

ADVERTISEMENT FOR BIDDERS

Sealed proposals will be received by the City of Griffin, 100 S. Hill Street, Griffin, Georgia, 30223

Until: **2:00 PM, local time, Thursday, July 15, 2021**

For the Project know as:

City of Griffin Roof Replacement: City Hall

Bid # - 21-015

At which time and place the proposals will be publicly opened and read aloud. Proposals received after the designated time will not be considered. The OWNER of the project is the City of Griffin.

There will be a **MANDATORY pre-bid meeting on June 30th, 2021** at the City Hall Conference Room on the 3rd floor at 12 noon until 2pm. Please plan to attend if you intend to bid on this project.

Please direct all questions by email to the Public Works Director: Chris Walker at cwalker@cityofgriffin.com



Application Guideline
**COATED SPRAY POLYURETHANE FOAM SYSTEM
 OVER GRANULATED MODIFIED BITUMEN**



One Griffin Center
 100 S. Hill St.
 Griffin, GA. 30224

Replace/Repair Existing Roof(s)

PART 1 - GENERAL

1.01 DESCRIPTION

- A. The intention of this guideline is to outline the procedures for the application of a Spray Polyurethane Foam (SPF) and reflective roof coating system over an existing **GRANULATED MODIFIED BITUMEN ROOF SURFACE**. These suggested guidelines describe materials, methods, and conditions necessary for the proper application of the SPF roof coating system.

1.02 APPROVED APPLICATOR

All products shall be applied by a single, experienced, and competent contractor approved by City of Griffin.

PART 2 - PRODUCTS

2.01 CLOSED CELL POLYURETHANE FOAM

- A. The polyurethane foam to be applied shall be a two-component system made by combining an isocyanate (A) component with a polyol (B) component and shall possess the following physical characteristics:

PROPERTIES	ASTM TEST	VALUE	UNITS
Density	D1622	2.8 – 3.0	lbs./ft3
Compressive Strength	D1621	40 psi, minimum	lbs./in2
Open Cell Content	D2856	90%, minimum	% value
K-Value	C177, C518, C1363	0.16 – 0.18	BTU per ft2/hr. Degree F per inch
Flammability	E84**	<75	

*This standard is used solely to measure and describe properties of products in response to heat and flame under controlled laboratory conditions. This numerical flame spread rating is not intended to reflect hazards presented by this or any other material under actual fire conditions.

- B. Polyurethane Foam, along with elastomeric coating and/or other components as an assembly, shall meet the requirements of UL 790 for a Class A application and/or meet the requirements of a Factory Mutual Roof NAV for a Class 1 application, and/or as required by local building codes.
- C. Polyurethane Foam Primers: Primers used shall be as recommended by the manufacturer of the spray foam



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materials specified.

- D. Fire Safety Requirements: See CPI Bulletin AX-230, "Fire Safety Guidelines for Use of Rigid Polyurethane and Polyisocyanate Foam Insulation in Building Construction."



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2.02 COATINGS AND RELATED MATERIALS

All materials used shall be manufactured by and or approved by the City of Griffin and shall meet the following specifications:

2.03 ELASTOMERIC COATING SYSTEM

SILICONE

Type: UV resistant elastomeric
Viscosity: 6000 ± 1000 cps
Elongation: 318%
Tensile strength: 500 psi
Volume solids: 69% ± 2%
Color: White, gray, and tan

DELIVERY AND STORAGE

- 2.04
- A. Materials shall be delivered in their original tightly-sealed containers or unopened packages, all clearly labeled with the manufacturer's name, file number, and batch numbers. Where materials are covered by a referenced specification, the labels shall bear the specifications number, type and class, as applicable. All materials must be the same product number and name as those submitted.
 - B. Materials shall be stored out of the weather in their original tightly-sealed containers or unopened containers as recommended by the manufacturer.
 - C. All materials shall be stored in compliance with local fire and safety requirements.

WARRANTY

- 2.05
- A. Contractor warrants that the material supplied will meet or exceed physical properties as published. The contractor guarantees that workmanship will be free of defects in coating application. Since performance of existing roof substrate or previously applied coatings are beyond the control of manufacturer or the contractor, requests for additional warranty coverage shall be subject to prior approval by the City of Griffin.
 - B. Comply with manufacturer's warranty application procedures. A Pre-Project Inspection Report should be submitted and approved prior to job commencement.

2.06 QUALITY ASSURANCE

- A. Contractor Qualifications: The proposed contractor should provide information concerning projects similar in nature to the one proposed including location and person to be contacted. Some manufacturers of sprayed polyurethane foam systems and/or protective coatings have approval programs and/or licensing methods that could be required.
- B. Manufacturer Qualifications: Polyurethane foam and protective coating manufacturers shall show evidence of sufficient financial resources and manufacturing facilities to furnish materials on this project. References shall be required. Sufficient project lists, warranties, and code approvals shall be submitted for verification.
- C. Inspections: The polyurethane foam and protective coating manufacturers are to provide qualified representatives to monitor and inspect the installation of their products as they require. Third party inspection of the installation is recommended. A list of SPFA inspector members is available.



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2.07 SUBMITTALS

- A. Manufacturer's published data sheets or letter of certification that their products comply with the materials specified and intended for use on this project. This is to include primers (if required), polyurethane foam, protective coatings, and accessories (if required).
- B. Shop drawings on sheet metal, accessories, or other fabricated items.
- C. Manufacturer's application or installation instructions.
- D. Contractor/applicator certification from polyurethane foam supplier and/or protective coatings manufacturer, and evidence of contractor/applicator qualification and experience.
- E. A specimen copy of the applicable warranty for the project.
- F. Approval and information guides for applicable local, state, or national codes and/or insurance acceptability, if required.
- G. Safety and handling guides for storage, handling, and use of the materials to include appropriate Safety Data Sheets (SDS).
- H. Field quality control procedures to be utilized by the contractor/applicator to ensure proper preparation and installation of polyurethane foam and protective coatings, detail work, and follow-up inspection.

2.08 ENVIRONMENTAL CONDITIONS

- A. The polyurethane foam applications shall not proceed during periods of inclement weather. Do not apply the polyurethane foam below the temperature and/or above the humidity specified by the manufacturer for ambient air and substrate.
- B. Do not apply protective coatings when there is ice, frost, surface moisture, or visible dampness present on the surface to be coated. Apply protective coatings in accordance with the coatings manufacturer's application instructions for environmental conditions.
- C. Wind barriers may be used if wind conditions could affect the quality of the polyurethane foam or protective coating installation.

2.09 SAFETY REQUIREMENTS

- A. See CPI Bulletin AX-205, "Working with MDI and Polymeric MDI: What You Should Know."
- B. Refer to appropriate Safety Data Sheets (SDS) for additional safety information.
- C. Protection of building, grounds and occupants: All surfaces not to receive system specified shall be protected from overspray hazard, i.e. windows, doors, exterior and vehicles. Seal off air entry points into the building, as necessary, where odor may adversely affect inhabitants. Post "Spray Hazard Signs" in accordance with General OSHA Standards.



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2.10 ACCESSORIES AND MISCELLANEOUS MATERIALS

- A. Flashings and waterproof coverings for expansion joints shall be compatible with specified polyurethane foam and elastomeric coating system and shall be recommended by the manufacturers of the systems specified.
- B. Miscellaneous materials such as adhesives, elastomeric caulking compounds, metal, vents, and drains shall be a composite part of the roof system and shall be those recommended by the systems manufacturer.
- C. Granules (MANDATORY FOR SYSTEMS WARRANTY): When applicable, granules shall be applied in the top coat using the size, type, and coverage as recommended by the coating manufacturer.
- D. Board stock: If required over metal decks, fasten to achieve necessary wind uplift requirements.

PART 3 - INSTALLATION

3.01 GENERAL

Guidelines as outlined by the manufacturer issuing the warranty shall be the final authority.

3.02 SURFACE PREPARATION

A. Granulated Modified Bitumen (Retrofit)

- 1. All loose gravel, dust, and residue shall be removed using power vacuum equipment, power vacuum equipment, power sweeper, air blowing, or other suitable means.
- 2. The roof shall be thoroughly inspected or tested to determine if moisture is present within the roof assembly. Saturated insulation must be removed and replaced with compatible materials.
- 3. The existing roof shall be thoroughly inspected for adhesion between felts, insulation, and deck. Areas of poor adhesion should be fastened. All blisters, buckles, wrinkles, and fish mouths shall be cut and/or fastened.
- 4. All soft mastic or other materials that impede polyurethane adhesion shall be removed or covered with a mechanically fastened recover board.
- 5. Remove or refasten all loose base flashing, counter flashing, and gravel stops as required.
- 6. The need may exist for structural design analysis to determine expansion joint requirements. Existing expansion joints should be inspected and repaired if necessary.
- 7. Lightning rods shall be masked prior to foaming. Lightning rod cables shall not be embedded in the polyurethane foam and should be removed prior to foaming. Electrical and mechanical conduits should be relocated or raised above the finished roof surface. Lightning protection equipment and electrical work must be performed by qualified personnel.

B. Other Surfaces (i.e. gypsum board, polyisocyanurate board)

- 1. These materials are generally used over fluted metal decks and must be fastened to achieve necessary wind uplift requirements.
- 2. Boards shall be firmly butted together along all edges without gaps or openings. Joints exceeding ¼" shall be caulked with a suitable sealant material.
- 3. Special care must be taken to prevent these materials from getting wet in storage on the job site and after installation prior to being protected by polyurethane foam. Moisture exposure will damage these materials and may be a cause for replacement.
- 4. Remove loose dirt and debris by using compressed air, vacuum, or light brooming. No power brooming is permitted due to possibility of damage.



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5. The installed materials shall be protected from spills of contaminants such as oil, grease, solvents, etc., as these materials cause soiling that cannot be readily removed from the board surfaces.

3.03 PRIMER APPLICATION

- A. Examine substrate to receive roof coating. Do not proceed with installation of the SPF system until all problem areas have been corrected in a manner acceptable to the manufacturer.
- B. Appropriate primer shall be as specified and/or at the discretion of the spray foam manufacturer.

3.04 POLYURETHANE FOAM APPLICATION

- A. Inspection and Testing
 1. Prior to application of the foam, the surface shall be inspected to ensure conditions required by the manufacturer have been met.
 2. An adhesion test should be conducted to ensure proper adhesion to the existing substrate.

Note: Adhesion to the existing roof substrate depends on the condition of current substrate or any existing coating.

B. Application

1. The spray polyurethane foam shall be applied in accordance with the manufacturer's specification and instructions.
2. Areas to be built-up to remove ponding water are to be filled in with spray polyurethane foam before the specified thickness of polyurethane foam is applied to the entire roof surface.
3. The spray polyurethane foam must be applied in a minimal pass thickness of 1/2 inch.
4. Spray polyurethane foam thickness shall be a minimum of one inch (gravel surface removal requires 1 1/2" minimum, or more if specified). The polyurethane foam shall be applied uniformly over the entire surface with a tolerance of plus 1/4" per inch of thickness minus 0", except where variations are required to ensure proper drainage or to complete a feathered edge. Also, foam thickness specifications are based on individual substrates waterproofed.
5. The spray polyurethane foam shall be uniformly terminated a minimum of eight (8) inches above the roof line at all penetrations (except drains, parapet walls, or building junctions). Foamed in place cants shall be smooth and uniform to allow positive drainage.
6. When detailing skylights or high walls, it is particularly important not to cover weep holes with SPF or coating.
7. Substrate shall have sufficient slope to eliminate excessive ponding water. Ponding is defined as "The accumulation of water in low-lying areas that exceeds the manufacturer's specification and/or contract documents." If the substrate does not have sufficient slope, then the ponding water must be eliminated by building in slope by the application of polyurethane foam, channeling the polyurethane foam or by the proper placement of drains, or a combination thereof.
8. The full thickness of polyurethane foam in any area shall be completed prior to the end of each day. If due to weather conditions more than 24 hours elapse between polyurethane foam and coating application, the polyurethane foam shall be inspected for UV degradation, oxidation or contamination. If any of the above conditions exist, the surface shall be prepared in conformity with the recommendations of the manufacturer issuing the warranty.

C. Surface Finish

1. The final sprayed polyurethane foam surface shall be "smooth, orange peel, coarse orange peel, or verge of popcorn." Polyurethane foam surfaces termed "popcorn" or "tree bark" are not acceptable. These areas shall be removed and re-foamed to an acceptable surface.



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2. Any damage or defects to the polyurethane foam surface shall be repaired prior to the protective coating application.
3. The polyurethane foam surface shall be free of moisture, frost, debris, oils, tars, grease, or other materials that will impair adhesion of the protective coating.

3.05 PROTECTIVE COATING APPLICATION

A. Inspection

1. Prior to the application of the protective coating the polyurethane foam shall be inspected for suitability of base coat application as per manufacturer's requirements.

B. Application

1. Base Coat
 - a. The base coat shall be applied the same day as the polyurethane foam application when possible. In no case shall less than two hours' elapse between application of the polyurethane foam and application of the base coat. If more than 24 hours' elapse prior to the application of base coat, the polyurethane foam shall be inspected for UV degradation.
 - b. The polyurethane foam shall be free of dust, dirt, contaminants, and moisture before application of the base coat. The polyurethane foam shall be clean, dry, and sound.
 - c. The base coat shall be applied at a uniform thickness with the rate of application being governed by the polyurethane foam surface texture. Coatings shall be applied at such a rate as to give the minimum dry film thickness specified by the protective coating manufacturer.
 - d. The coating shall be allowed to cure and be inspected for pinholes, thinly coated areas, uncured areas, or other defects. Any defects should be repaired prior to subsequent applications. The base coat shall be free of dirt, dust, water, or other contaminants before application of the top coat.
 - e. The coating application shall not proceed during periods of inclement weather. The applicator shall not apply the protective coating below the temperature and/or above the humidity specified by the manufacturer for ambient air and substrate. Wind barriers may be used if wind conditions could affect the quality of installation.
2. Top Coat and/or Subsequent Coat
 - a. Application: Subsequent coating should be applied in a timely manner to ensure proper adhesion between coats. Surface texture of polyurethane foam will affect dry film thickness—additional material may be required in areas of coarse foam profile.
 - b. Inspection: The cured dry film thickness of the finished multiple coat application shall be checked by taking slit samples and examining under magnification. Areas that are found to have less than the thickness specified shall require additional coating.

3.06 APPLICATION RATES

I. 10 Year System Requirement (25 mil Silicone System)

1. **Base Coat:** Apply base coat of **SILICONE** roof coating at a rate of 1 gallon per 100 square feet.
2. **Top Coat:**
 - o **Standard Option:** Apply a top coat of **SILICONE** at a rate of 1 gallon per 100 square feet.
 - o **High Solids Option:** Apply a top coat of **HIGH SOLIDS SILICONE** at a rate of 1 gallons per 100 square feet.
3. **Granules:** Immediately broadcast roofing granules into finish coat at the rate of 30 lbs. per 100 square feet.



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RESTRICTIONS/LIMITATIONS

This system is to be used only in conjunction with commonly accepted roofing standards but not limited to the following:

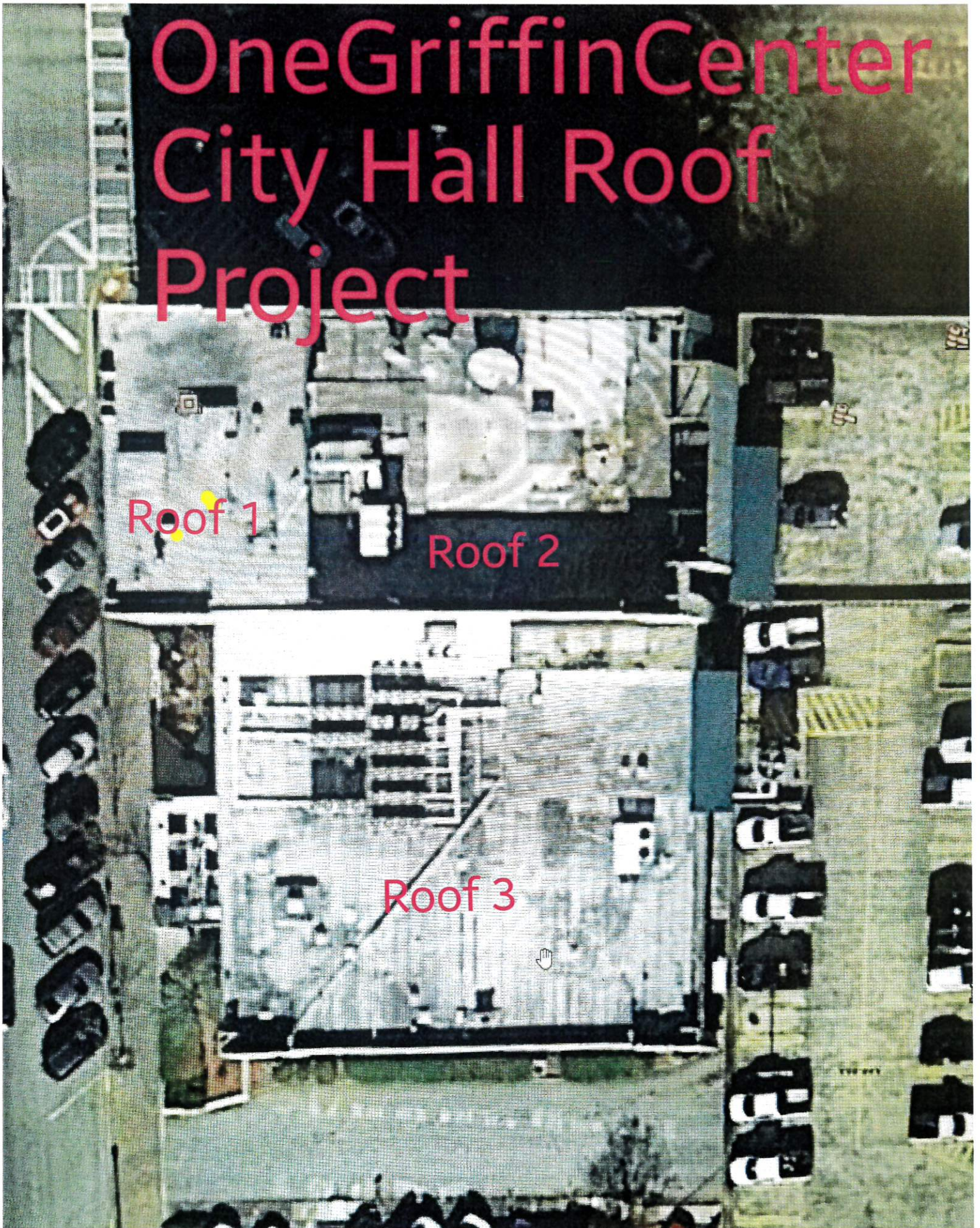
- A. No application of materials shall commence during inclement weather or when precipitation is imminent.
- B. No materials are to be applied to wet, dirty, or frozen surfaces.
- C. In conjunction with the final inspection, all debris, containers, materials and equipment are to be properly removed from the job site. Grounds are to be cleaned, undamaged, and acceptable to the owner.
- D. Reflectivity of coatings may be reduced if roof surface is not cleaned on a regularly scheduled basis.

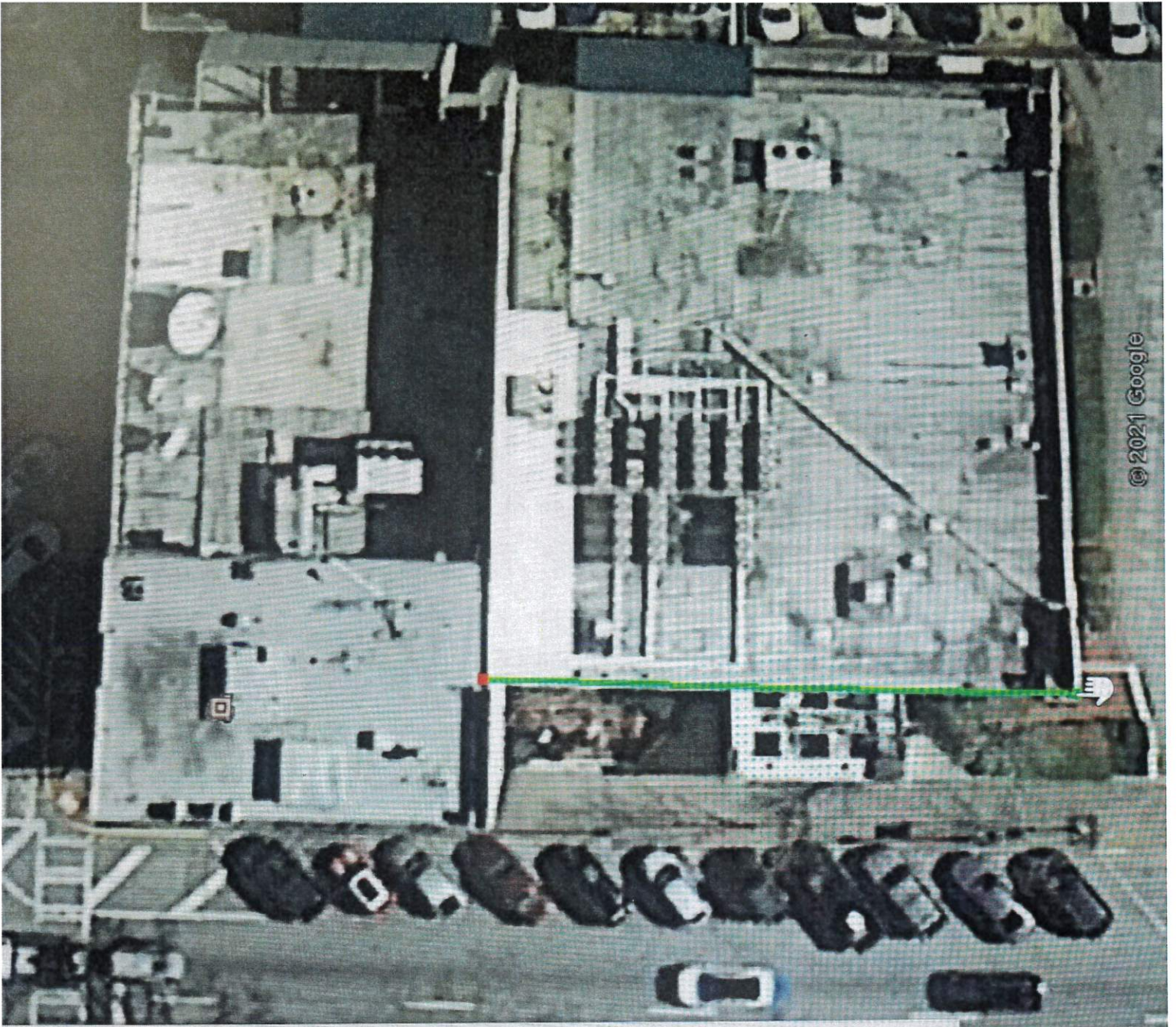
OneGriffinCenter City Hall Roof Project

Roof 1

Roof 2

Roof 3





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View Altitude Measurements

97.7 Feet

OK Cancel



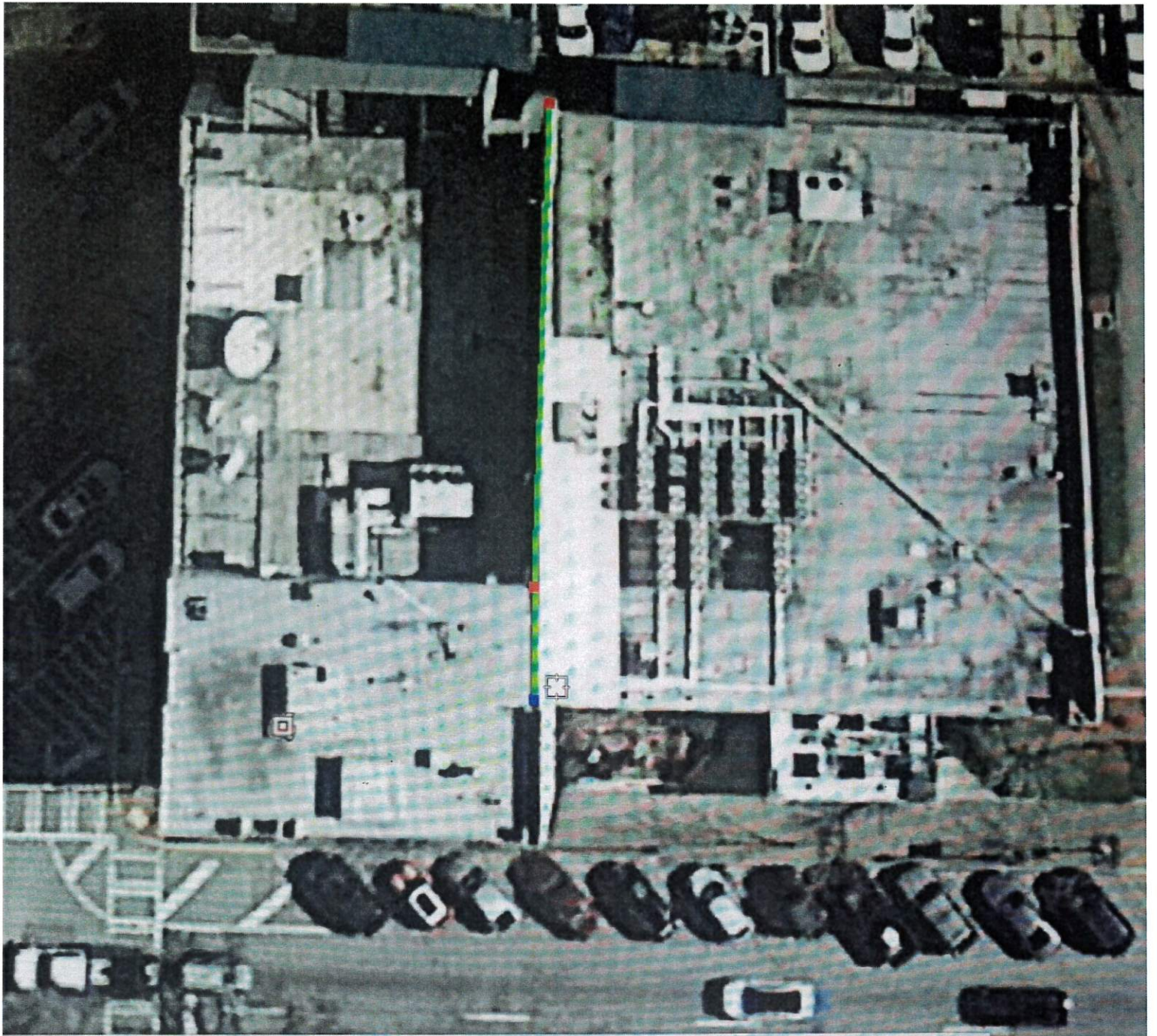
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Measurements





View Altitude Measurements

105 Feet

OK Cancel

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