contractor of responsibility for conformance with the Contract Documents and applicable Codes; all of which have priority over the submittals. Contractor shall be responsible for accuracy and completeness of submitted information. Corrections or comments made on the submittals by the reviewer do not relieve the Contractor from being responsible for compliance with the Contract Documents. Review of a specific item does not constitute review of an assembly of which the item is a component. The Contractor is responsible for dimensions to be confirmed and correlated at the job site; for information that pertains solely to the fabrication process or to means, methods, techniques, sequences, and procedures of construction; for coordination of the work of all trades; and performing all work in a safe and satisfactory manner.

REVIEWED BY: _____

DATE: _____

NOTES:

1. Contractor shall submit transmittal letter and all items listed in the schedule in accordance with Section 01 30 01 - Project Administration, allowing 14 days for review by the Owner's Representative.
2. Contractor shall clearly indicate which information on each submittal is pertinent to the project.
3. Contractor shall refer to Section 01 30 01 - Project Administration and submittal requirements in each specification section for additional information.

General Information		Transmittal No.					Action			
Specification Section	Submittal	"X" If Included					No Exceptions	Make Corrections Noted	Revise and Resubmit	Rejected
		1	2	3	4	5				

ARTICLES XI AND XII**Performance Bond, Payment Bond and Bid Bond / General Terms and Conditions**

Copy of Performance Bond										
Copy of Labor and Material Payment Bond										
Copy of Certificate of Insurance										

DIVISION 01 - GENERAL REQUIREMENTS**01 30 01****Project Administration**

Notice of Award or Guarantee Application to Roof Manuf.										
Roof Manufacturer's Approval of NOA or Guarantee App.										
Contact/Subcontractor List										
Building Permit										
Copy of Contractor's State License										

General Information		Transmittal No.					Action			
Specification Section	Submittal	"X" If Included					No Exceptions	Make Corrections Noted	Revise and Resubmit	Rejected
		1	2	3	4	5				

Proposed Schedule of Values										
Bar Chart Schedule										
Coordinated Graphic Sequence and Schedule Plans										
No Asbestos Statement										
Preconstruction Damage Documentation										

01 35 24

Construction Project Safety

Pre-Job Site Safety Plan/Assessment										
Safety Data Sheets										

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

07 57 13.02

Fluid Applied Reinforced Acrylic Coating

List of Materials										
Manufacturer's Recommended Installation Methods										

PART ONE – GENERAL**1.01 Description**

- A. This section is intended to assure adequate planning and execution of the project, to maintain proper facility security and to assist the Owner with eliminating workplace hazards, production disruptions, product damage, and inconvenience.
- B. The Contractor shall advise all administrative and field personnel, Subcontractors, and material suppliers of the requirements of this section.
- C. Any delays experienced due to the Contractor's negligence in providing proper notifications and coordination shall be at the Contractor's expense.
- D. If any conflict should arise over a specific provision of this section, the Owner's decision shall be final.
- E. Coordinate the requirements of this section with related requirements specified elsewhere in the Contract Documents. Immediately inform the Owner's Representative of any conflicts.
- F. Refer to related information on the drawings.

1.02 Qualifications of Project Supervisors

- A. Individuals supervising the work included in this specification section shall be competent and qualified persons.
- B. Contractor shall have a foreman or superintendent present on the project site throughout the entire construction project, who is fluent in the English language (both written and verbal), and is capable of clear communications with all crew members, tenants, and Owner's Representatives.

PART TWO – PRODUCTS**2.01 Not Used****PART THREE – EXECUTION****3.01 Coordination with Facility Operations**

- A. The Contractor shall note that the building will be occupied and in use at all times during this work. The Contractor shall provide and maintain all OSHA or Owner required danger signs, guards, and/or obstructions necessary to protect the public and workers from dangers associated with the work.
- B. Coordinate all work throughout the duration of the project as to minimize disruption of facility operations.
- C. Schedule and coordinate all aspects of the work to maintain the building in a totally watertight condition, no exceptions.
- D. Contractor shall provide a minimum of 48-hours notice for all activities requiring coordination or action on the part of the Owner or Owner's Representative.

3.02 Temporary Facilities and Utilities

- A. Temporary facilities provided by the contractor shall include, but are not limited to:
 - 1. Utilities such as heat, water, electricity, and telephone as required.
 - 2. Contractor's facilities.
 - 3. Temporary sanitary facilities.
- B. Project Requirements
 - 1. Contractor shall furnish all required electricity.
 - 2. The on-site project supervisor shall carry a reliable cellular phone on the project site at all times.
 - 3. Contractor shall provide temporary sanitary facilities in the quantity required for use of all personnel. Maintain in a sanitary condition at all times.
- C. Maintain all temporary facilities and controls as long as needed for the safe and proper completion of the work.

3.03 Staging Areas

- A. Contractor shall perform all material storage and staging activities within those locations approved by the Owner's Representative.
- B. Staging area(s) shall be at the west end of the facility in the parking lot and where approved by the Owner.
- C. Contractor shall barricade all adjacent road areas. Contractor shall prohibit traffic on all adjacent road areas. At the Owner's discretion, any damage to adjacent road areas caused by the Contractor shall be repaired by an approved applicator at no additional cost to the Owner.
- D. All roads and doorways shall remain open, unless approved otherwise by the Owner's Representative.
- E. Contractor shall not block access to dumpsters, and shall maintain safe clearance from all equipment, tanks, and valves.
- F. Contractor shall implement measures to protect the staging areas from damage. At the Owner's discretion, any damage to staging areas caused by the Contractor shall be repaired to match the pre-existing conditions at no additional cost to the Owner.
- G. Furnish and install continuous 6' chain link fencing around all ground level staging areas, equipment, and materials.
- H. When approved by the Owner's Representative, building entrances shall be blocked-off when pedestrians could be endangered by the overhead construction activities or adjacent ground level staging operations. Where blocking of entrances is not approved, provide alternative pedestrian protection as approved in advance by the Owner's Representative.

3.04 Minimum Roof Protection Requirements

- A. At a minimum, Contractor shall install temporary 3/4" plywood walkways over moisture resistant insulation on all roof areas where equipment, materials and/or personnel are loaded onto the recently installed coating system

3.05 Roof Damage Control

- A. Contractor shall be responsible for protection of new and existing roof surfaces from construction traffic damage. Contractor shall be responsible to implement additional roof protection and related activities as they may deem necessary to prevent construction-related damage.
- B. Contractor shall inspect all areas on a daily basis, and repair any areas of damage before leaving the job site that day.
- C. Contractor shall be responsible for damage to the roof system caused by cleaning and preparation procedures such as, but not limited to, power washing.

3.06 Access and Logistical Requirements

- A. Protect the building from staining and damage where hoisting operations occur.
- B. Roof access for Contractor's personnel shall be via interior stairwell and roof hatch.
- C. If a crane is used, blocking of the street may be required. Bidders shall research associated permit requirements, barricade/traffic control procedures, pedestrian protection, and time restrictions. All applicable costs shall be included in the Contractor's bid.
- D. Provide protection and cleaning of all stairwells, hallways, floor surfaces, and any other areas approved for access.
- E. Contractor employees shall be required to wear clean footwear whenever inside the building.
- F. The Owner reserves the right to revoke interior access privileges if Contractor fails to maintain housekeeping or observe other Owner requirements. If interior access privileges are revoked, the Contractor shall provide alternative means of access to work at no additional cost to the Owner.
- G. The use of Owner's facilities, such as the cafeteria or washrooms will not be allowed.
- H. Roofing personnel shall not enter the building, except to perform their contractual duties, or where approved by the Owner to access the roof.
- I. Roof access shall be as approved by the Owner.
- J. Contractor shall protect and properly barricade all access and staging areas.
- K. Contractor shall only park in the Owner-approved areas.

3.07 Work Hours

- A. Work hours shall be approved by the Owner.

3.08 Security Requirements

- A. All workers shall sign in and out at the designated security station, prior to accessing the facility and before leaving the site.
- B. All workers shall present a photo ID when signing in.
- C. Personal belongings brought on site will be subject to search by security personnel at any time.

3.09 Rain Day Activities

- A. The Contractor shall visit the project site on all rain days and make all necessary corrections to ensure watertightness of the building and roof system, and proper protection of all materials.
- B. The Contractor's representative shall contact the Owner's Representative prior to leaving the project site on such days.

3.10 Labor Forces and Completion of Work

- A. The project shall be fully staffed with qualified and trained personnel at all times.
- B. Once established, the crew size shall not be reduced by more than 20 percent without prior approval of the Owner.
- C. All work shall be completed within two weeks of the last day of field membrane installation, and before the required completion date.

3.11 Employee Conduct

- A. All Contractor employees shall conduct themselves in a professional manner at all times.
- B. Tobacco use, including smoking, e-cigarettes, or chewing tobacco, shall not occur on the roof or in the facility. Comply with Owner's requirements with respect to tobacco use in all other areas of the Owner's property.

- End of Section -

PART ONE – GENERAL**1.01 Description**

- A. Work Included: To assure the work site environment is safe for the employees of all Contractors, Subcontractors, Consultants, Manufacturer's Representatives, Owner's Representatives, and building occupants, this section has been written to identify and emphasize the importance of safe working conditions. If any conflict arises over a specific provision or rule, the laws and rules governing that specific location shall be followed.
- B. The Contractor shall be solely responsible for construction project safety.

1.02 Related Work

- A. Additional safety-related items may be found elsewhere in the contract documents.

1.03 Standards

- A. Standards: Comply with all pertinent standards specified in the contract documents, including those listed below. If the building code references a specific edition or revision of an individual standard, then comply with that edition or revision. Otherwise, comply with the latest published edition or revision available on the date the Contractor submits its price proposal to the Owner.
 - 1. Occupational Safety and Health Act of 1970.
 - 2. State, County, and City requirements, as applicable.

1.04 Quality Assurance

- A. Per OSHA 29 CFR 1926.20(b), the Contractor shall make frequent and regular job site safety inspections to ensure compliance with all applicable standards and site-specific safety requirements.
- B. The first inspection shall be performed no later than the first week of the project. After the first inspection, subsequent inspections shall be performed a minimum of every 30 days, or as required by the standard.
- C. A qualified person designated by the Contractor, who has the authorization to take prompt corrective measures, shall perform all inspections. This may be an employee of the Contractor or a Subcontractor. Proof of the qualified person's education, training, and qualifications must be provided for verification, upon the request of the Owner's Representative.
- D. The Contractor's qualified person making safety inspections shall prepare a report for each job site safety inspection. The Contractor shall submit each report to the Owner's Representative within five calendar days of the inspection.
- E. Contractor shall have sole responsibility for maintaining the job site in compliance with all applicable regulations, Owner requirements, and the Contractor's pre-job site safety plan/assessment. This responsibility shall apply whether or not the Owner or Consultant is present on the job site.

- F. Contractor shall appoint a competent person to be present at all times on the project site, who shall have authority to make decisions regarding safety and health issues on the Contractor's behalf. The competent person shall speak fluent English, and must be able to communicate with Contractor's employees, Subcontractor's employees, and Owner's employees.
- G. The Contractor's competent person, Owner, or Owner's Representative shall all have the authority to stop any witnessed unsafe work practices.
- H. At a minimum, Contractor shall maintain Safety Data Sheets (SDS) at the job site in accordance with OSHA requirements.
- I. One full copy of SDS shall be located on the roof, in addition to other copies that the Contractor maintains on site.

1.05 Submittals

- A. Contractor shall submit a pre-job site safety plan/assessment, which is prepared by the Contractor's qualified safety professional. This plan/assessment shall outline specific safety considerations for each individual section or level of roof included in the project. Examples of items that shall be included in the safety plan/assessment include:
 - 1. Laydown/staging areas
 - 2. Crane/hoist
 - 3. Setup/material storage
 - 4. Fall protection
 - 5. Skylights and roof openings
 - 6. Hot work/fire protection
 - 7. Pedestrian/vehicular safety
 - 8. Interior safety
 - 9. Any other pertinent, site-specific issue(s) not listed
- B. Contractor shall submit SDS for all construction materials and other substances to be used on the project.
 - 1. Benchmark's review of the Contractor's SDS submittal is for general conformance only. Contractor shall be responsible to ensure that the set of SDS is complete, up to date, and accurate.
 - 2. After completion of the pre-job submittal process, Contractor shall accurately maintain all sets of SDS on the project site with updated SDS when issued by the Manufacturer(s), or if materials or substances are brought to the project site that were not anticipated prior to the job start.

PART TWO – PRODUCTS**2.01 Materials and Equipment**

- A. General: Contractor shall supply all necessary materials and equipment required to complete the work in a manner consistent with a safe work site and as required by regulatory agencies.
- B. All equipment used on the project shall be in safe operating condition and shall be maintained in a safe condition for the project duration. Equipment found to be unsafe or in disrepair shall be repaired and made safe or shall be removed from the job site and replaced, if necessary, at no cost to the Owner.
- C. Disposal of any solvents, containers, and other regulated materials shall meet all applicable laws.

PART THREE – EXECUTION**3.01 General**

- A. The specified safety requirements are broad in nature, by design. The Contractor shall augment the information contained in this section as necessary; with more specific information from OSHA, Owner's safety requirements, material and equipment Manufacturers' safety recommendations, and roofing industry requirements and standards.

3.02 Contractor Employee Training

- A. Contractor shall provide adequate training for employees to ensure their safety and the safety of others on the project site. Contractor shall provide instruction in the proper operation of power tools, hoisting equipment, tankers, and other pieces of equipment employees will be required to use in completion of the work.
- B. Contractor shall ensure each worker is aware of job and site-specific hazards and of the safety precautions appropriate to each.
- C. Contractor shall present a safety and loss prevention orientation program to each new employee before that employee starts work.
- D. Contractor and Subcontractors shall inform their employees of all safety and health rules pertaining to their particular job.
- E. Contractor and Subcontractors shall inform their employees of location and use of safety devices such as first aid kits, phones, fire extinguishers, etc.
- F. Contractor shall implement a regular system of work inspection to detect and correct hazardous conditions, safety rule violations, and unsafe working practices.
- G. Contractor shall ensure that their workers and any Subcontractor's workers participate in any safety orientations or training programs required by the Owner.
- H. Employees shall be trained regarding any job site alarms, code signals, evacuation warnings, appropriate responses, and requirements for actions that will need to be taken.

3.03 Accident Investigation and Reporting

- A. Investigating and reporting of accidents is necessary for all Contractors and Subcontractors. An accident investigation and report shall be immediately made by the Contractor's designated competent person on site. Contractor shall provide to the Owner's Representative a copy of the completed Accident Report, Employer's First Report of Injury or Illness, or such other similar reports required by federal, state, county and municipal or local safety laws. All reporting and record keeping requirements shall be in accordance with OSHA regulations.
- B. Perform investigation and reporting of accidents as required by the Owner's safety requirements and policies, where applicable.

3.04 First Aid

- A. Contractor and Subcontractors shall be responsible for providing first aid and medical treatment for their employees. The names, addresses and telephone numbers of nearby urgent care, hospital and ambulance services shall be conspicuously posted, as required by law.
- B. A suitable first aid kit shall be located at all times on the roof, and shall be conspicuously located and readily accessible at all times. The first aid kit shall be of an appropriate size for the roofing crew.

3.05 Individual Conduct and Safety

- A. Contractor's and Subcontractors' employees shall be made aware of and comply with the following rules that will be in effect on all job sites:
 - 1. Alcoholic beverages and illegal drugs will not be permitted.
 - 2. Prescription drugs with side effects that impair an Employees' ability to perform their work duties in a safe manner, will not be permitted.
 - 3. Employees entering job site under the influence or possession of alcohol or drugs will be subject to removal from the job site.
 - 4. The carrying of firearms and all other weapons is prohibited.
 - 5. Fighting, gambling, stealing, soliciting, and horseplay will not be tolerated.
 - 6. Abusive language or disrespectful behavior in public areas will not be tolerated.

3.06 Personal Protective Equipment (PPE) and Clothing

- A. The Contractor shall furnish and require the use and wearing of PPE and protective clothing by its employees and any Subcontractor's employees.
- B. Approved eye and face protection are required to be worn when warranted by the exposure, or where mandated by facility safety requirements. Safety glasses with side shields are required in all circumstances where there is an exposure to flying particles. Plastic face shields are required to be worn for guarding against flying particles and spraying liquids or corrosives.
- C. Appropriate clothing shall be worn at all times.

- D. Hard hats must be worn at all times whenever there is a possibility of head injury from impact, flying or falling objects, or where mandated by facility safety requirements.
- E. Hearing protection shall be utilized where mandated by OSHA regulations or facility safety requirements.
- F. Protective footwear shall be used where mandated by OSHA regulations or facility safety requirements.

3.07 Housekeeping

- A. The Contractor or Subcontractors shall maintain good housekeeping standards at all times as an integral part of the work. Daily cleanup of work, lay-up, and personnel areas is required and must be performed.
- B. Materials shall be piled so that safe clearances are maintained and tipping or movement is prevented. Loose materials on the roof must be secured so that they cannot be blown or bumped off.
- C. Accumulation of material that may create a fire hazard is not permitted. Never store excessive amounts of material in one place, so as to potentially overload the roof.
- D. Roof areas are to be "watertight at night" at all times during the job. Contractor's or Subcontractors' failure to do so can be grounds for dismissal.

3.08 Signs and Barricades

- A. When it is necessary to barricade an area for overhead work, to protect personnel from hazardous operations, or to move equipment or cranes, barricades are to be provided by the Contractor or Subcontractors. Barricades must be erected before the work requiring them begins. If the barricades are in a roadway or walkway, blinking lights must be used after dark. When the work is completed, the barricades must be removed from the job site.
- B. Contractor or Subcontractors are forbidden to remove posted signs.
- C. Traffic control signage shall be constructed of metal and conform to the latest edition of *Manual of Uniform Traffic Control Devices (MUTCD)*.

3.09 Fall Protection

- A. The Contractor shall select and implement one of the following methods of fall protection, in compliance with OSHA regulations.
 - 1. Fall restraint (motion stopping) system.
 - 2. Personal fall arrest system with warning lines.
 - 3. Safety monitor system with warning lines.
- B. The three fall protection methods are listed in order of Benchmark, Inc. preference, with a fall restraint (motion stopping) system being the most preferred and the safety monitor system being the least preferred.
- C. All plastic domed skylights or smoke hatches, open mechanical curbs, openings in the roof deck, and similar openings or holes which could be potential fall hazards shall be guarded at all times to prevent accidental falls.

3.10 Ladders

- A. Contractor and Subcontractor provided ladders shall be free of defects. Ladders with split or cracked side rails, damaged rungs, missing feet, or other defects shall not be brought to the project site. Ladders set up near doorways, walkways, or other congested areas must be barricaded or guarded.
- B. Ladders shall be of adequate length and must extend at least 3' or 4 rungs above the upper landing.
- C. Place straight ladders on solid, level footings with the foot of the ladder a minimum distance from the wall equal to 1/4 the length of the ladder from the resting point.
- D. Straight ladders shall have non-skid feet and be securely tied off.
- E. Face the ladder and use both hands going up or down.
- F. Do not climb or descend ladders with tools, equipment, or material in your hands.
- G. Metal ladders shall not be used.
- H. Roofs not able to be accessed using a 40 foot or shorter ladder must be accessed by alternative means. If access cannot be achieved from other roofs or through the building interior, then an OSHA approved scaffolding tower with access ladder shall be erected and maintained by the Contractor.

3.11 Fire Protection

- A. Fully charged, inspected, and tagged fire extinguishers must be located at all times on all occupied roof sections and staging areas. All fire extinguishers shall be minimum 20 lb., type ABC. At a minimum, one fire extinguisher shall be provided for each 3,000 square feet of roof area under construction. Travel distance from any point of the protected area to the nearest fire extinguisher shall not exceed 50 feet.
- B. The Contractor shall ensure that all required fire extinguishers are maintained in a fully charged and operable condition, including testing, inspections, and tagging. Fire extinguishers with out-of-date inspection tags shall be removed and replaced immediately.
- C. Smoking may be prohibited on the job site for various reasons. Employees will be expected to obey all "No Smoking" signs.
- D. Store all flammable liquids in approved safe containers. Contents will be described and marked flammable.
- E. Flammable liquids in excess of 10 gallons must not be stored on the roof overnight, unless specific written authorization is provided in advance by the Owner.
- F. When using flammable liquids to clean, dispose of the rags in approved containers or remove them from the roof daily to prevent possible spontaneous combustion.
- G. Never store bulk flammable material or liquids closer than 25 feet from open flames or other source of ignition.
- H. All hot work must be done in accordance with permit procedures in use at the facility. Obtain all necessary approvals prior to proceeding with any work that result in a flame or spark.

3.12 Electrical Safety

- A. All electrical circuits shall utilize ground-fault circuit interrupters (GFCI) to protect workers from injury.
- B. Regularly inspect all power cords. Any defective power cords shall be taken out of service and removed from the job site immediately.
- C. Only double insulated power tools shall be used.
- D. Regularly inspect all power tools. Any defective tools, including tools with damaged or repaired power cords, shall be taken out of service and removed from the job site immediately.
- E. When working on powered equipment, and power must be disconnected to perform the required work, the Contractor shall implement lock-out and tag-out procedures to protect workers from injury.
- F. Do not set up ladders or stage construction operations adjacent to power lines. If the only available locations are near power lines, implement measures to prevent injury, and coordinate any required outages with the Owner's Representative in advance.

3.13 Crane and Hoist

- A. Contractor shall comply with the Manufacturer's specifications and limitations. Rated load capacities, recommended operating speeds, and special hazard warnings or instructions shall be conspicuously posted on all equipment. Instructions or warnings shall be visible from the operator's station.
- B. Accessible areas within the swing radius of the rear of the rotating superstructure shall be properly barricaded to prevent the public or employees from being struck or crushed by the crane.
- C. All crawler or truck cranes in use shall meet the requirements as prescribed in the ANSI B30-5-1968 Safety Code for Crawler and Truck Cranes.
- D. Inspect all rigging equipment prior to use (chains, ropes, slings, shackles, etc.). Remove any defective equipment from the job site.

3.14 Public Liability

- A. Unauthorized persons are not allowed access to the roof at any time. Contractor shall control access to the roof.
- B. Barricades and signs shall be posted on the ground around the work area to warn the public.
- C. Locate air intake ducts, air conditioners, or air pumps. Notify Owner's Representative when dust or fumes may be drawn into the facility so that the unit may be shutdown and/or covered.
- D. At night, lock trucks, deactivate hoisting equipment, and take down ladders.
- E. Park vehicles so that they do not pose a hazard to other traffic moving around the job site. Trucks and equipment should not block sidewalks or other pedestrian travel ways without providing a clear, well-marked, alternate route of travel.

- End of Section -

PART ONE – GENERAL**1.01 General Requirements**

- A. Upon completion of work and prior to final payment, Contractor shall pay all required fees, secure all required inspections, and complete any other actions necessary to secure and deliver the specified warranties and related documents to the Owner.
- B. The warranty start date shall be no earlier than the date the Contractor certifies completion of all Manufacturer final inspection punchlist(s). In instances where the Manufacturer requires reinspection of the final inspection punchlist, the warranty start date shall be no earlier than the date the Manufacturer certifies that the Contractor completed all punchlist items to the Manufacturer's satisfaction.
- C. Manufacturers' warranties shall cover defects in materials and workmanship, shall not include any buy-out clauses, and shall not be prorated.
- D. All warranties shall contain written provisions stating that they will be fully transferable at any time during the specified warranty period.
- E. Warranties issued prior to the Manufacturer's final inspection, such as offered under the Manufacturer's pre-issue or early bird warranty programs, are not approved.
- F. This section includes Contractor's participation in a roof inspection prior to Contractor warranty expiration, to be included in the proposed contract price.

1.02 Manufacturer's Warranties

- A. The Contractor shall make all necessary notices for warranty purposes to the Manufacturer(s), as required to secure timely inspections and issuance of the specified warranties.
- B. After Manufacturers' final inspections, submit Manufacturers' final inspection reports and/or punch lists, and Contractor's certification that all identified corrective work has been corrected as required by the Manufacturers. If a Manufacturer requires reinspection of an issued punch list, submit certification from the Manufacturer that punchlist items have been completed to the Manufacturer's satisfaction.
- C. The following roofing Manufacturer's warranty shall be provided:
 - 1. Fluid Applied Reinforced 10-year Roofing System Warranty

1.03 Contractor Warranty

- A. The Contractor shall guarantee all materials and workmanship for a period of two years from the date of acceptance of the completed work by the Owner. The Contractor shall make good any defects in materials or workmanship that may develop during the two-year period by repairing or replacing such defects at without cost to the Owner.
- B. Contractor's warranty shall be prepared and submitted using the form provided in this section.

1.04 Maintenance Directives

- A. Manufacturer's warranty submittal shall include the Manufacturer's current published roof maintenance directives for the specified roof system type(s).

1.05 Contractor's Warranty Inspection

- A. Contractor shall attend an inspection of all roofs included under the Contractor's Warranty, in coordination with the Owner and/or Roof Consultant, between three to six months prior to the warranty expiration.
- B. If the Owner chooses to get an additional 10-year warranty, they will need to pay for the cost of installing an additional coating application of 3 gallons per square, including warranty costs.

PART TWO – MATERIALS**2.01 Not Used****PART THREE – EXECUTION****3.01 Not Used**

CONTRACTOR'S WARRANTY

Trade: Fluid Applied Reinforced Acrylic Coating System

Manufacturer and Roof System Installed:

Contractor:

Contractor Address:

Contractor Phone:

Contractor E-mail:

Contract Number and Date:

Project and Location

Reno-Sparks Convention Center

2022 Roof Refurbishment Project

4590 S. Virginia Street

Reno, Nevada 89052

Area of Roof Installation:

Sections D3 (Ballroom) and U1 (Hall 4 and 5)

Date of Acceptance
(Effective Warranty Date):

1. Contractor guarantees to Owner that the roofing system(s) identified above have been installed in accordance with the Contract Documents for the above referenced project, and meet the minimum requirements of the Manufacturers of all materials used in performance of the work.
2. Contractor guarantees to Owner that Contractor for a period of two years commencing with the date of Owner's acceptance of the installation, will make good any deficiencies that develop as a direct result of workmanship defects, by repairing or replacing such defects. All corrective work shall utilize materials and installation procedures in strict accordance with the Contract Documents.
3. Contractor guarantees to Owner that Contractor for a period of two years commencing with the date of Owner's acceptance of the installation, will maintain all sheet metal flashing in a watertight condition without cost to the Owner.
4. Contractor's liability hereunder shall be limited to the repair or necessary replacement of any defective component of the work without cost to Owner and shall not include incidental or consequential damages.

* By:

Title:

Company:

Date Executed:

** Warranty must be signed by a Company Officer*

- End of Section -

PART ONE – GENERAL**1.01 Description**

- A. Provide all labor, materials, equipment, and tools to prepare the existing roofing system for the specified work, as designated in the specifications or on the drawings.
- B. Provide for the proper disposal of all existing materials to be removed, as designated in the specifications or on the drawings.
- C. Provide for the cleanup of excess materials, equipment, tools, and construction debris, as required to maintain the project site in a neat and orderly condition.

1.02 Standards

- A. Resource Conservation and Recovery Act of 1976.
- B. State, County, and City requirements, as applicable.

1.03 Scheduling and Coordination

- A. Schedule and coordinate the roof demolition and/or preparation work with the new work in such a manner as to keep the new insulation and roofing materials, building, and building interior absolutely dry and watertight.
- B. Coordinate all work with related trades and the Owner, to minimize any disruptions of the Owner's operations.
- C. Refer to related requirements specified elsewhere in the Contract Documents.

1.04 Disposal

- A. All debris shall be stored in containers approved by the Owner's Representative, and removed from the roof on a daily basis.
- B. Keep Owner's property clean of any construction debris.
- C. Contractor shall dispose of construction debris in accordance with the referenced standards.

PART TWO – PRODUCTS**2.01 Cleaners**

- A. Cleaners used in conjunction with surface preparation work shall meet local code requirements for runoff water quality.
- B. Cleaners and/or solvents shall not have a detrimental effect on the new or existing roof systems or the roof and building drainage system.

PART THREE – EXECUTION**3.01 Protection of Surfaces**

- A. Contractor shall take all precautions during demolition and preparation necessary to protect the building and adjacent surfaces from being soiled or damaged.
- B. Contractor shall restore to original condition any damage caused during work performed under this section.
- C. Keep roof surface clean of any debris that might prevent proper drainage.
- D. At start of each workday, drains located within daily work area shall be temporarily plugged to prevent debris from falling into the drain. Plugs shall be removed at the end of each workday.

3.02 Debris Handling

- A. No material shall be dropped to any point lying outside the exterior walls of the structure, unless otherwise approved in writing by the Owner's Representative.
- B. All material chutes or section of chutes at an angle greater than 45° from the horizontal shall be entirely enclosed.
- C. On all buildings over 20' in height, debris shall be transported using a fully enclosed receptacle that is mechanically lowered. A fully enclosed trash chute may also be used where appropriate for height of the building.
- D. Chutes may be job-fabricated or purchased premanufactured. If premanufactured chutes are used, Manufacturer's setup and operating instructions shall be followed.
- E. When installing trash chutes, proper counterbalance shall be used to offset the weight and use of the chute. If wood boards or metal struts are used, they shall be set up to prevent a tripping hazard to employees. A safety factor of 5 shall be used to determine counterbalance.
- F. No job site materials shall be used to counterbalance a chute.
- G. Guard rails shall be installed on either side of the chute, to a distance of 6 feet minimum from the opening. Guardrails shall be installed according to OSHA standards.
- H. Where the material is dumped from mechanical equipment or wheelbarrows, a securely attached toeboard or bumper not less than 4" thick and 6" high shall be provided at each chute. Additionally, the Contractor shall use a guard around the top of the chute to prevent any debris from falling next to the chute.
- I. Chutes shall be designed and constructed of such strength as to eliminate failure due to impact of materials or debris loaded therein.

3.03 Disposal

- A. Properly dispose of all construction debris on a daily basis.
- B. Do not store debris on roof unless otherwise directed by the Owner. Contractor shall not overstress the roof decking.

3.04 Preparation of Surfaces

- A. The extent of preparation of surfaces is listed in each section of the specifications, notes on the drawings. and any specific requirements of the coating manufacturer

3.05 Cleanup

- A. Throughout the duration of the project, retain all stored materials and equipment in an orderly arrangement allowing maximum access, not impeding drainage or traffic and providing the required protection of materials.
- B. Weekly, and more often if necessitated by job conditions, Contractor shall inspect all arrangements of materials stored on site and restack, tidy and resecure as required.
- C. Contractor shall clear the construction areas and shall provide for the removal of all construction debris from the site. Contractor shall not allow the accumulation of scrap, debris, waste material, and other items not required for construction of this work. Contractor shall provide storage of all items awaiting removal from the project site, observing all requirements for fire protection, and protection of the surrounding site.
- D. Daily and more often if necessitated by job conditions, Contractor shall inspect the site and pickup all scrap, debris, and waste material. Contractor shall remove such items promptly, leaving the construction area and site clean daily.
- E. Contractor shall be responsible to assure that their subcontractors have properly removed and disposed of all debris relating to their contract.
- F. At least twice each month and more often if directed by the Owner, Contractor shall completely remove all scrap, debris, and waste material from the project site. Contractor shall maintain the site in a neat and orderly condition at all times.
- G. At the completion of the contract, Contractor shall remove from the project site all equipment, tools, excess materials, and construction debris related to their contract. Contractor shall be responsible to assure that their subcontractors have properly removed from the project site all equipment, tools, excess materials, and construction debris related to their contract.
- H. Contractor shall be responsible for returning all areas set aside for staging and storage to their original condition.
- I. Contractor shall repair damage and remove stains caused by work related to their contract.

- End of Section -

PART ONE - GENERAL**1.01 Description**

- A. Furnish and install weather and watertight fluid-applied reinforced acrylic coating system complete, in place, per the drawings and specifications.
- B. Manufacturer is responsible for conducting and/or approving adhesion tests to verify coating compatibility.

1.02 Quality Assurance

- A. Standards: Comply with all pertinent standards specified in the contract documents, including those listed below. If the building code references a specific edition or revision of an individual standard, then comply with that edition or revision. Otherwise, comply with the latest published edition or revision available on the date the Contractor submits its price proposal to the Owner.
 - 1. *The NRCA Roofing and Waterproofing Manual*, National Roofing Contractors Association
 - 2. Manufacturer's published specifications, product data sheets, application instructions, and technical bulletins.
 - 3. *Annual Book of ASTM Standards*, ASTM International
- B. Qualifications of Installers: Use adequate number of skilled workers who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and methods needed for proper performance of the work in this section. In acceptance or rejection of the work, the Owner will make no allowance for lack of skill on the part of the workers.
- C. Roofing Inspections: Make all required notifications and secure all required inspections by the manufacturer of the approved materials to facilitate issuance of the specified roof warranty.
- D. U.L. Listing: Provide materials bearing Underwriters Laboratories (U.L.) marking on bundle, package or container indicating that materials have been produced under U.L.'s classification and follow-up service.
- E. The Roofing Contractor shall not subcontract the installation of the roof system covered under this specification to an individual or a firm that is not a full-time employee of the Roofing Contractor's company.
- F. The roofing contractor shall be certified by the manufacturer to install the products listed under this section.
- G. Adhesion Testing: If required by the manufacturer, perform field adhesion testing of specified coating system in accordance with the Manufacturer's requirements.

1.03 References

- A. References: Materials used in this section shall be listed in the reference(s) below. The reference(s) used shall be the latest published edition available on the date the Contractor submits its price proposal to the Owner.
 - 1. *Roofing Materials and Systems Directory and Fire Resistance Directory*, Underwriters Laboratories, Inc.

1.04 Submittals

- A. General: Comply with the provisions of Section 01 30 01.
- B. Product Data: 14 days prior to starting work, submit:
 - 1. Complete material list of all items proposed to be furnished and installed under this section.
 - 2. Manufacturer's recommended methods of installation.
 - a. When approved by the Owner, the manufacturer's recommended methods of installation, unless superseded by the specification, will become the basis for inspecting and acceptance or rejection of the actual installation procedures used in this work.

1.05 Product Handling

- A. Protection: Use all means to protect the materials of this section before, during, and after installation and to protect the work and materials of all other trades.
- B. Delivery and Storage: Deliver materials to the job site in original, unopened containers no sooner than 14 days prior to start of job. Package labels shall indicate material name, production date, lot number, and/or product code. Materials shall be stored up, off of the roof deck or ground and covered completely with weatherproof canvas tarpaulins that are securely anchored so as to resist wind blow-off. Do not over stress the deck, when storing materials on the roof.
- C. Replacements: In the event of damage, immediately make all repairs and replacements to the approval of the Owner and at no additional cost to the Owner.
- D. Follow the manufacturer's recommendations for storage of temperature sensitive materials. Store materials in a dry area above 40°F and protect from water and direct sunlight.

1.06 Scheduling

- A. Work is to be performed on a daily basis with each section completed before progressing to the next day's work unless specifically directed otherwise by the Owner's Representative.
- B. Mechanical units (blowers, HVAC) should be prevented from distributing chemical solvent fumes into the building.
- C. Coatings should be protected from traffic and other abuse until completely cured and installation is complete.
- D. Application shall proceed to dry, clean surfaces only. In planning work, consider environment and weather-related conditions such as frost, mist, dew, condensation, humidity, and temperature. Temperature should be above 40°F, and more than 5°F above the dew point and rising, for best application results. Do not apply coating if the temperature is expected to drop below 40°F within 48 hours after application.

1.07 Warranty

- A. Warranty: See Section 01 78 36.

PART TWO - PRODUCTS**2.01 General**

- A. Minimum product requirements have been listed. All of these components must be used and bid. Products not supplied by the manufacturer are to be purchased from a manufacturer-approved source.
- B. Manufacturer supplied V.O.C. compliant products shall be bid and used if V.O.C. regulations are in effect at the project location at the time of bidding.
- C. No product shall contain any asbestos or asbestos-related products.

2.02 Acceptable Manufacturers

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
- B. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - 1. Acrylic Coatings
 - a. ElastaHyde #720 ARC by Western Colloid.
 - b. Approved equal.
 - 2. Reinforcement (Field of Roof)
 - a. #326 Firm Stitchbonded Polyester Fabric, 2.75 oz. by Western Colloid.
 - b. Approved equal.
 - 3. Reinforcement (Detail Work)
 - a. #272 Heavy Soft Stitchbonded Polyester Fabric, 3.00 oz by Western Colloid.
 - b. Approved equal.
 - 4. Elastic Cement
 - a. #800 Elastic Cement by Western Colloid.
 - b. Approved equal.
 - 5. All Weather Elastic Cement
 - a. #8000 Elastic Cement by Western Colloid.
 - b. Approved equal.
 - 6. Asphalt Emulsion
 - a. #298 Asphalt Emulsion by Western Colloid.
 - b. Approved equal.

7. Bonding Primer
 - a. #970 Bonding Primer by Western Colloid.
 - b. Approved equal.
8. Seamless Walkway Coating
 - a. #850 SWS coating by Western Colloid.
 - b. Approved equal.
9. Drain Flashing Base Ply
 - a. Sure-Weld SAT TPO by Carlisle Syntec Incorporated.
 - b. Approved equal.

PART THREE – EXECUTION

3.01 Installation – General

- A. Examine the areas and conditions under which work in this section will be installed. Correct conditions detrimental to the proper and timely completion of the work. Do not proceed until such conditions have been corrected.
- B. Perform all related work necessary for the installation of the specified work.
- C. The Contractor shall provide all measures necessary to protect adjacent structures, equipment, and surfaces from spills, overspray, contamination, etc., as required, and at no additional cost to the Owner.
- D. Ensure materials and debris do not enter the building interior.
- E. References to a "three-course" shall be as follows unless otherwise stated herein:
 1. Install a layer of #800 elastic cement at a rate of three gallons per 100 square feet.
 2. Immediately embed the polyester fabric into the wet material ensuring that the fabric is free of all air pockets and wrinkles.
 3. Install a layer of #800 elastic cement at a rate of three gallons per 100 square feet.
- F. References to a "five-course" shall be as follows unless otherwise stated herein:
 1. Apply the first application of #800 elastic cement with a brush or trowel extending 2" beyond the polyester application to follow.
 2. Immediately embed the polyester fabric into the wet material ensuring that the fabric is free of all air pockets and wrinkles.
 3. Apply the second application of #800 elastic cement making sure that the polyester is evenly covered and that the edges of the detail are properly feathered.
 4. Once cured, repeat steps 2 through 4 as described above.

5. Do not apply #800 in a thickness greater than 3/16" (both coats) as this may cause improper curing. If thicker applications are required, allow to cure and apply an additional coat.
6. Best results are achieved if #800 elastic cement is coated with ElastaHyde following full cure.

3.02 Surface Preparation

A. Existing Roof Membrane

1. Remove all loose gravel, dirt, dust, and foreign debris by vacuum, washing, sweeping, or power blower. The entire surface shall be properly cleaned, so as to receive proper attachment of the new fluid applied membrane. Areas of light dirt and dust may require only sweeping or power blowing. Areas of heavier dirt, dried mud, or contamination may require washing. Use cleaning agents as recommended by manufacturer if required. Surface shall be smooth, clean, and dried prior to proceeding with repairs. Prime as required.
2. Roof membrane shall be repaired to a watertight condition prior to application of the fluid applied reinforced roofing membrane.
3. Verify that the field, all roof penetrations, and flashings are properly installed, sealed and secured.
4. Repair and dress roof area as needed with special attention to penetrations, pipes, terminations, and flashings.

Small splits and irregularities are to be repaired using a three-course method with elastic cement. To the area needing repair, apply elastic cement at a rate of five gallons per 100 square feet (approximately 1/8"). Into the wet elastic cement, embed one ply of polyester fabric. Brush the fabric into the elastic cement to ensure full saturation, having no wrinkles or voids. Over the fabric, apply another layer of elastic cement at a rate of four gallons per 100 square feet. Allow to dry.
5. Valleys and ponding areas shall be washed and may require priming so as to receive a positive attachment of the system. If priming is necessary to any area, use #298 Asphalt Emulsion diluted 20 to 30 percent with water as primer. Apply vigorously with brush and allow to dry.

Valley and ponding areas shall receive an extra ply of polyester set in #298 Asphalt Emulsion prior to the application of the membrane.

3.03 Fluid Applied Reinforced Roof Membrane Application

A. Inspection

1. Prior to application of coating, inspect the surface to ensure the conditions of Article 3.03 have been met.
2. The surface shall be free of moisture, frost, dust, debris, oils, tars, grease, or other contaminants which may impair adhesion of the coating to the surface. The surface shall be clean, dry, sound, smooth, and free of voids, or blisters. Any damage shall be repaired prior to coating application.
3. Make sure all environmental conditions of Article 1.06 are met prior to application.

B. Wall Flashings

1. Prior to application of the reinforced coating to the field of the roof, install the wall flashings.
2. Install one ply polyester fabric set into a full coat of five gallons per 100 square feet of asphalt emulsion, achieving full saturation, and terminating at the bottom of the termination bar and extending onto the horizontal roof surface a minimum of 3".
3. Install one ply polyester fabric into a full coat of five gallons per 100 square feet of asphalt emulsion just above the top of the termination bar to just under the metal coping cap.
4. Once cured apply a three-course application of #800 elastic cement and reinforcement over the termination bar.

C. Curb Flashings

1. Prior to application of the reinforced coating to the field of the roof, install the curb flashings.
2. Install the polyester to fully cover the substrate into a full coat of five gallons per 100 square feet of asphalt emulsion achieving full saturation. The polyester shall extend onto the roof 3" minimum and 1/2" to 1" short of the top of the unit base or existing counterflashing metal.

D. Roof Drains

1. Remove the existing drain cover and clamping ring from the drain assembly.
2. Clean the drain assembly and existing membrane of debris and dirt and remove any loose or flaking existing material. Wire brushing may be necessary to remove any rust that may be present.
3. Cut out existing single-ply membrane to allow for solid attachment of self-adhered TPO membrane extending a minimum of 18" from the center of the drain onto the existing TPO single-ply. Apply pressure to smooth and achieve complete contact of self-adhered TPO membrane.
4. Apply water cutoff sealant between the membrane and the drain bowl. Replace clamping ring.
5. Install the two-ply reinforced emulsion and acrylic coating system per Article 3.04, Paragraph E Field Membrane Base Coat and Paragraph H Field Membrane Topcoat.

E. Field Membrane Base Coat

1. Over the properly prepared surface, apply a coat of #298 Asphalt Emulsion at a rate of six gallons per 100 square feet. Immediately following and starting at the low edge of the roof, embed a 1/2 width of Polyester Felt continuing up the roof with full width sheets. Over the first ply of polyester felt, apply a second coat of asphalt emulsion at a rate of six gallons per 100 square feet. Immediately following, and starting at the low edge of the roof, embed a full width second ply of polyester felt. Overlap each ply a minimum of 3". End laps shall overlap a minimum of 4". Lightly broom each ply of polyester felt to achieve full saturation having no wrinkles or voids. Polyester shall terminate 2" above the wall. Do not walk on the polyester during application while emulsion is still wet causing displacement of the #298 Asphalt Emulsion. Do not apply a topcoat of #298 Asphalt Emulsion to the polyester. Allow to cure.

2. If excess emulsion or a topcoat of emulsion is applied to the surface of the polyester fabric, it is necessary to apply an application of #970 A2A primer to ensure adhesion of the ElastaHyde. Wash roof surface to remove any asphaltic residue that may cause lack of adhesion or "tobacco staining". Apply the primer at a rate of 1/2 gallon per 100 square feet and allow to thoroughly dry. (If polyester fabric is left properly exposed this step may be eliminated.)

F. Pipe and Penetrations

1. After application of the field membrane and before the reflective coating, apply a three-course application to all pipes and supports. A three-course application needs to be applied to all corners at curbs or any other location previously repaired with self-adhering TPO.

G. Drains and Ponding

1. Areas around drains and scuppers shall receive an extra ply of polyester fabric set in the acrylic coating. In addition, valleys, waterways, and any locations where water ponds for more than 48 hours shall receive an extra ply of polyester fabric set in the acrylic coating. This will include three each full width runs of polyester reinforced acrylic along both edges and in the center valley of Sections U1 and D3. The extra ply is to extend 12" beyond the ponding area or as needed to extend beyond the drain sump. To this area, set one ply of polyester into a three gallons per 100 square feet application of acrylic coating and broom lightly to achieve full saturation, having no wrinkles or voids. This application shall be applied after the roof membrane and prior to the final coatings of acrylic coating.

H. Field Membrane Topcoat

1. After the emulsion membrane has completely dried, apply the ElastaHyde #720 ARC coating. To prevent damage to the membrane, this should be applied early in the day prior to the heating and softening of the emulsion surface. If surface becomes soft and sticks to equipment or feet, discontinue application. Wash roof surface to remove any asphaltic residue that may cause lack of adhesion or "tobacco staining." Apply over the entire roof surface a first coat of ElastaHyde elastomeric roof coating at a rate of 1.5 gallons per 100 square feet and allow to dry for 24 hours. Over the first coat, apply a second (final) coat of ElastaHyde reflective surface coating at a rate of 1.5 gallons per 100 square feet. This shall be done in a "cross hatch" manner (each coat shall be at a right angle to the previous). Before application, mix well and strain if spray applying. Do not thin or dilute.

3.05 Cleaning

- A. Contractor shall follow the requirements of Section 02 41 20 – Roof Demolition and Clean-Up.

- End of Section -

RENO-SPARKS CONVENTION AND VISITORS AUTHORITY

RENO-SPARKS CONVENTION CENTER

2022 ROOF REFURBISHMENT PROJECT

SECTIONS D3 (BALLROOM) AND U1 (HALL 4 AND 5)

4590 S. VIRGINIA STREET
RENO, NEVADA 89052



AERIAL IMAGE
SCALE: NONE

- LEGEND
- PROJECT AREA
 - 4 ROOF SECTION

SHEET INDEX

- R0.01 TITLE SHEET
- R0.02 SUMMARY OF WORK
- R1.01 COATING PLAN - SECTIONS D3 AND U1

DRAWING RECORD

REV. NO.	DESCRIPTION	DATE	BY
NA	BID SET	06/13/22	DHMY

CLIENT:

RENO-SPARKS CONVENTION AND VISITORS AUTHORITY

PROJECT:

RENO-SPARKS CONVENTION CENTER
4590 S. VIRGINIA STREET
RENO, NEVADA 89052

BENCHMARK PROJECT NO.:

22RENRENOR012B

SHEET NUMBER:

R0.01

DRAWING TITLE:

TITLE SHEET

DATE:

06/13/22

DESIGNED BY:

M. TADGER

CHECKED BY:

D. HENDEL

APPROVED BY:

T. BOSTON

DATE:

06/13/22

PROJECT NO.:

22RENRENOR012B

Benchmark INC

CEDAR RAPIDS, IA • WAUKESHA, WI
PH: 953.393.3100
WWW.BENCHMARK-INC.COM

ORIGINAL SHEET SIZE: 36 x 24

SUMMARY OF WORK

1.01 GENERAL

- A. THIS SUMMARY OF WORK IS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY AND SHALL NOT BE CONSTRUED AS A COMPLETE ACCOUNTING OF ALL WORK TO BE PERFORMED.
- B. THE EXTENT OF THE SCOPE OF WORK IS INDICATED ON THE DRAWINGS AND BY THE REQUIREMENTS OF EACH SECTION OF THE SPECIFICATIONS.
- C. THE CONTRACTOR SHALL EXAMINE THE SITE AND SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONSTRUCTION AND CONDITIONS. REFER TO DIVISION 00 REQUIREMENTS.

1.02 QUALITY ASSURANCE BY ROOF SYSTEM MANUFACTURER

- A. THE MANUFACTURER'S TECHNICAL REPRESENTATIVE, WHO SHALL BE A FULL-TIME EMPLOYEE OF THE MANUFACTURER, SHALL PROVIDE ON-SITE TRAINING AND QUALITY ASSURANCE IN CONJUNCTION WITH THE BEGINNING OF REINFORCED COATING INSTALLATION.
- B. THE MANUFACTURER'S TECHNICAL REPRESENTATIVE SHALL COORDINATE ALL SITE VISITS WITH THE CONTRACTOR AND OWNER'S REPRESENTATIVE A MINIMUM OF THREE BUSINESS DAYS IN ADVANCE.
- C. DURING EACH VISIT, THE MANUFACTURER'S TECHNICAL REPRESENTATIVE SHALL CHECK ALL WORK INSTALLED SINCE THE LAST VISIT, MAKE ALL DEFECTS FOR REPAIR, AND PROVIDE A WRITTEN SITE VISITATION REPORT LISTING ANY DEFICIENT WORK REQUIRING CORRECTION BY THE CONTRACTOR.
- D. ALL REPORTS AND OTHER CORRESPONDENCE ASSOCIATED WITH THE SITE VISIT SHALL BE PROVIDED TO THE CONTRACTOR AND THE CONTRACTOR SHALL PROVIDE THESE REPORTS TO THE CONSULTANT WITHIN THREE BUSINESS DAYS OF THE VISIT.

1.03 APPLICABILITY OF MANUFACTURER REQUIREMENTS DURING BIDDING AND CONSTRUCTION

- A. IF THE MANUFACTURER'S MINIMUM REQUIREMENTS FOR THE SPECIFIED WARRANTY REQUIRE PRACTICES THAT EXCEED THE REQUIREMENTS OF THE CONTRACT DOCUMENTS; OR IF THE CONTRACT DOCUMENTS DO NOT REFERENCE A MANUFACTURER'S REQUIREMENT PERTINENT TO SUCCESSFUL PERFORMANCE OF THE WORK, THE ASSOCIATED MANUFACTURER'S REQUIREMENTS SHALL BE FOLLOWED IN THESE INSTANCES.
- B. THE MANUFACTURER'S REQUIREMENTS MAY CONTAIN MORE DETAIL ABOUT WORK EXECUTION-RELATED PROCEDURES THAN THE CONTRACT DOCUMENTS. WHERE THESE ADDITIONAL REQUIREMENTS DO NOT CONFLICT WITH THE CONTRACT DOCUMENTS, THEY SHALL GUIDE THE PERFORMANCE OF RELATED ASPECTS OF THE WORK.

1.04 EXISTING ROOF SYSTEM INFORMATION

- A. REFER TO INFORMATION BELOW FOR A DESCRIPTION OF THE EXISTING ROOF ASSEMBLY COMPONENTS AS THEY ARE BELIEVED TO EXIST; LISTED TOP TO BOTTOM.

1. ROOF SECTION U1:

ROOF MEMBRANE	MECH. FAST. TPO SINGLE-PLY
ROOF MEMBRANE	MECH. FAST. TPO SINGLE-PLY
INSULATION	2.5" POLYISOCYANURATE
INSULATION	2.5" POLYISOCYANURATE
ROOF DECK	STEEL

2. ROOF SECTION D3:

ROOF MEMBRANE	MECH. FAST. TPO SINGLE-PLY
ROOF MEMBRANE	MECH. FAST. PVC SINGLE-PLY
INSULATION	2.5" POLYISOCYANURATE
INSULATION	2.5" POLYISOCYANURATE
INSULATION	1" POLYISOCYANURATE
ROOF DECK	STEEL

- B. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION PRIOR TO BASING BIDS ON THE PROVIDED INFORMATION.
- C. TEST CUTTING AND IMMEDIATE PATCHING BY THE CONTRACTOR WILL BE ALLOWED AT THE PRE-BID MEETING, PROVIDED THE ASSOCIATED WORK IS PERFORMED BY QUALIFIED PERSONNEL WITH SUITABLE/COMPATIBLE MATERIALS. CONTRACTOR SHALL POSSESS ALL ASSOCIATED SDS AND APPROPRIATE PPE.

1.05 DEMOLITION

- A. COORDINATE ALL ASPECTS OF DEMOLITION WORK WITH OWNER'S REPRESENTATIVE AND ALL OTHER TRADES.
- B. PROVIDE PROTECTIVE MEASURES AROUND THE ROOF AND BUILDING AS SPECIFIED, PRIOR TO BEGINNING WORK.
- C. WATER TEST ALL DRAINS TO ENSURE PROPER OPERATION PRIOR TO BEGINNING WORK.
- D. TEAR OFF EXISTING ROOF MEMBRANE AT DRAINS WITHIN THE TAPERED INSULATION SUMP.
- E. REMOVE FASTENERS AT EXISTING MEMBRANE BY BACKING OUT WHENEVER POSSIBLE.

1.06 ROOF REPAIR/PREPARATION WORK

- A. INSTALL SELF-ADHERED TPO MEMBRANE AT DRAIN SUMPS.
- B. REPAIR EXISTING ROOF TO A WATERTIGHT CONDITION.
- C. POWER WASH EXISTING ROOF AND FLASHINGS.

1.07 ROOF COATING WORK

- A. INSTALL 2-PLY REINFORCED COATING SYSTEM.
- B. INSTALL REINFORCED COATING SYSTEM TO PERIMETER, PENETRATION, AND DRAIN FLASHINGS AS SPECIFIED

DRAWING RECORD			
REV. NO.	DESCRIPTION	DATE	BY
NA	BID SET	06/13/22	DHMY

DATE	06/13/22
DRAWN BY	M. YEAGER
PROJECT MANAGER	D. HEINKEL
CHECKED BY	T. BOSTON
CHECKED BY	L. STEIN
SENSE	
BEING DRAWN	
DRAWING NO.	22PENCOR012B001.dwg



CLIENT: **RENO-SPARKS CONVENTION AND VISITORS AUTHORITY**

PROJECT: RENO-SPARKS CONVENTION CENTER
4590 S. VIRGINIA STREET
RENO, NEVADA 89052

DRAWING TITLE:

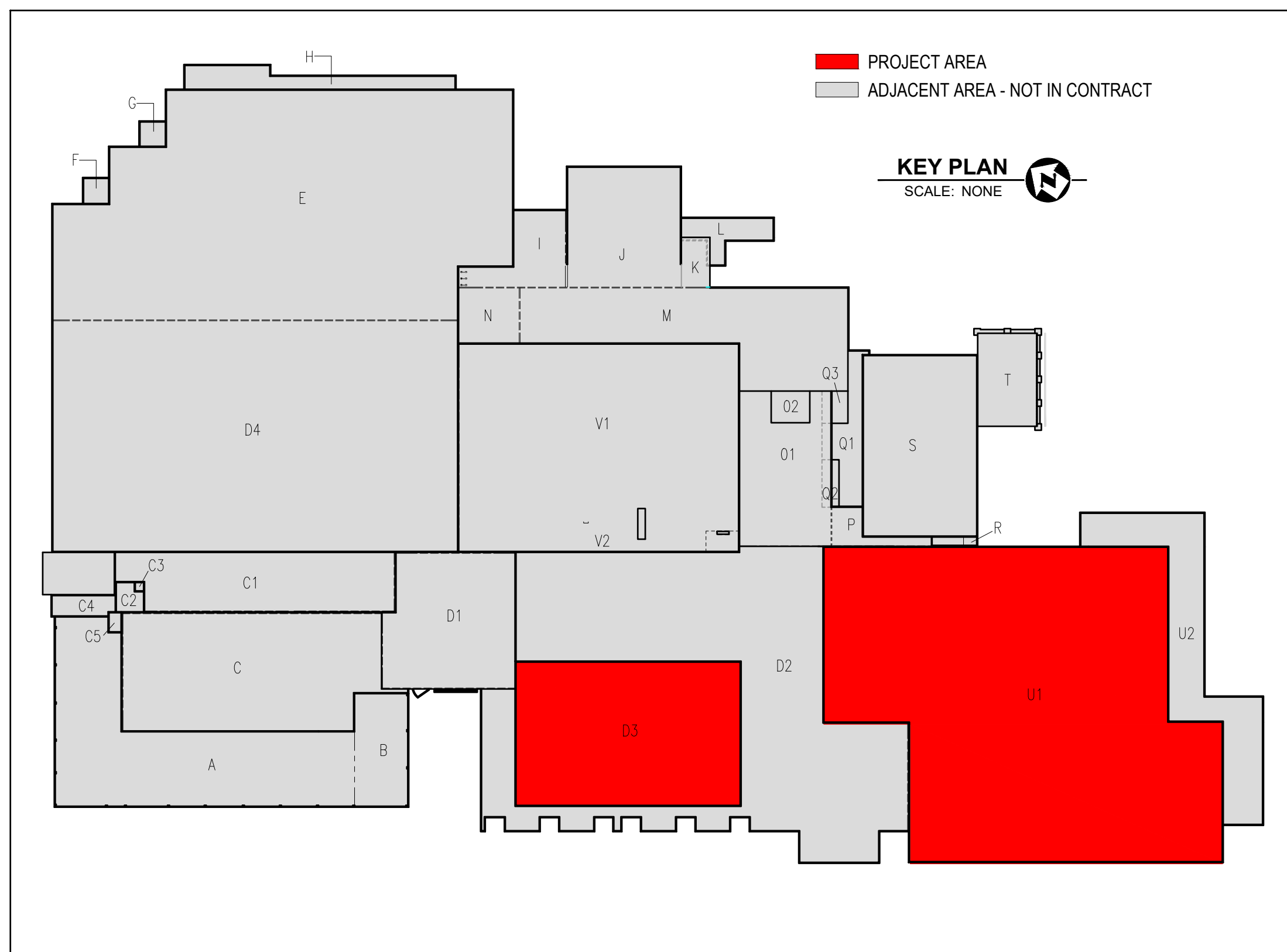
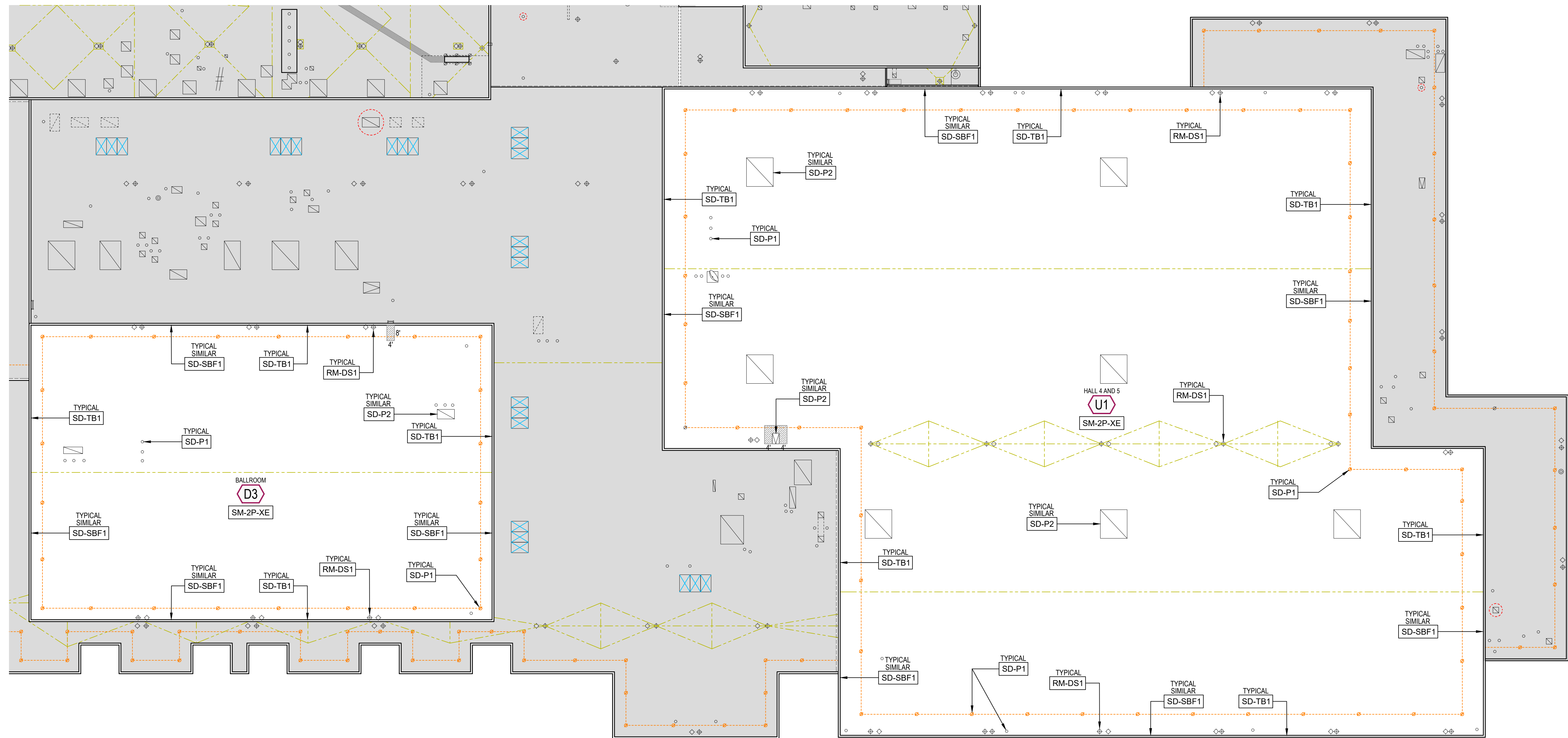
SUMMARY OF WORK

BENCHMARK PROJECT NO.:
22RENRENOR012B

SHEET NUMBER:

R0.02













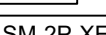





DRAWING RECORD			
REV. NO.	DESCRIPTION	DATE	BY
NA	BID SET	06/13/22	CHIMY



ROOF PLAN


30' 15' 0 30'

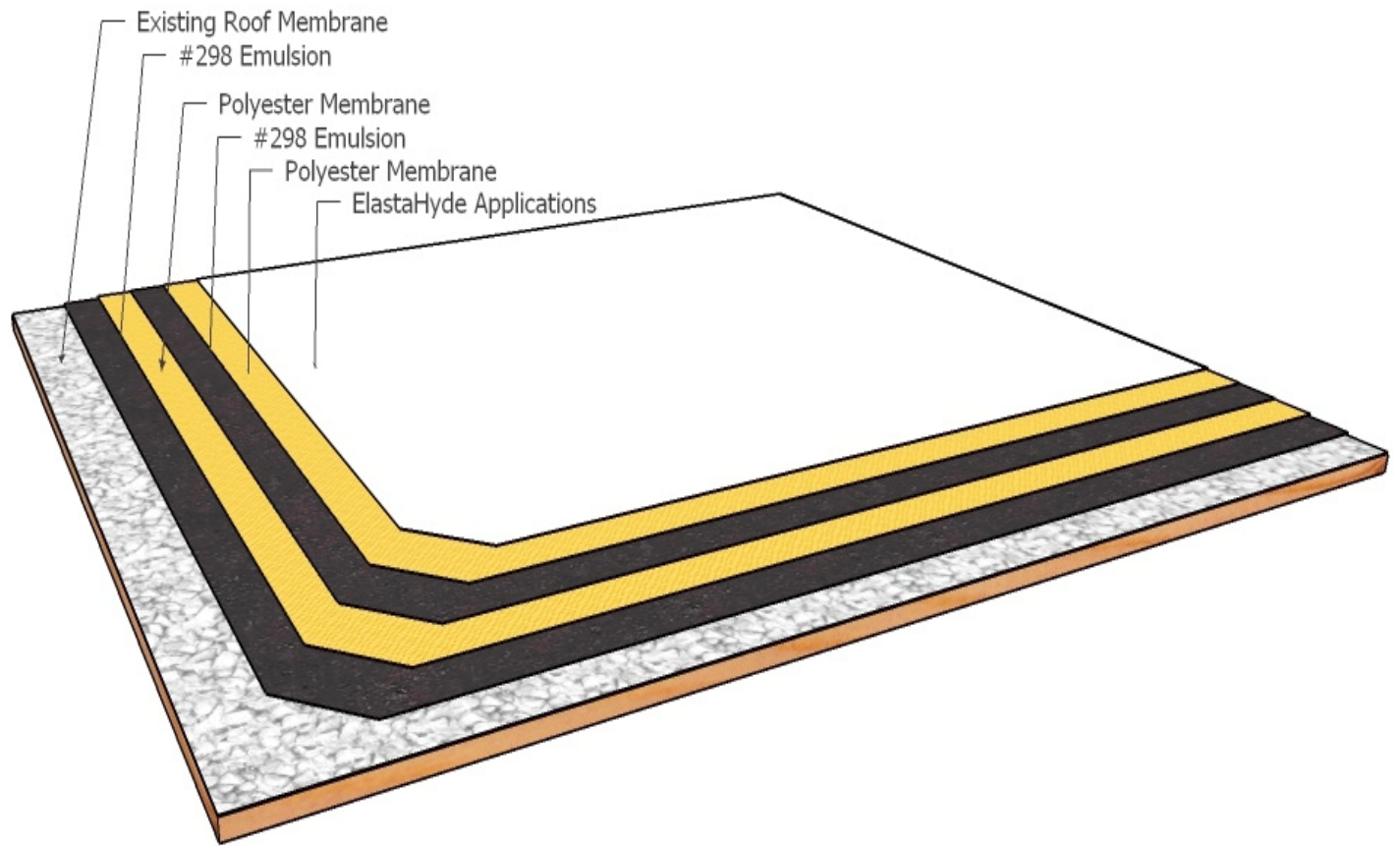
The roof plan shows a cross-section of a roof. It features a central gable with a width of 15 feet. The total width of the roof is 30 feet, with 15 feet on each side of the gable. A compass rose indicates that North is oriented towards the top of the page.

SYMBOL LEGEND	
	PARAPET WALL
	WALL EXPANSION JOINT
	PIPE PENETRATION
	ROOF DRAIN
	OVERFLOW DRAIN
	ROOF CURB
	ROOF HATCH
	LADDER
	SUPPORT LEGS
	SAFETY RAILING
	PIPING ON SUPPORTS
	CRICKET/SADDLE
	RIDGE/VALLEY LINE
	WALKWAY PROTECTION
	ROOF SECTION
	DETAIL LOCATION
	SYSTEM ASSEMBLY DETAIL LOCATION
	REVISION NUMBER
	ADJACENT AREA - NOT IN CONTRACT

GENERAL NOTES

- A. THIS DRAWING IS INTENDED FOR ORIENTATION, APPROXIMATE CONFIGURATION, AND LOCATION OF DETAILS AND NOTES. CONTRACTOR SHALL FIELD VERIFY ALL ITEMS FOR BIDDING AND INSTALLATION PURPOSES.
- B. WHERE DETAIL OR KEYED NOTE CALLOUTS ARE NOTED AS "TYPICAL", THE REFERENCED INFORMATION SHALL APPLY AT ALL SIMILAR LOCATIONS THROUGHOUT THE PROJECT AREA.
- C. WHERE DETAIL CALLOUTS ARE NOTED AS "SIMILAR", THE ROOF DECK, INSULATION, AND/OR SUBSTRATE COMPONENTS MAY DIFFER FROM THOSE SHOWN. HOWEVER, THE CONCEPT IN THE REFERENCED DETAIL SHALL PERTAIN.
- D. IF A GIVEN CONDITION IS NOT REPRESENTED BY A DETAIL, DRAWING, AND THE WORK CANNOT BE DEFINED BY REFERRING TO SIMILAR DETAIL, SUBMIT A REQUEST FOR CLARIFICATION TO THE OWNER'S REPRESENTATIVE. PROCEED BASED ON FULLY EXECUTED CHANGE DIRECTIVE OR CHANGE ORDER. REGARDLESS OF SPECIFIED WARRANTY, BID SHALL INCLUDE VALUE OF INSTALLING ALL WORK, COMPLETE, PER ROOFING MANUFACTURER'S REQUIREMENTS FOR A 20-YEAR MINIMUM WARRANTY. UNAUTHORIZED DETAIL CHANGES ARE SUBJECT TO REJECTION BY THE OWNER'S REPRESENTATIVE.
- E. DETAILS PROVIDED WERE GENERATED BY THE COATING MANUFACTURER SPECIFIED.

 <p>Benchmark INC CEDAR RAPIDS, IA • WAUKESHA, WI Phone: 319.393.9100 www.benchmark-inc.com</p>	<p>RENO-SPARKS CONVENTION AND VISITORS AUTHORITY</p>		<p>DATE: 06/13/22</p> <p>DRAWN BY: M. YEAGER</p> <p>PROJECT: D. HENDEL</p> <p>ISSUED BY: T. BUSTON</p> <p>CHECKED BY: L. STEIN</p> <p>SCALE: 1/8"=1'-0"</p> <p>22RENRENOR012B002.dwg</p>
	<p>CLIENT:</p> <p>BENCHMARK PROJECT NO.: 22RENRENOR012B</p> <p>SHEET NUMBER:</p>		<p>PROJECT:</p> <p>RENO-SPARKS CONVENTION CENTER 4380 S. VIRGINIA STREET RENO, NEVADA 89552</p> <p>DRAWING TITLE:</p> <p>COATING PLAN - SECTIONS D3 AND U1</p>
<p>R1.01</p>			



Scale: NONE

NOTES:

1. Ensure that the substrates are clean, free of loose or flaking materials, and field repairs and preparations are fully cured prior to application.
2. Apply the application of #298 Emulsion by sprayer or brush at a rate of 6 gallons per square or as specified, extending 2" beyond the polyester application to follow.
3. Immediately embed the polyester fabric, via light broom, into the wet material ensuring that the fabric is free of all air pockets and wrinkles. Excess emulsion at the edges may require feathering of the wet material.
4. Off-set the next ply by half roll width and repeat steps 2-3.
5. Once cured, inspect the new 2-ply membrane for residual oils and rinse clean with water where necessary.
6. Apply the first application of ElastaHyde at a rate of 1.5 gallons per square to the fully dried membrane and allow to cure.
7. Following a 24 hour dry time of the base coat the second application of ElastaHyde may be applied at the same rate of 1.5 gallons per square to complete field membrane application. (Refer to the System Details for membrane termination and penetration detailing requirements.)

**This Detail is intended for conceptual purposes only.*



DETAIL DESCRIPTION:

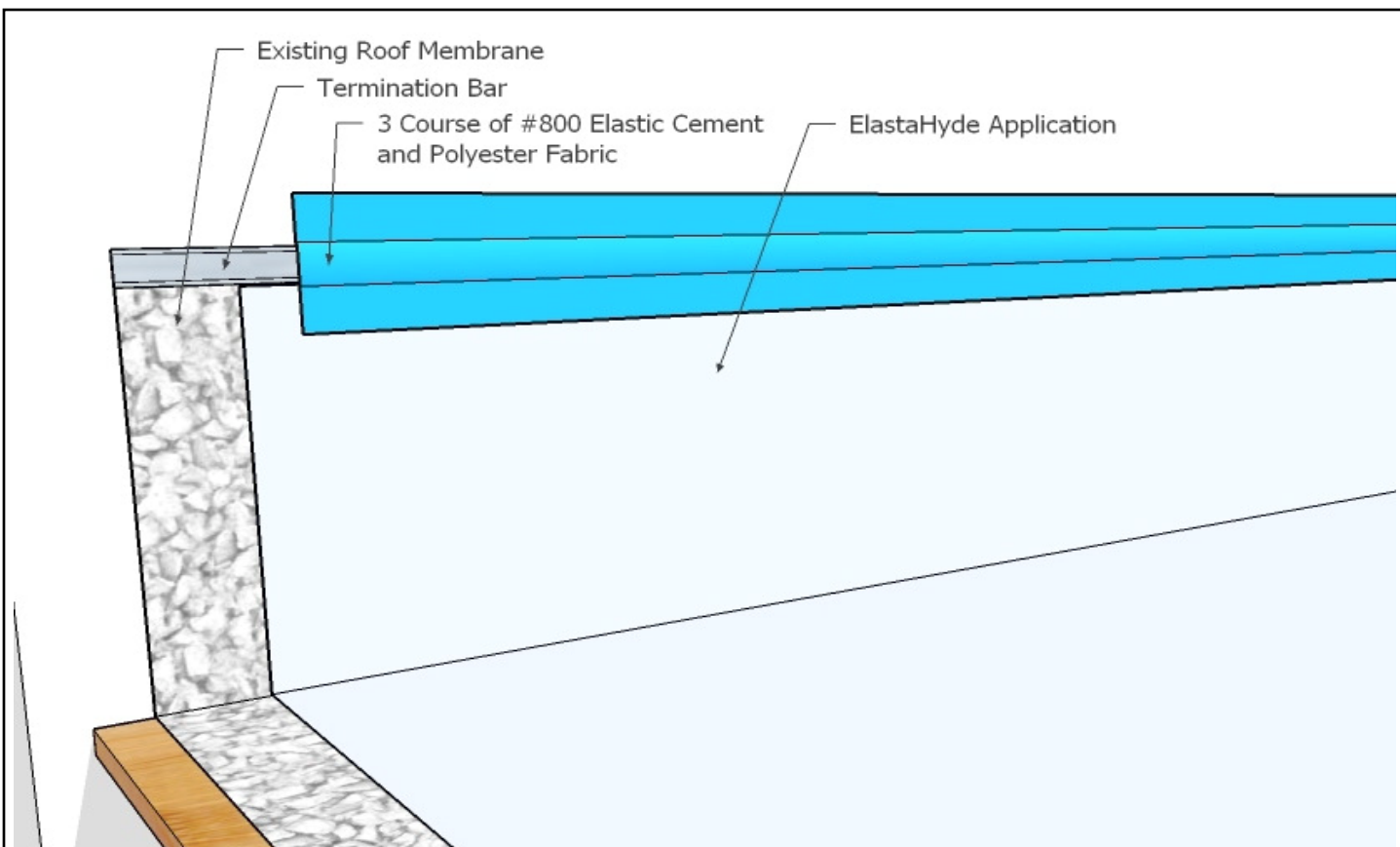
2-Ply Polyester Reinforced System Membrane

ISSUE DATE:

12/29/2014

DETAIL NUMBER:

SM-2P-XE



Scale: NONE

NOTES:

1. Once the membrane system has been installed proper termination must be completed.
2. The Termination Bar to Wall transition is detailed with #800 and polyester membrane per detail DP-3CRS. Ensure that the detail work extends a minimum of 2" onto either substrate. The polyester width may vary based on the existing condition.
3. Encapsulate the detail work with the applications of ElastaHyde following full cure for best results.

**This Detail is intended for conceptual purposes only.*



DETAIL DESCRIPTION:

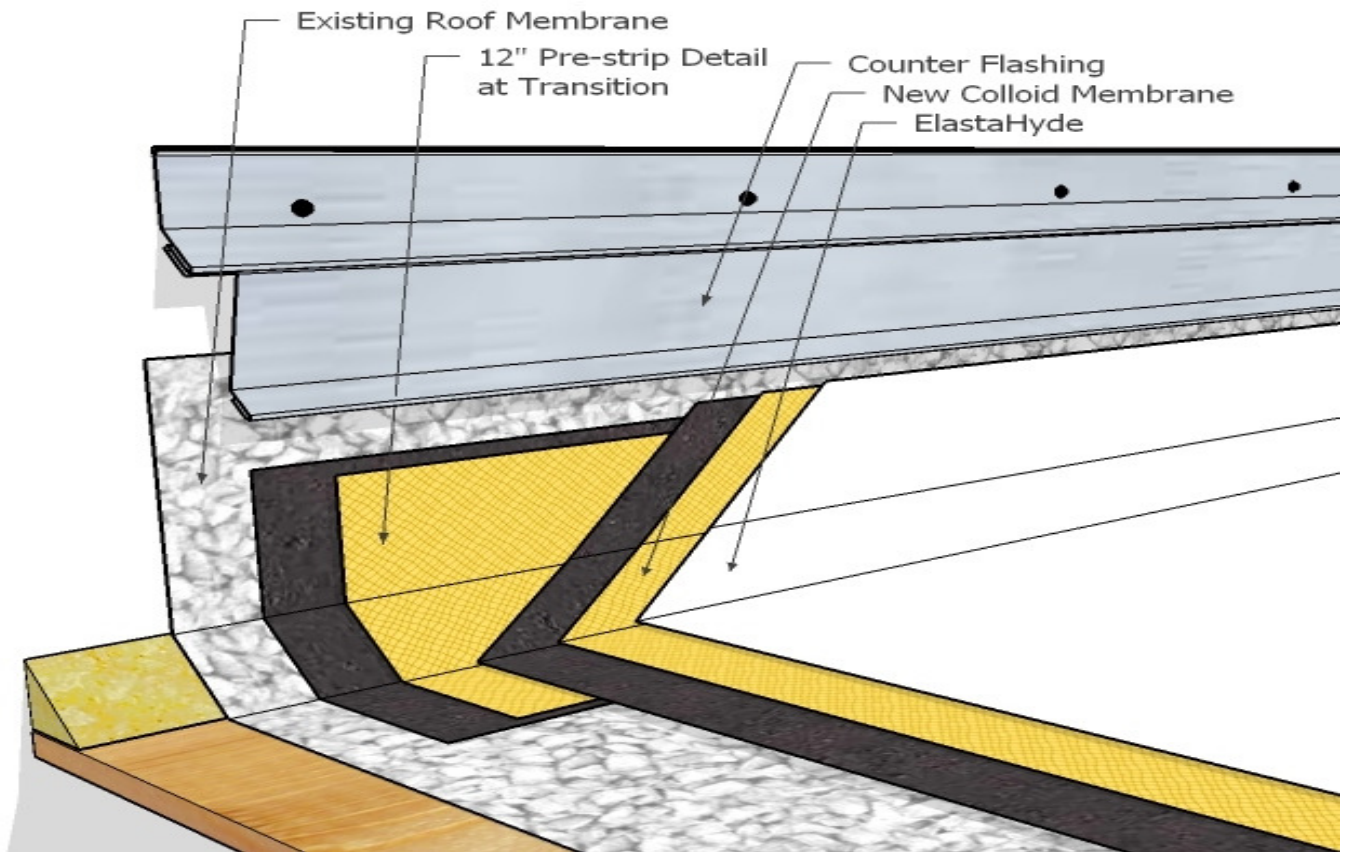
System Termination @ Wall-Term Bar

ISSUE DATE:

12/29/2014

DETAIL NUMBER:

SD-TB1



Scale: NONE

NOTES:

1. Prior to the field membrane installation the cant strip detail at walls and curbs must be completed.
2. Ensure that the substrates are clean, free of loose or flaking materials, and field repairs and preparations are fully cured prior to application.
3. Apply the application of #298 Emulsion by sprayer, roller or brush at a rate of 6 gallons per square or as specified, extending 2" beyond the polyester application to follow, centered over the horizontal to vertical transition at the cant strip.
4. Immediately embed the 12" polyester fabric, via light broom, into the wet material ensuring that the fabric is free of all air pockets and wrinkles. Excess emulsion at the edges may require feathering of the wet material.
5. Once the cant strip detail is complete the base flashing and field membrane installations may be performed. (Refer to the System Details for membrane termination and penetration detailing requirements.)

**This Detail is intended for conceptual purposes only.*



DETAIL DESCRIPTION:

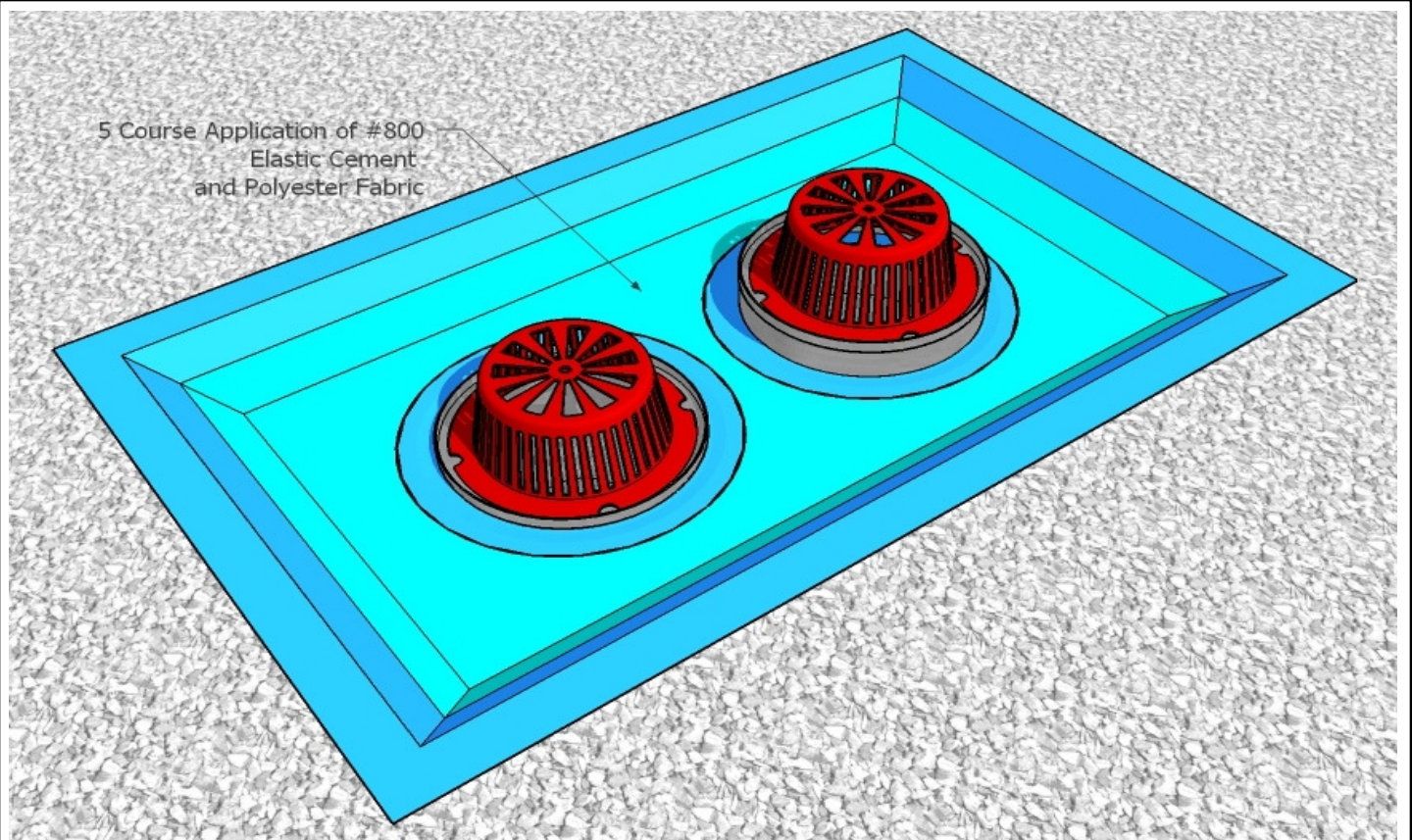
System Base Flashing

ISSUE DATE:

12/29/2014

DETAIL NUMBER:

SD-SBF1



Scale: NONE

NOTES:

1. Remove the existing drain cover and clamping ring, if applicable, from the drain assembly.
2. Clean the drain assembly and existing membrane of debris and dirt and remove and loose or flaking existing material. Wire brushing may be necessary to remove any rust that may be present. Should there be rust present, priming with #900R MTL + Rust Primer is recommended.
3. Once the area has been properly prepared and primed where necessary, detail the drain with #800 and polyester membrane per detail DP-5CRS.
4. When detailing be sure to extend material into the drain opening beyond the existing materials and extend a minimum of 6" onto the existing membrane.
5. Ensure that the #800 is feathered out at the perimeters if the application to avoid any damming of positive water flow.
6. Encapsulate the detail work with the applications of ElastaHyde following full cure for best results.

**This Detail is intended for conceptual purposes only.*



DETAIL DESCRIPTION:

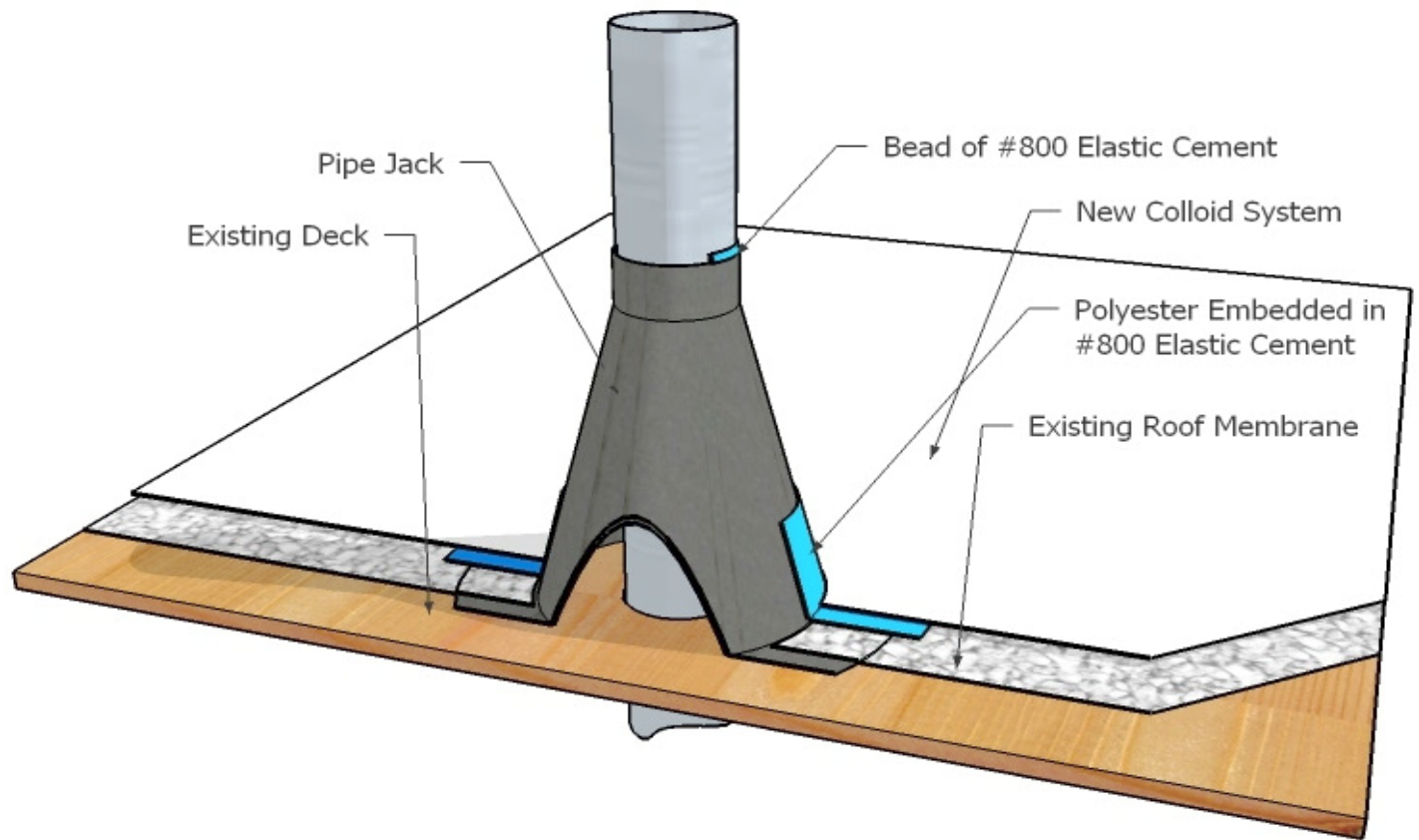
Drain Sump Maintenance

ISSUE DATE:

12/29/2014

DETAIL NUMBER:

RM-DS1



Scale: NONE

NOTES:

1. Once the membrane system has been installed the penetration detailing may be applied.
2. Remove any loose or flaking materials from the penetration assembly and ensure that there is no residual oils present on the new membrane.
3. Once the area has been properly prepared and primed where necessary, detail the drain with #800 and polyester membrane per detail DP-3CRS.
4. When detailing be sure to extend material onto the penetration flange and extend a minimum of 6" onto the existing membrane.
5. Apply a bead of #800 to seal the joint where the pipe extends out from the jack.
6. Encapsulate the detail work with the applications of ElastaHyde following full cure for best results.

**This Detail is intended for conceptual purposes only.*



DETAIL DESCRIPTION:

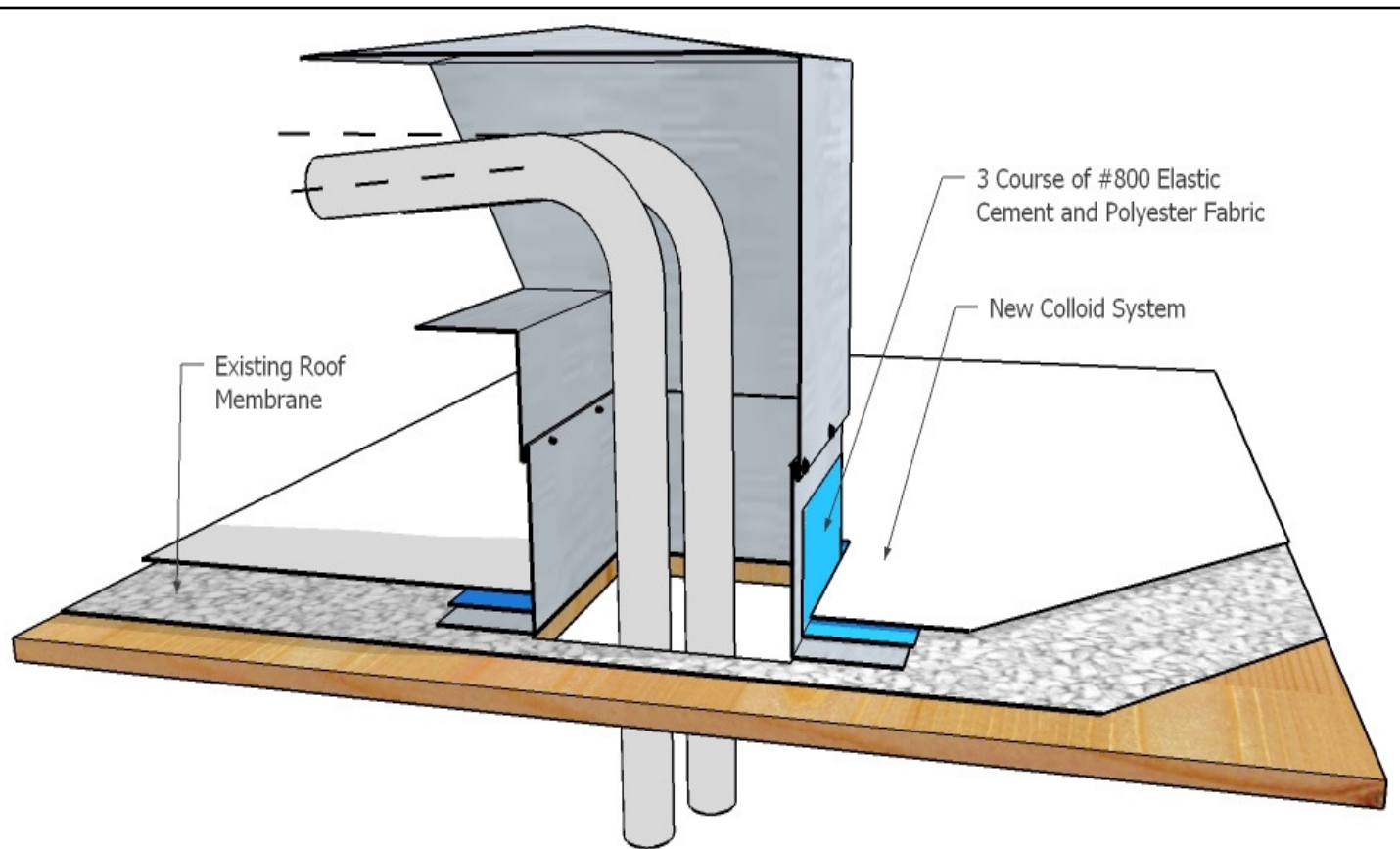
Roof Jack Flashing

ISSUE DATE:

12/29/2014

DETAIL NUMBER:

SD-P1



Scale: NONE

NOTES:

1. Once the membrane system has been installed the penetration detailing may be applied.
2. Remove any loose or flaking materials from the penetration assembly and ensure that there is no residual oils present on the new membrane.
3. Once the area has been properly prepared and primed where necessary, detail the pipe enclosure with #800 and polyester membrane per detail DP-3CRS.
4. When detailing be sure to extend material onto the vent flange and extend a minimum of 6" onto the new membrane.
5. Encapsulate the detail work with the applications of ElastaHyde following full cure for best results.

**This Detail is intended for conceptual purposes only.*



DETAIL DESCRIPTION:

Multiple Pipe Enclosure

ISSUE DATE:

12/29/2014

DETAIL NUMBER:

SD-P2