



COLLETON COUNTY
SOUTH CAROLINA
Purchasing Department
113 Mable T. Willis Blvd.
Walterboro, SC 29488
843.782.0504

BID: RBW 25-01
LOWCOUNTRY REGIONAL AIRPORT (RBW)
ACE BASIN HANGAR ROOF REPAIRS

Sealed Bids Due: Friday, April 11, 2025, at 11:00 am
at 537 Aviation Way, Walterboro, SC 29488

Non-mandatory Pre-bid Site Visit. Contractors are encouraged to visit the project site on **Wednesday, March 12, 2025, at 10:00 am.** This will be the only time made available to visit the site.

All inquiries regarding this solicitation must be submitted via email to Bert Duffie, Airport Manager, at airport@colletoncounty.org no later than 11:00 a.m. **on Friday, March 28, 2025.**

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A. OVERVIEW

The Walterboro-Colleton County Airport Commission (the "Commission") requests sealed bids from qualified, licensed contractors for repairs to the Ace Basin Hangar roof at the Lowcountry Regional Airport located at 537 Aviation Way in Walterboro, South Carolina. The Commission requires that only contractors who can demonstrate successful previous work on similar projects may submit a bid on this project. Bids that do not demonstrate that the contractor has successful previous experience on similar projects will be deemed non-responsive and not considered.

Subject to the terms, conditions, provisions, and the enclosed specifications, responses to this solicitation will be received until the stated date and time. Sealed bids must be submitted via U.S. Mail, common carrier (such as Fedex, UPS, etc.), or hand-delivered with written acknowledgement of receipt, to **Bert Duffie, Airport Manager, 537 Aviation Way, Walterboro, SC 29488 on or before Friday April 11, 2025 at 11:00 a.m.** Responses received after the scheduled due date and time will be rejected. Bidder assumes all risks of mailing. The exterior of the bid envelope shall only state "Sealed Bid for Lowcountry Regional Airport Project RBW 25-01" and nothing else.

This solicitation does NOT commit the Commission to award a contract, to pay any costs incurred in the preparation of bids submitted, or to procure or contract for the services. The Commission reserves the right to accept or reject or cancel in part, or in its entirety, offers received because of this request if deemed to be in the best interest of the Commission to do so.

All inquiries regarding this solicitation shall be submitted to **Bert Duffie, Airport Manager, at airport@colletoncounty.org**, no later than **11:00 am on Friday, March 28, 2025**. A response to all questions will be posted on the Colleton County website as an addendum to this bid.

B. SCOPE OF WORK

The repairs consist of a turn-key job, including, but not limited to, all labor, materials, and equipment, electrical work, removal and disposal of existing equipment or materials, and performing all work required to complete the repairs satisfactorily. The qualified, licensed contractor will be responsible for obtaining all required permits. The job shall be performed, and work completed under all applicable building codes. In addition to the technical specifications herein, the work shall meet all requirements listed in the hangar assessment report.

Project scope of work shall include but not be limited to roof and exterior building repairs of deficiencies described in the assessment report to assure watertightness of the building.

It will be the contractor's responsibility to secure the site against theft and weather elements to the satisfaction of the Lowcountry Regional Airport and at the expense of the contractor. The Contractor shall conduct an inspection at the end of each day and take steps to ensure that the entire work area is clean.

A site plan will be coordinated with the Airport Manager upon bid award.

This contract is a lump sum contract.

C. INSTRUCTIONS TO THE CONTRACTOR

1. The submittal must include one (1) BID response along with a completed W-9 form and a written statement demonstrating previous successful work on similar projects. The individual signing the response must be an Agent legally authorized to bind the company. To be considered responsive, responders must use the Bid Form included in the specifications.
2. All bids are due by **11:00 am on Friday April 11, 2025. Responses must be submitted via U.S. Mail, common carrier (such as Fedex, UPS, etc.), or hand-delivered with written acknowledgement of receipt, to Bert Duffie, Airport Manager, 537 Aviation Way, Walterboro, SC 29488.**
3. It is the Contractor's sole responsibility to ensure that solicitation responses, amendments thereto, or withdrawal requests are submitted by the scheduled due date and time.
4. The Contractor must clearly mark as "Confidential" each part of their response, which they consider to be proprietary information that could be exempt from disclosure under Section 30-40(C) Code of Laws of South Carolina, 1976, Freedom of Information Act. The Commission reserves the right to determine whether this information should be exempt from disclosure, and legal action may not be brought against the Commission or its agents for its determination in this regard.
5. **RESPONSE FORM:** All responses shall be printed in ink or typewritten. If required, additional pages may be attached. Bids written in pencil will be disqualified.
6. Subject to the terms, conditions, provisions, and the enclosed specifications, responses to this solicitation will be received until the stated date and time. Responses received after the scheduled due date and time will be rejected.
7. This solicitation does not commit the Commission to award a contract, to pay any costs incurred in the preparation of the BID submitted, or to procure or contract for the services. The Commission reserves the right to accept or reject or cancel, in part, or its entirety, offers received as a result of this request is deemed to be in the best interest of the Commission to do so.

A written "No Response" qualifies as a response; however, it is the responsibility of the Contractor to notify the Airport Manager if you receive solicitations that do not apply.

D. SELECTION CRITERIA

It is the intent of the Commission to award one contract to the lowest responsive, responsible bidder based on the total bid submitted on the Bid Form with final approval by the Commission. The Commission requires that only contractors who can demonstrate in writing with its Bid previous successful work on similar projects may submit a bid on this project. Bids that do NOT demonstrate that the contractor has successful previous experience with similar projects will be deemed non-responsive and not considered. The Commission reserves the right to reject any or all bids and to award a most advantageous contract in the best interest of the Commission.

A written "No Response" qualifies as a response; however, it is the responsibility of the Contractor to notify the Procurement Manager if you receive solicitations that do not apply.

E. SPECIFIC TERMS AND CONDITIONS

1. **COMPETITION:** This solicitation is intended to promote full and open competition. If any language, specifications, terms, and conditions, or any combination thereof restricts or limits the requirements in this solicitation to a single source, it shall be the responsibility of the interested Contractor to notify the Airport Manager in writing no later than seven (7) business days prior to the scheduled due date and time.
2. **RESPONDENT QUALIFICATION:** The Commission reserves the right to request satisfactory evidence of its ability to furnish services in accordance with the terms and conditions listed herein. The Commission further reserves the right to make the final determination as to the Contractor's ability to provide said services.
3. **RESPONSE WITHDRAWAL:** Any responses may be withdrawn prior to the established closing date and time but not thereafter with proper approval from the Airport Manager.
4. **REJECTION:** The Commission reserves the right to reject any and all bids, to cancel or withdraw this solicitation, and to waive any technicality if deemed to be in the best interest of the Commission.
5. **WAIVER:** The Commission reserves the right to waive any Instruction to Contractors, General or Special Provisions, General or Special Conditions, or specifications deviation if deemed to be in the best interest of the Commission.
6. **RESPONSE PERIOD:** All responses shall be good for a minimum period of 45 calendar days.
7. **DEVIATIONS FROM SPECIFICATIONS:** Any deviation from specifications indicated herein must be clearly pointed out; otherwise, it will be considered that items offered are in strict compliance with these specifications, and the successful Contractor will be held responsible, therefore. Deviations must be explained in detail on a separate attached sheet(s). The listing of deviations, if any, is required but will not be construed as waiving any requirements of the specifications. Unidentified deviations found during the evaluation of the response may be cause for rejection.
8. **AMENDMENTS:** All amendments to and interpretations of this solicitation shall be in writing and issued by the Procurement Manager of Colleton County.
9. **DEBARMENT:** By submitting a qualification package, the Contractor is certifying that they are not currently debarred from responding to any request for bids by any agency or subdivision of the State of South Carolina or the United States Federal Government, nor are they an agent of any person or entity that is currently debarred from submitting bids on contracts by any agency or subdivision of the State of South Carolina.
10. **DEFAULT:** In case of default by the Contractor, the Commission reserves the right to purchase any or all items in default in the open market, charging the Contractor with any excessive costs. Should such a charge be assessed, no subsequent solicitation response of the defaulting Contractor will be considered in future bids until the assessed charge has been satisfied.
11. **HOLD HARMLESS:** All respondents to this bid shall indemnify and hold harmless the Walterboro-Colleton County Airport Commission, the County of Colleton, the City of Walterboro, and any of their officers and employees from all suits and claims alleged to be a result of this request for bids. The issuance of this request for bids constitutes only an invitation to present a bid. The Commission reserves the right to determine, at its sole discretion, whether any aspect of a respondent's submittal meets the criteria in this request for proposals. The Commission also reserves the right to seek clarifications, to negotiate with any

Contractor submitting a response, to reject any or all responses with or without cause, and to modify the procurement process and schedule.

12. CANCELLATION: In the event that this request for bid is withdrawn or the project canceled for any reason, the Commission shall have no liability to any respondent for any costs or expenses incurred in connection with this request for bids or otherwise.
13. PURCHASING Policy: This Request for Bids is subject to the provisions of the Walterboro-Colleton County Airport Commission Purchasing Policy, and any revisions thereto, which are hereby incorporated into this request for bid in their entirety. A hardcopy is available at the Lowcountry Regional Airport located at 537 Aviation Way, Walterboro, SC and can be emailed upon request.
14. FAILURE TO SUBMIT ALL MANDATORY FORMS: Failure to submit all the mandatory forms from this request of bid shall be cause for the rejection of the qualification package. However, the Commission reserves the right to decide, on a case-by-case basis, in its sole discretion, whether or not to reject such a bid as non-responsive.
15. CONTRACT AWARD AND RETAINAGE:
 - a. This solicitation and submitted documents, when properly accepted by the Commission, shall constitute an agreement equally binding between the successful Contractor and the Commission. No oral statement of any person shall modify or otherwise change or affect the terms, conditions, or specifications stated in the resulting agreement. The Commission shall not be legally bound by any amendment or interpretation not fully executed by both parties in writing.
 - b. Retainage from progress payments to the Contractor shall be ten percent (10%) of each payment for work completed and stored materials on site. Upon substantial completion, the contractor may request in a payment application, five percent 5% of the held retainage.
 - c. The successful Contractor shall be required to execute a formal agreement with the Commission within ten (10) business days after issuance of the Notice of Award.
16. CONTRACT ADMINISTRATION: Questions or problems arising after the award of an agreement shall be directed to the Airport Manager by calling (843) 549-2549. Copies of all correspondence concerning this solicitation or resulting agreement shall be sent to the Airport Manager at 537 Aviation Way, Walterboro, SC 29488.
17. BONDS: A Bid must be accompanied by Bid security made payable to the Walterboro-Colleton County Airport Commission in an amount of five percent (5%) of the Bidder's maximum Bid price in the form of a Bid Bond (on the form attached) issued by a surety meeting the requirements of Section E. SPECIFIC TERMS AND CONDITIONS

F. GENERAL CONTRACTUAL REQUIREMENTS

1. ABANDONMENT OR DELAY: If the work to be done under this contract shall be abandoned or delayed by the Contractor, or if at any time the Commission shall be of the opinion and shall so certify in writing that work has been abandoned or delayed by the Contractor, the Commission may annul the contract or any part thereof if the Contractor fails to resolve the matter within thirty (30) days of written notice.
2. CONTRACTOR'S COOPERATION: The Contractor shall maintain regular communications with the Airport Manager and shall actively cooperate in all matters pertaining to this contract.

3. **RESPONSIBILITY:** The Contractor shall always observe and comply with all federal, state, local, and municipal laws, ordinances, rules, and regulations in any manner affecting the contract.
4. **WARRANTY:** Warranty of workmanship and products shall be covered for 365 days from the date of the issuance of the Certificate of Substantial Completion. During the 365-day warranty period, all product warranties or workmanship repairs are the sole responsibility of the Contractor and shall include all parts and labor associated with the repair. All items repaired or replaced during the initial Warranty period due to workmanship or product failure shall be warranted for 365 days from the date of the repair and or replacement. All Surety Bonds shall cover the warranty period. The surety shall be updated to reconcile the date of the warranty period as needed. Should a product installed during the construction process not have a manufactures warranty period that extends out to one year, it is the responsibility of the Contractor to cover the product and any resulting expenses related to that product for one year.
5. **ROYALTIES, PATENTS, NOTICES, AND FEES:** The contractor shall give all notices and pay all royalties and fees. The contractor shall defend all suits or claims for infringement of any patent rights and shall hold the Commission, the County of Colleton, and the City of Walterboro harmless from loss on account thereof.
6. **NON-APPROPRIATION/SUBSTITUTION PERMITTED:** If the Commission fails to appropriate or authorize the expenditure of sufficient funds to provide the continuation of this contract or if a lawful order issued in, or for any fiscal year during the term of the agreement, reduces the funds appropriated or authorized in such amounts as to preclude making the payments set out therein, the agreement shall terminate on the date said funds are no longer available without any termination charges or other liability incurring to Commission. Following any such non-appropriation, the master lease agreement shall contain no limitation on the Commission's ability to replace the equipment financed with any other equipment.
7. **INDEMNIFICATION:** Except for expenses or liabilities arising from the negligence of the Commission, the Contractor hereby expressly agrees to indemnify and hold the Commission, the City of Walterboro, the County of Colleton, all of their employees, agents, and officials, harmless against any and all expenses and liabilities arising out of the performance or default of any resulting agreement or arising from or related to the Work as follows:

The Contractor expressly agrees to the extent that there is a causal relationship between its negligence action, or inaction, or the negligence action, or inaction of any of its employees or any person, Contractor, or corporation directly or indirectly employed by the Contractor, and any damage, liability, injury, loss or expense (whether in connection with bodily injury or death or property damage or loss) that is suffered by the Commission, its employees, or by any member of the public, to indemnify and save the Commission and its employees harmless against any and all liabilities, penalties, demands, claims, lawsuits, losses, damages, costs, and expenses arising out of the performance or default of any resulting agreement or arising from or related to the equipment. Such costs are to include defense, settlement, and reasonable attorneys' fees incurred by the Commission and its employees. This promise to indemnify shall include bodily injuries or death occurring to Contractor's employees and any person, directly or indirectly employed by Contractor (including without limitation any employee of any subcontractor), the Commission's employees, the employees of any other independent contractor, or occurring to any member of the public. When the Commission submits notice, the Contractor shall promptly defend any aforementioned action.

The prescribed limits of insurance set forth herein shall not limit the extent of the Contractor's responsibility under this Section. The terms and conditions contained in this Section shall survive the termination of any resulting agreement or the suspension of the Work hereunder. Additionally, the Commission will not provide indemnity to the successful CONTRACTOR. Failure to comply with this section may result in your request for the bid being non-responsive.

8. **FORCE MAJEURE:** The Contractor shall not be liable for any excess costs if the failure to perform the resulting agreement arises out of causes beyond the control and without fault or negligence of the Contractor. Such causes may include but are not restricted to, acts of God or of the public enemy, acts of the Government in either its sovereign or contractual capacity, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, and unusually severe weather; but in every case, the failure to perform must be beyond the control and without the fault or negligence of the contractor. If the failure to perform is caused by default of a subcontractor, and if such default arises out of causes beyond the control of both the Contractor and subcontractor and without excess costs for failure to perform unless the supplies or services to be furnished by the subcontractor were obtainable from other sources in sufficient time to permit the contractor to meet the required delivery schedule.
9. **ARBITRATION:** Under no circumstances and with no exception will the Commission act as arbitrator between the Contractor and any sub-contractor.
10. **PUBLICITY RELEASES:** The Contractor agrees not to refer to the award of this contract in commercial advertising in such a manner as to state or imply that the products or services provided are endorsed or preferred by the Commission. The Contractor shall not have the right to include the Commission's name in its published list of customers without prior approval of the Commission. With regards to news releases, only the name of the Commission, type, and duration of any resulting agreement may be used and then only with prior approval of the Commission. The Contractor also agrees not to publish or cite, in any form, any comments or quotes from the Commission's staff unless it is a direct quote from the Airport Manager.
11. **GOVERNING LAWS:** Any agreement arising from this solicitation shall be governed by the laws of the State of South Carolina, and all disputes arising out of said agreement shall, if litigation is necessary, be litigated only in a Circuit Court for the Fourteenth Judicial Circuit sitting in Colleton County, South Carolina. The prevailing party shall be entitled to attorney's fees and all costs of said litigation.
12. **ASSIGNMENT:** The Contractor shall not assign in whole or in part any agreement resulting from this Request for Bids without the prior written consent of the Commission. The Contractor shall not assign any money due or to become due to him under the said agreement without the prior written consent of the Commission.
13. **AFFIRMATIVE ACTION:** The successful Contractor will take affirmative action in complying with all Federal and State requirements concerning fair employment and treatment of all employees, without regard or discrimination by reason of race, color, religion, sex, national origin, or physical handicap.
14. **FAILURE TO DELIVER GOODS IN ACCORDANCE WITH THE TERMS & CONDITIONS:** In case of failure to deliver goods in accordance with the contract terms and conditions, the Commission, after due oral or written notice, may procure substitute goods or services from other sources and hold the contractor responsible for any resulting additional purchasing and administrative costs. This remedy shall be in addition to any other remedies that the Commission may have.
15. **TERMINATION OF CONTRACT:**
 1. Subject to the Provisions below, the contract may be terminated by the Commission, providing a thirty (30) days advance notice in writing is given to the Contractor.
 - a. **Termination for Convenience:** In the event that this contract is terminated or canceled upon request and for the convenience of the Commission without the required thirty (30) days advance written notice, then the Commission shall negotiate reasonable termination costs, if applicable.
 - b. **Termination for Cause:** Termination by the Commission for cause, default, or negligence on the part

of the Contractor shall be excluded from the foregoing provisions; termination costs, if any, shall not apply. The thirty (30) days advance notice requirement is waived, and the default provision in this request for bids shall apply.

- c. The Commission shall be obligated to reimburse the Contractor only for those services rendered prior to the date of notice of termination, less any liquidation damages that may be assessed for non-performance.
2. **Non-Appropriations Clause:** Notwithstanding any other provisions of the contract, if the funds anticipated for the continued fulfillment of this contract are at any time. Not forthcoming, through the failure of the Commission to appropriate funds, discontinuance or material alteration of the program under which funds were provided, the Commission shall have the right to terminate the contract without penalty by giving not less than thirty (30) days written notice documenting the lack of funding. Unless otherwise agreed to by the Commission and the Contractor, the contract shall become null and void on the last day of the fiscal year for which appropriations were received.
16. **TOTAL CONTRACT TIME:** The total contract time for this project is 45 calendar days. Work on this project may commence with the Notice to Proceed.
17. **OWNERSHIP OF MATERIAL:** Ownership of all data, material, and documentation originated and prepared for the Commission pursuant to this contract shall belong exclusively to the Commission.
18. **LIQUIDATED DAMAGES:** The Successful Bidder shall agree that if the work, or any part thereof, is not completed within the time agreed and indicated in the Contract Document that it shall be liable to the Commission in the amount of Two Hundred and 00/100, (\$200.00) Dollars per day for each and every calendar day the completion of the Work is delayed beyond the time provided in the Contract.
19. **AFFIDAVIT OF NON-COLLUSION:** An Affidavit of Non-Collusion contained herein, shall be signed, notarized and attached to and become a part of the Bid. **BIDS SUBMITTED WITHOUT THIS AFFIDAVIT MAY BE REJECTED AS UNRESPONSIVE.**
20. **REFERENCES:** All Bidders shall submit and include with their Bid Documents, references for selected projects of similar nature which they have been awarded and are in progress or have been completed for airports, municipalities, local governments, counties, state government, or the federal government, which will exemplify expertise in this project by the Contractor. A minimum of three (3) references shall be submitted. **Bids submitted without at least three (3) references as described herein may be rejected as unresponsive.**
21. **ILLEGAL IMMIGRATION:** By signing your offer, you certify that you will comply with the applicable requirements of Title 8, Chapter 14 of the South Carolina Code of Laws and agree to provide to the State upon request any documentation required to establish either: (a) that Title 8, Chapter 14 is inapplicable to you and your subcontractors or sub-subcontractors; or (b) that you and your subcontractors or subcontractors are in compliance with Title 8, Chapter 14. Pursuant to Section 8-14-60, "A person who knowingly makes or files any false, fictitious, or fraudulent document, statement, or report pursuant to this chapter is guilty of a felony, and, upon conviction, must be fined within the discretion of the court or imprisoned for not more than five years, or both." You agree to include in any contracts with your subcontractors language requiring your subcontractors to (a) comply with the applicable requirements of Title 8, Chapter 14, and (b) include in their contracts with the sub-subcontractors language requiring the sub-subcontractors to comply with the applicable requirements of Title 8, Chapter 14. [07-7B097-1] (NOV. 2008) (An overview is available at www.procurement.sc.gov)

22. AUDIT: Contractor's records which pertain to this Contract must be open for inspection and/or audit by the Commission upon request for a period of five years after each contract year. For audit purposes, the Commission must verify that the material cost billed as a result of the contract are correct. Contractor must provide the Commission, upon its request, documentation of material purchase costs (e.g. copy of invoice from its supplier), and rental equipment is being invoiced properly.

23. INSURANCE: The Commission will require the following to remain in force at all times through the life of the contract:

Professional Liability Insurance – Minimum \$1,000,000.00 - Proof of in-force insurance must be provided in response to the RFB

Other insurances:

Workers' Compensation - \$100,000 – for each accident

Statutory Coverage and Employer - \$100,000 for each employee

Liability - \$500,000 – policy limit

Comprehensive General Liability -\$2,000,000 – bodily injury each occurrence

\$2,000,000 – bodily injury aggregate

\$2,000,000 – property damage each occurrence

\$2,000,000 – property damage aggregate

Products-Completed Operations - \$1,000,000 – aggregate

Business Auto Liability – Same as Comprehensive General Liability

Excess or Umbrella Liability - \$2,000,000

The Walterboro-Colleton County Airport Commission, the City of Walterboro, and the County of Colleton will be named an "additional insureds."

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G. BID FORMS



BID: RBW 25-01

ADDENDA ACKNOWLEDGMENT

The Contractor has examined and carefully studied the Request for Bids and the following Addenda, receipt of all of which is hereby acknowledged:

<i>Amendment No.</i>	<i>Issue Date</i>

The Contractor must acknowledge any issued addenda. Bids that fail to acknowledge the contractor’s receipt of any addendum will result in the rejection of the offer if the addendum contains information that substantively changes the Owner’s requirements or pricing.

INDEMNIFICATION

The Contractor will indemnify and hold harmless the Walterboro-Colleton County Airport Commission, Colleton County, the City of Walterboro, and their agents and employees from and against all claims, damages, losses, and expenses, including attorney’s fees, arising out of or resulting from the performance of the work provided that any such claims, damages, loss, or expense are attributable to bodily injury, sickness, disease or death, injury to or destruction of tangible property, including the loss of use resulting therefrom, and is caused by any negligent or willful act or omission of the Contractor, and anyone directly or indirectly employed by him/her or anyone for whose acts any of them may be liable.

In any and all claims against the Walterboro-Colleton County Airport Commission, Colleton County, the City of Walterboro,, or any of their agents and/or employees by an employee of the Contractor, and anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation shall not be limited in any way to the amount or type of damages, compensation or benefits payable by or for the Contractor under the Worker’s Compensation Acts, Disability Benefit Acts, or other employee benefit acts.

The obligation of the Contractor under this paragraph shall not extend to the liability of Walterboro-Colleton County Airport Commission, Colleton County, the City of Walterboro, or its agents and/or employees arising out of the reports, surveys, change orders, designs, or technical specifications.

Contractor: _____

Authorized Representative Name and Title: _____

Signature of Authorized Representative: _____

THIS PAGE MUST BE COMPLETED AND SUBMITTED AS A PART OF YOUR BID



BID: RBW 25-01

CERTIFICATE OF FAMILIARITY

The undersigned, having fully familiarized him/her with the information contained within this entire solicitation and applicable amendments, submits the attached response and other applicable information to the Commission, which I verify to be true and correct to the best of my knowledge. I further certify that this response is made without prior understanding, agreement, or connection with any corporation, contractor, or person submitting a response for the same materials, supplies, or equipment and is, in all respects, fair and without collusion or fraud. I agree to abide by all conditions outlined in this solicitation and certify that I have signature authority to bind the company listed herein.

MINORITY BUSINESS: Are you a minority business?

▶ **Yes** _____ (_____ *Women-owner* / _____ *Disadvantaged*). *If yes, please submit a copy of your certificate with your response.*

▶ **No** _____

DEBARMENT

The Contractor is certifying that they are not currently debarred from responding to any request for bids by any agency or subdivision of the State of South Carolina or the United States Federal Government, nor are they an agent of any person or entity that is currently debarred from submitting bids on contracts by any agency or subdivision of the State of South Carolina or the United States Federal Government.

A Registered Contractor with SAM's Yes No

Cage Code. _____

DUN's No. _____

Contractor: _____

Authorized Representative Name and Title: _____

Signature of Authorized Representative: _____

THIS PAGE MUST BE COMPLETED AND SUBMITTED AS A PART OF YOUR BID



BID: RBW 25-01

DRUG-FREE WORKPLACE CERTIFICATION

This certification is required by the Drug-free Workplace Act, Section 44-107-10 South Carolina Code of Laws (1976, as amended). The regulations require certification by Contractors/Vendors prior to award that they will maintain a drug-free workplace as defined below. The certification set out below is a material representation of the fact upon which reliance will be placed when determining the award of a contract. False certification or violation of the certification shall be grounds for suspension of payments, suspension or termination of the contract, or suspension or debarment from the right to submit bids or proposals for Colleton County projects.

For purposes of this Certification, a “Drug-free Workplace” is defined as set forth in Section 44-107019 (1), South Carolina Code of Laws (1976, as amended). The aforesaid Section defines workplace to include any site where work is performed to carry out the Contractor’s/Vendor’s duties under the contract. The contractor’s/vendor’s employees shall be prohibited from engaging in the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance in accordance with the requirements of the Drug-free Workplace Act.

By signing this document, the Contractor/Vendor hereby certifies that it will provide a drug-free workplace by:

- (1) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Contractor’s/Vendor’s workplace and specifying the actions that will be taken against employees for violation of the prohibition;
- (2) Establishing a drug-free awareness program to inform employees about:
 - (a) The dangers of drug abuse in the workplace;
 - (b) The Contractor’s/Vendor’s policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug violations;
- (3) Making it a requirement that each employee to be engaged in the performance of the contract be given a copy of the statement required by paragraph (1) above;
- (4) Notifying the employee in the statement required by paragraph (1) that, as a condition of employment under the contract, the employee will:
 - (a) Abide by the terms of the statement: and
 - (b) Notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after the conviction;

- (5) Notifying the using agency within ten (10) days after receiving notice under subparagraph (4) (b) from an employee or otherwise receiving actual notice of the conviction;
- (6) Taking one of the following actions within thirty (30) days of receiving notice under subparagraph (4) (b) with respect to any employee who is convicted:
 - (a) Taking appropriate personnel action against the employee, up to and including termination; and
 - (b) Requiring the employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a federal, state, or local health, law enforcement, or other appropriate agency;
- (7) Making a good faith effort to continue to maintain a drug-free workplace through the implementation of paragraphs (1), (2), (3), (4), (5), and (6) above.

Contractor: _____

Authorized Representative Name and Title: _____

Signature of Authorized Representative: _____

THIS PAGE MUST BE COMPLETED AND SUBMITTED AS A PART OF YOUR BID



BID: RBW 25-01
BID FORM

The Contractor will complete the work in accordance with the Contract Documents as outlined below for the cost listed in the following bid schedule. The pricing is to be a lump sum. ***The bid shall include all associated labor, materials, and equipment.***

TOTAL BID:

_____ (\$ _____)
(Use words) (Figures)

=====

Contractor: _____ Date: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone Number: () _____

Signature: _____

Print name: _____

Title: _____

Email: _____

THIS PAGE MUST BE COMPLETED AND SUBMITTED AS A PART OF YOUR BID

SECTION 01 6000 - PRODUCT REQUIREMENTS

PART 1 - GENERAL

1.1 SUMMARY

- A. The Work of This Section Includes: Administrative and procedural requirements for selection of products for use in Project; product delivery, storage, and handling; manufacturers' standard warranties on products; special warranties; and comparable products.

1.2 DEFINITIONS

- A. Products: Items obtained for incorporating into the Work, whether purchased for Project or taken from previously purchased stock. The term "product" includes the terms "material," "equipment," "system," and terms of similar intent.
1. Named Products: Items identified by manufacturer's product name, including make or model number or other designation shown or listed in manufacturer's published product literature that is current as of date of the Contract Documents.
 2. New Products: Items that have not previously been incorporated into another project or facility. Salvaged items or items reused from other projects are not considered new products. Items that are manufactured or fabricated to include recycled content materials are considered new products unless otherwise indicated.
 3. Comparable Product: Product by named manufacturer that is demonstrated and approved through the comparable product submittal process described in "Comparable Products" Article, to have the indicated qualities related to type, function, dimension, in-service performance, physical properties, appearance, and other characteristics that equal or exceed those of specified product.
- B. Basis-of-Design Product Specification: A specification in which a single manufacturer's product is named and accompanied by the words "basis-of-design product," including make or model number or other designation. Published attributes and characteristics of basis-of-design product establish salient characteristics of products.
1. Evaluating Comparable Products: In addition to the basis-of-design product description, product attributes and characteristics may be listed to establish the significant qualities related to type, function, in-service performance and physical properties, weight, dimension, durability, visual characteristics, and other special features and requirements for purposes of evaluating comparable products of additional manufacturers named in the specification. Manufacturer's published attributes and characteristics of basis-of-design product also establish salient characteristics of products for purposes of evaluating comparable products.
- C. Subject to Compliance with Requirements: Where the phrase "Subject to compliance with requirements" introduces a product selection procedure in an individual Specification Section, provide products qualified under the specified product procedure. In the event that a named product or product by a named manufacturer does not meet the other requirements of the

specifications, select another named product or product from another named manufacturer that does meet the requirements of the specifications; submit a comparable product request or substitution request, if applicable.

- D. Comparable Product Request Submittal: An action submittal requesting consideration of a comparable product, including the following information:
 - 1. Identification of basis-of-design product or fabrication or installation method to be replaced, including Specification Section number and title and Drawing numbers and titles.
 - 2. Data indicating compliance with the requirements specified in "Comparable Products" Article.

1.3 QUALITY ASSURANCE

- A. Compatibility of Options: If Contractor is given option of selecting between two or more products for use on Project, select product compatible with products previously selected, even if previously selected products were also options.
- B. Identification of Products: Except for required labels and operating data, do not attach or imprint manufacturer or product names or trademarks on exposed surfaces of products or equipment that will be exposed to view in occupied spaces or on the exterior.
 - 1. Labels: Locate required product labels and stamps on a concealed surface, or, where required for observation following installation, on a visually accessible surface that is inconspicuous.

1.4 COORDINATION

- A. Modify or adjust affected work as necessary to integrate work of approved comparable products and approved substitutions.

1.5 PRODUCT DELIVERY, STORAGE, AND HANDLING

- A. Deliver, store, and handle products, using means and methods that will prevent damage, deterioration, and loss, including theft and vandalism. Comply with manufacturer's written instructions.
- B. Delivery and Handling:
 - 1. Schedule delivery to minimize long-term storage at Project site and to prevent overcrowding of construction spaces.
 - 2. Coordinate delivery with installation time to ensure minimum holding time for items that are flammable, hazardous, easily damaged, or sensitive to deterioration, theft, and other losses.
 - 3. Deliver products to Project site in an undamaged condition in manufacturer's original sealed container or other packaging system, complete with labels and instructions for handling, storing, unpacking, protecting, and installing.

4. Inspect products on delivery to determine compliance with the Contract Documents and that products are undamaged and properly protected.

C. Storage:

1. Provide a secure location and enclosure at Project site for storage of materials and equipment.
2. Store products to allow for inspection and measurement of quantity or counting of units.
3. Store materials in a manner that will not endanger Project structure.
4. Store products that are subject to damage by the elements under cover in a weathertight enclosure above ground, with ventilation adequate to prevent condensation and with adequate protection from wind.
5. Protect foam plastic from exposure to sunlight, except to extent necessary for period of installation and concealment.
6. Comply with product manufacturer's written instructions for temperature, humidity, ventilation, and weather-protection requirements for storage.
7. Protect stored products from damage and liquids from freezing.
8. Provide a secure location and enclosure at Project site for storage of materials and equipment by Owner's construction forces. Coordinate location with Owner.

1.6 PRODUCT WARRANTIES

- A. Warranties specified in other Sections are to be in addition to, and run concurrent with, other warranties required by the Contract Documents. Manufacturer's disclaimers and limitations on product warranties do not relieve Contractor of obligations under requirements of the Contract Documents.

1. **Manufacturer's Warranty:** Written standard warranty form furnished by individual manufacturer for a particular product and issued in the name of Owner or endorsed by manufacturer to Owner.
2. **Special Warranty:** Written warranty required by the Contract Documents to provide specific rights for Owner and issued in the name of Owner or endorsed by manufacturer to Owner.

- B. **Special Warranties:** Prepare a written document that contains appropriate terms and identification, ready for execution.

1. **Manufacturer's Standard Form:** Modified to include Project-specific information and properly executed.
2. **Specified Form:** When specified forms are included in the Project Manual, prepare a written document, using indicated form properly executed.
3. See other Sections for specific content requirements and particular requirements for submitting special warranties.

PART 2 - PRODUCTS

2.1 PRODUCT SELECTION PROCEDURES

- A. General Product Requirements: Provide products that comply with the Contract Documents, are undamaged and, unless otherwise indicated, are new at time of installation.
1. Provide products complete with accessories, trim, finish, fasteners, and other items needed for a complete installation and indicated use and effect.
 2. Standard Products: If available, and unless custom products or nonstandard options are specified, provide standard products of types that have been produced and used successfully in similar situations on other projects.
 3. Owner reserves the right to limit selection to products with warranties meeting requirements of the Contract Documents.
 4. Descriptive, performance, and reference standard requirements in Specifications establish salient characteristics of products.
 5. Or Equal: For products specified by name and accompanied by the term "or equal," "or approved equal," or "or approved," comply with requirements in "Comparable Products" Article to obtain approval for use of an unnamed product.
- B. Product Selection Procedures:
1. Sole Product: Where Specifications name a single manufacturer and product, provide the named product that complies with requirements. Comparable products or substitutions for Contractor's convenience will not be considered.
 - a. Sole product may be indicated by the phrase "Subject to compliance with requirements, provide the following."
 2. Sole Manufacturer/Source: Where Specifications name a single manufacturer or source, provide a product by the named manufacturer or source that complies with requirements. Comparable products or substitutions for Contractor's convenience will not be considered.
 - a. Sole manufacturer/source may be indicated by the phrase "Subject to compliance with requirements, provide products by the following."
 3. Limited List of Products: Where Specifications include a list of names of both manufacturers and products, provide one of the products listed that complies with requirements. Comparable products or substitutions for Contractor's convenience will not be considered unless otherwise indicated.
 - a. Limited list of products may be indicated by the phrase "Subject to compliance with requirements, provide one of the following."
 4. Non-Limited List of Products: Where Specifications include a list of names of both available manufacturers and products, provide one of the products listed or an unnamed product that complies with requirements.
 - a. Non-limited list of products is indicated by the phrase "Subject to compliance with

- requirements, available products that may be incorporated in the Work include, but are not limited to, the following."
- b. Provision of an unnamed product is not considered a substitution if the product complies with requirements.
5. Limited List of Manufacturers: Where Specifications include a list of manufacturers' names, provide a product by one of the manufacturers listed that complies with requirements. Comparable products or substitutions for Contractor's convenience will not be considered unless otherwise indicated.
- a. Limited list of manufacturers is indicated by the phrase "Subject to compliance with requirements, provide products by one of the following."
6. Non-Limited List of Manufacturers: Where Specifications include a list of available manufacturers, provide a product by one of the manufacturers listed or a product by an unnamed manufacturer that complies with requirements.
- a. Non-limited list of manufacturers is indicated by the phrase "Subject to compliance with requirements, available manufacturers whose products may be incorporated in the Work include, but are not limited to, the following."
 - b. Provision of products of an unnamed manufacturer is not considered a substitution if the product complies with requirements.
7. Basis-of-Design Product: Where Specifications name a product, or refer to a product indicated on Drawings, and include a list of manufacturers, provide the specified or indicated product or a comparable product by one of the other named manufacturers. Drawings and Specifications may additionally indicate sizes, profiles, dimensions, and other characteristics that are based on the product named. Comply with requirements in "Comparable Products" Article for consideration of an unnamed product by one of the other named manufacturers.

PART 3 - EXECUTION (Not Used)

END OF SECTION 01 6000

SECTION 01 7300 - EXECUTION

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes general administrative and procedural requirements governing execution of the Work, including, but not limited to, the following:
 - 1. Installation.
 - 2. Cutting and patching.
 - 3. Progress cleaning.
 - 4. Protection of installed construction.
 - 5. Correction of the Work.

1.2 DEFINITIONS

- A. Cutting: Removal of in-place construction necessary to permit installation or performance of subsequent work.
- B. Patching: Fitting and repair work required to restore construction to original conditions after installation of subsequent work.

1.3 PREINSTALLATION MEETINGS

- A. Cutting and Patching Conference: Conduct conference at Project site.
 - 1. Prior to submitting cutting and patching plan commencing work requiring cutting and patching, review extent of cutting and patching anticipated and examine procedures for ensuring satisfactory result from cutting and patching work. Require representatives of each entity directly concerned with cutting and patching to attend, including the following:
 - a. Contractor's superintendent.
 - b. Trade supervisor responsible for cutting operations.
 - c. Trade supervisor(s) responsible for patching of each type of substrate.
 - d. Mechanical, electrical, and utilities subcontractors' supervisors, to the extent each trade is affected by cutting and patching operations.
 - 2. Review areas of potential interference and conflict. Coordinate procedures and resolve potential conflicts before proceeding.

1.4 QUALITY ASSURANCE

- A. Cutting and Patching: Comply with requirements for and limitations on cutting and patching of construction elements.

1. Structural Elements: When cutting and patching structural elements, or when encountering the need for cutting and patching of elements whose structural function is not known. Shore, brace, and support structural elements during cutting and patching. Do not cut and patch structural elements in a manner that could change their load-carrying capacity or increase deflection.
 2. Operational Elements: Do not cut and patch operating elements and related components in a manner that results in reducing their capacity to perform as intended or that results in increased maintenance or decreased operational life or safety. Operational elements include the following:
 - a. Primary operational systems and equipment.
 - b. Fire-suppression systems.
 - c. Plumbing piping systems.
 - d. Mechanical systems piping and ducts.
 - e. Control systems.
 - f. Communication systems.
 - g. Fire-detection and -alarm systems.
 - h. Electrical wiring systems.
 - i. Operating systems of special construction.
 3. Other Construction Elements: Do not cut and patch other construction elements or components in a manner that could change their load-carrying capacity, that results in reducing their capacity to perform as intended, or that results in increased maintenance or decreased operational life or safety. Other construction elements include but are not limited to the following:
 - a. Water, moisture, or vapor barriers.
 - b. Membranes and flashings.
 4. Visual Elements: Do not cut and patch construction in a manner that results in visual evidence of cutting and patching. Do not cut and patch exposed construction in a manner that would reduce the building's aesthetic qualities. Remove and replace construction that has been cut and patched in a visually unsatisfactory manner.
- B. Manufacturer's Installation Instructions: Obtain and maintain on-site manufacturer's written recommendations and instructions for installation of specified products and equipment.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. In-Place Materials: Use materials for patching identical to in-place materials. For exposed surfaces, use materials that visually match in-place adjacent surfaces to the fullest extent possible.
1. If identical materials are unavailable or cannot be used, use materials that, when installed, will provide a match for the visual and functional performance of in-place materials. Use materials that are not considered hazardous.

- B. Cleaning Agents: Use cleaning materials and agents recommended by manufacturer or fabricator of the surface to be cleaned. Do not use cleaning agents that are potentially hazardous to health or property or that might damage finished surfaces.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Existing Conditions: The existence and location of underground and other utilities and construction indicated as existing are not guaranteed. Before beginning sitework, investigate and verify the existence and location of underground utilities, mechanical and electrical systems, and other construction affecting the Work.
 - 1. Before construction, verify the location and invert elevation at points of connection of sanitary sewer, storm sewer, gas service piping, and water-service piping; underground electrical services; and other utilities.
 - 2. Furnish location data for work related to Project that must be performed by public utilities serving Project site.
- B. Examination and Acceptance of Conditions: Before proceeding with each component of the Work, examine substrates, areas, and conditions, with Installer or Applicator present where indicated, for compliance with requirements for installation tolerances and other conditions affecting performance. Record observations.
 - 1. Examine roughing-in for mechanical and electrical systems to verify actual locations of connections before equipment and fixture installation.
 - 2. Examine walls and roofs for suitable conditions where products and systems are to be installed.
 - 3. Verify compatibility with and suitability of substrates, including compatibility with existing finishes or primers.
- C. Written Report: Where a written report listing conditions detrimental to performance of the Work is required by other Sections, include the following:
 - 1. Description of the Work, including Specification Section number and paragraph, and Drawing sheet number and detail, where applicable.
 - 2. List of detrimental conditions, including substrates.
 - 3. List of unacceptable installation tolerances.
 - 4. Recommended corrections.
- D. Proceed with installation only after unsatisfactory conditions have been corrected. Proceeding with the Work indicates acceptance of surfaces and conditions.

3.2 PREPARATION

- A. Existing Utility Information: Furnish information to local utility Owner that is necessary to adjust, move, or relocate existing utility structures, utility poles, lines, services, or other utility appurtenances located in or affected by construction. Coordinate with authorities having

jurisdiction.

- B. Field Measurements: Take field measurements as required to fit the Work properly. Recheck measurements before installing each product. Where portions of the Work are indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication. Coordinate fabrication schedule with construction progress to avoid delaying the Work.
- C. Space Requirements: Verify space requirements and dimensions of items shown diagrammatically on Drawings.

3.3 INSTALLATION

- A. Locate the Work and components of the Work accurately, in correct alignment and elevation, as indicated.
 - 1. Make vertical work plumb, and make horizontal work level.
 - 2. Where space is limited, install components to maximize space available for maintenance and ease of removal for replacement.
 - 3. Maintain minimum headroom clearance of 96 inches in occupied spaces and 90 inches in unoccupied spaces.
- B. Comply with manufacturer's written instructions and recommendations for installing products in applications indicated.
- C. Install products at the time and under conditions that will ensure satisfactory results. Maintain conditions required for product performance until Substantial Completion.
- D. Conduct construction operations, so no part of the Work is subjected to damaging operations or loading in excess of that expected during normal conditions of occupancy of type expected for Project.
- E. Sequence the Work and allow adequate clearances to accommodate movement of construction items on-site and placement in permanent locations.
- F. Tools and Equipment: Select tools or equipment that minimize production of excessive noise levels.
- G. Templates: Obtain and distribute to the parties involved templates for Work specified to be factory prepared and field installed. Check Shop Drawings of other portions of the Work to confirm that adequate provisions are made for locating and installing products to comply with indicated requirements.
- H. Attachment: Provide blocking and attachment plates and anchors and fasteners of adequate size and number to securely anchor each component in place, accurately located and aligned with other portions of the Work. Where size and type of attachments are not indicated, verify size and type required for load conditions with manufacturer.
 - 1. Allow for building movement, including thermal expansion and contraction.
 - 2. Coordinate installation of anchorages. Furnish setting drawings, templates, and directions

for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors, that are to be embedded in concrete or masonry. Deliver such items to Project site in time for installation.

- I. Joints: Make joints of uniform width. Where joint locations in exposed Work are not indicated, arrange joints for the best visual effect. Fit exposed connections together to form hairline joints.

3.4 CUTTING AND PATCHING

- A. General: Employ skilled workers to perform cutting and patching. Proceed with cutting and patching at the earliest feasible time, and complete without delay.
 1. Cut in-place construction to provide for installation of other components or performance of other construction, and subsequently patch as required to restore surfaces to their original condition.
- B. Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damaged during installation or cutting and patching operations, by methods and with materials so as not to void existing warranties.
- C. Temporary Support: Provide temporary support of Work to be cut.
- D. Protection: Protect in-place construction during cutting and patching to prevent damage. Provide protection from adverse weather conditions for portions of Project that might be exposed during cutting and patching operations.
- E. Existing Utility Services and Mechanical/Electrical Systems: Where existing services/systems are required to be removed, relocated, or abandoned, bypass such services/systems before cutting to minimize interruption to occupied areas.
- F. Cutting: Cut in-place construction by sawing, drilling, breaking, chipping, grinding, and similar operations, including excavation, using methods least likely to damage elements retained or adjoining construction. If possible, review proposed procedures with original Installer; comply with original Installer's written recommendations.
 1. In general, use hand or small power tools designed for sawing and grinding, not hammering and chopping. Cut holes and slots neatly to minimum size required, and with minimum disturbance of adjacent surfaces. Temporarily cover openings when not in use.
 2. Proceed with patching after construction operations requiring cutting are complete.
- G. Patching: Patch construction by filling, repairing, refinishing, closing up, and similar operations following performance of other Work. Patch with durable seams that are as invisible as practicable, as judged by Architect. Provide materials and comply with installation requirements specified in other Sections, where applicable.
 1. Inspection: Where feasible, test and inspect patched areas after completion to demonstrate physical integrity of installation.
 2. Exterior Building Enclosure: Patch components in a manner that restores enclosure to a weathertight condition and ensures thermal and moisture integrity of building enclosure.

- H. Cleaning: Clean areas and spaces where cutting and patching are performed. Remove paint, mortar, oils, putty, and similar materials from adjacent finished surfaces.

3.5 PROGRESS CLEANING

- A. Clean Project site and work areas daily, including common areas. Enforce requirements strictly. Dispose of materials lawfully.
 - 1. Comply with requirements in NFPA 241 for removal of combustible waste materials and debris.
 - 2. Do not hold waste materials more than seven days during normal weather or three days if the temperature is expected to rise above 80 deg F.
 - 3. Containerize hazardous and unsanitary waste materials separately from other waste. Mark containers appropriately and dispose of legally, in accordance with regulations.
 - a. Use containers intended for holding waste materials of type to be stored.
 - 4. Coordinate progress cleaning for joint-use areas where Contractor and other contractors are working concurrently.
- B. Site: Maintain Project site free of waste materials and debris.
- C. Work Areas: Clean areas where Work is in progress to the level of cleanliness necessary for proper execution of the Work.
 - 1. Remove liquid spills promptly.
 - 2. Where dust would impair proper execution of the Work, broom-clean or vacuum the entire work area, as appropriate.
- D. Installed Work: Keep installed work clean. Clean installed surfaces in accordance with written instructions of manufacturer or fabricator of product installed, using only cleaning materials specifically recommended. If specific cleaning materials are not recommended, use cleaning materials that are not hazardous to health or property and that will not damage exposed surfaces.
- E. Concealed Spaces: Remove debris from concealed spaces before enclosing the space.
- F. Exposed Surfaces: Clean exposed surfaces and protect as necessary to ensure freedom from damage and deterioration at time of Substantial Completion.
- G. Waste Disposal: Do not bury or burn waste materials on-site. Do not wash waste materials down sewers or into waterways.
- H. During handling and installation, clean and protect construction in progress and adjoining materials already in place. Apply protective covering where required to ensure protection from damage or deterioration at Substantial Completion.
- I. Clean and provide maintenance on completed construction as frequently as necessary through the remainder of the construction period. Adjust and lubricate operable components to ensure operability without damaging effects.
- J. Limiting Exposures: Supervise construction operations to ensure that no part of the

construction, completed or in progress, is subject to harmful, dangerous, damaging, or otherwise deleterious exposure during the construction period.

3.6 PROTECTION OF INSTALLED CONSTRUCTION

- A. Provide final protection and maintain conditions that ensure installed Work is without damage or deterioration at time of Substantial Completion.
- B. Protection of Existing Items: Provide protection and ensure that existing items to remain undisturbed by construction are maintained in condition that existed at commencement of the Work.
- C. Comply with manufacturer's written instructions for temperature and relative humidity.

3.7 CORRECTION OF THE WORK

- A. Repair or remove and replace damaged, defective, or nonconforming Work. Restore damaged substrates and finishes.
 - 1. Repairing includes replacing defective parts, refinishing damaged surfaces, touching up with matching materials, and properly adjusting operating equipment.
- B. Repair Work previously completed and subsequently damaged during construction period. Repair to like-new condition.
- C. Restore permanent facilities used during construction to their specified condition.
- D. Remove and replace damaged surfaces that are exposed to view if surfaces cannot be repaired without visible evidence of repair.
- E. Repair components that do not operate properly. Remove and replace operating components that cannot be repaired.

END OF SECTION 01 7300

SECTION 07 7200 - ROOF ACCESSORIES

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes: Manufactured units for the following applications:
 - 1. Metal Materials.
 - 2. Miscellaneous Materials.
- B. Related Requirements:
 - 1. Section 079200 "Joint Sealants" for field-applied sealants between roof accessories and adjacent materials.

1.2 DELIVERY, STORAGE, AND HANDLING

- A. Do not store roof accessories in contact with other materials that might cause staining, denting, or other surface damage. Store roof accessories in accordance with manufacturer's instructions.
- B. Store materials off ground in dry location and in accordance with manufacturer's instructions in well-ventilated area.
- C. Store and protect roof accessories from nicks, scratches, and blemishes.

1.3 COORDINATION

- A. Coordinate layout and installation of roof accessories with existing roofing system and interfacing and adjoining construction to provide a leakproof, weathertight, secure, and noncorrosive installation.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. General Performance: Roof accessories to withstand exposure to weather and resist thermally induced movement without failure, rattling, leaking, or fastener disengagement due to defective manufacture, fabrication, installation, or other defects in construction.

2.2 METAL MATERIALS

- A. Metallic-Coated Steel Sheet: Zinc-coated (galvanized) steel sheer complying with minimum ASTM A653/A653M, G90 coating designation or aluminum-zinc alloy-coated steel sheet

complying with minimum ASTM A792/A792M, Class AZ50 coating designation; structural quality.

1. Mill-Phosphatized Finish: Manufacturer's standard for field painting.
2. Factory Prime Coating: Where field painting is indicated, apply pretreatment and white or light-colored, factory-applied, baked-on epoxy primer coat, with a minimum dry film thickness of 0.2 mil.
3. Powder Coat Finish: After cleaning and pretreating, apply manufacturer's standard two-coat, baked-on finish consisting of prime coat and thermosetting topcoat to a minimum dry film thickness of 2 mils.
4. Concealed Finish: Pretreat with manufacturer's standard white or light-colored acrylic or polyester-backer finish consisting of prime coat and wash coat, with a minimum total dry film thickness of 0.5 mil.

2.3 MISCELLANEOUS MATERIALS

- A. Provide materials and types of fasteners, protective coatings, sealants, and other miscellaneous items required by manufacturer for a complete installation.
- B. Skylights: Panels shall be 8-ounce glass fiber reinforced polyester translucent panels formed to match roof panel configuration. Panels shall be white standard.
- C. Downspout Extension: PVC downspout extension assembly with capped cleanout, downspout connector, elbow and adaptors. Fastened to existing metal downspout and existing underground drainpipe. PVC extension shall be white.
- D. Fasteners: Roof accessory manufacturer's recommended fasteners, designed to comply with performance requirements, suitable for application and metals being fastened. Match finish of exposed fasteners with finish of material being fastened. Provide nonremovable fastener heads to exterior exposed fasteners. Furnish the following unless otherwise indicated:
 1. Fasteners for Metallic-Coated Steel Sheet: Series 300 stainless steel or hot-dip zinc-coated steel in accordance with ASTM A153/A153M or ASTM F2329/F2329M.
 2. Fasteners for Aluminum Sheet: Aluminum or Series 300 stainless steel.
 3. Fasteners for Stainless Steel Sheet: Series 300 stainless steel.
- E. Blind Rivets: Aluminum with 3/16" nominal diameter shank or stainless steel with 1/8" inch nominal diameter shank. Rivets shall be threaded stem type if used for other than the fastening of trim. Rivets with hollow stems shall have closed ends.
- F. Gaskets: Manufacturer's standard tubular or fingered design of neoprene, EPDM, PVC, or silicone or a flat design of foam rubber, sponge neoprene, or cork.
- G. Elastomeric Sealant: ASTM C920, elastomeric silicone polymer sealant as recommended by roof accessory manufacturer for installation indicated; low modulus; of type, grade, class, and use classifications required to seal joints and remain watertight.
- H. Butyl Sealant: ASTM C1311, single-component, solvent-release butyl rubber sealant; polyisobutylene plasticized; heavy bodied for expansion joints with limited movement.

- I. Bituminous Coating: Cold-applied asphalt emulsion complying with ASTM D1187/D1187M.

2.4 GENERAL FINISH REQUIREMENTS

- A. Comply with NAAMM/NOMMA AMP 500, "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.
- B. Protect mechanical and painted finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.
- C. Appearance of Finished Work: Noticeable variations in same piece are not acceptable. Variations in appearance of adjoining components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, to verify actual locations, dimensions, and other conditions affecting performance of the Work.
- B. Verify that substrate is sound, dry, smooth, clean, sloped for drainage, and securely anchored.
- C. Verify dimensions of roof openings for roof accessories.
- D. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION, GENERAL

- A. Install roof accessories in accordance with manufacturer's written instructions.
 - 1. Install roof accessories level; plumb; true to line and elevation; and without warping, jogs in alignment, buckling, or tool marks.
 - 2. Anchor roof accessories securely in place so they are capable of resisting indicated loads.
 - 3. Use fasteners, separators, sealants, and other miscellaneous items as required to complete installation of roof accessories and fit them to substrates.
 - 4. Install roof accessories to resist exposure to weather without failing, rattling, leaking, or loosening of fasteners and seals.
- B. Metal Protection: Protect metals against galvanic action by separating dissimilar metals from contact with each other or with corrosive substrates by painting contact surfaces with bituminous coating or by other permanent separation as recommended in writing by manufacturer's written installation instructions.
 - 1. Coat concealed side of uncoated aluminum and stainless steel roof accessories with bituminous coating where in contact with wood, ferrous metal, or cementitious construction.
 - 2. Bed flanges in thick coat of asphalt roofing cement where required by manufacturers of

roof accessories for waterproof performance.

3.3 INSTALLATION OF ROOF ACCESSORIES

- A. Seal joints with elastomeric or butyl sealant as required by roof accessory manufacturer.

3.4 CLEANING AND PROTECTION

- A. Galvanized Surfaces: Clean field welds, bolted connections, and abraded areas and repair galvanizing in accordance with ASTM A780/A780M.
- B. On completion of installation, clean exposed surfaces in accordance with manufacturer's written instructions. Clean off excess sealants.
- C. Remove temporary protective coverings and strippable films as roof accessories are installed. On completion of installation, clean finished surfaces, including removing unused fasteners, metal filings, pop rivet stems, and pieces of flashing. Maintain roof accessories in a clean condition during construction.
- D. Replace roof accessories that have been damaged or that cannot be successfully repaired by finish touchup or similar minor repair procedures.

END OF SECTION 07 7200

SECTION 07 9200 - JOINT SEALANTS

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes:
1. Silicone joint sealants.
 2. Nonstaining silicone joint sealants.
 3. Butyl joint sealants.

1.2 QUALITY ASSURANCE

- A. Installer Qualifications: Authorized representative who is trained and approved by manufacturer.

1.3 FIELD CONDITIONS

- A. Do not proceed with installation of joint sealants under the following conditions:
1. When ambient and substrate temperature conditions are outside limits permitted by joint-sealant manufacturer or are below 40 deg F.
 2. When joint substrates are wet.
 3. Where joint widths are less than those allowed by joint-sealant manufacturer for applications indicated.
 4. Where contaminants capable of interfering with adhesion have not yet been removed from joint substrates.

1.4 WARRANTY

- A. Special Installer's Warranty: Installer agrees to repair or replace joint sealants that do not comply with performance and other requirements specified in this Section within specified warranty period.
1. Warranty Period: Two years from date of Substantial Completion.
- B. Special Manufacturer's Warranty: Manufacturer agrees to furnish joint sealants to repair or replace those joint sealants that do not comply with performance and other requirements specified in this Section within specified warranty period.
1. Warranty Period: Five years from date of Substantial Completion.
- C. Special warranties specified in this article exclude deterioration or failure of joint sealants from the following:

1. Movement of the structure caused by stresses on the sealant exceeding sealant manufacturer's written specifications for sealant elongation and compression.
2. Disintegration of joint substrates from causes exceeding design specifications.
3. Mechanical damage caused by individuals, tools, or other outside agents.
4. Changes in sealant appearance caused by accumulation of dirt or other atmospheric contaminants.

PART 2 - PRODUCTS

2.1 SOURCE LIMITATIONS

- A. Obtain joint sealants from single manufacturer for each sealant type.

2.2 JOINT SEALANTS, GENERAL

- A. Compatibility: Provide joint sealants, backings, and other related materials that are compatible with one another and with joint substrates under conditions of service and application, as demonstrated by joint-sealant manufacturer, based on testing and field experience.
- B. Colors of Exposed Joint Sealants: As selected from manufacturer's full range.

2.3 SILICONE JOINT SEALANTS

- A. Silicone, S, NS, 100/50, NT: Single-component, nonsag, plus 100 percent and minus 50 percent movement capability, nontraffic-use, neutral-curing silicone joint sealant; ASTM C920, Type S, Grade NS, Class 100/50, Use NT.
 1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - a. Adfast
 - b. GE Construction Sealants; Momentive Performance Materials Inc.
 - c. Sika Corporation - Building Components
- B. Silicone, S, NS, 50, NT: Single-component, nonsag, plus 50 percent and minus 50 percent movement capability, nontraffic-use, neutral-curing silicone joint sealant; ASTM C920, Type S, Grade NS, Class 50, Use NT.
 1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 - a. GE Construction Sealants; Momentive Performance Materials Inc.
 - b. Pecora Corporation
 - c. The Dow Chemical Company

2.4 NONSTAINING SILICONE JOINT SEALANTS

- A. Nonstaining Joint Sealants: No staining of substrates when tested in accordance with ASTM C1248.

2.5 BUTYL JOINT SEALANTS

- A. Butyl-Rubber-Based Joint Sealants: ASTM C1311.
 - 1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 - a. Bostik; Arkema
 - b. Pecora Corporation
 - c. Sika Corporation - Building Components

2.6 JOINT-SEALANT BACKING

- A. Sealant Backing Material: Nonstaining; compatible with joint substrates, sealants, primers, and other joint fillers; and approved for applications indicated by sealant manufacturer based on field experience and laboratory testing.
 - 1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - a. Adfast
 - b. Construction Foam Products; a division of Nomaco, Inc.
 - c. Master Builders Solutions
- B. Cylindrical Sealant Backings: ASTM C1330, Type C (closed-cell material with a surface skin), and of size and density to control sealant depth and otherwise contribute to producing optimum sealant performance.
- C. Bond-Breaker Tape: Polyethylene tape or other plastic tape recommended by sealant manufacturer for preventing sealant from adhering to rigid, inflexible joint-filler materials or joint surfaces at back of joint. Provide self-adhesive tape where applicable.

2.7 MISCELLANEOUS MATERIALS

- A. Primer: Material recommended by joint-sealant manufacturer where required for adhesion of sealant to joint substrates indicated, as determined from preconstruction joint-sealant-substrate tests and field tests.
- B. Cleaners for Nonporous Surfaces: Chemical cleaners acceptable to manufacturers of sealants and sealant backing materials, free of oily residues or other substances capable of staining or harming joint substrates and adjacent nonporous surfaces in any way and formulated to promote optimum adhesion of sealants to joint substrates.

- C. Masking Tape: Nonstaining, nonabsorbent material compatible with joint sealants and surfaces adjacent to joints.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine joints indicated to receive joint sealants, with Installer present, for compliance with requirements for joint configuration, installation tolerances, and other conditions affecting performance of the Work.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Surface Cleaning of Joints: Clean out joints immediately before installing joint sealants to comply with joint-sealant manufacturer's written instructions and the following requirements:
 - 1. Remove all foreign material from joint substrates that could interfere with adhesion of joint sealant, including dust, paints (except for permanent, protective coatings tested and approved for sealant adhesion and compatibility by sealant manufacturer), old joint sealants, oil, grease, waterproofing, water repellents, water, surface dirt, and frost.
 - 2. Clean porous joint substrate surfaces by brushing, grinding, mechanical abrading, or a combination of these methods to produce a clean, sound substrate capable of developing optimum bond with joint sealants. Remove loose particles remaining after cleaning operations above by vacuuming or blowing out joints with oil-free compressed air. Porous joint substrates include the following:
 - a. Concrete.
 - 3. Remove laitance and form-release agents from concrete.
 - 4. Clean nonporous joint substrate surfaces with chemical cleaners or other means that do not stain, harm substrates, or leave residues capable of interfering with adhesion of joint sealants. Nonporous joint substrates include the following:
 - a. Metal.
 - b. Glass.
- B. Joint Priming: Prime joint substrates where recommended by joint-sealant manufacturer or as indicated by preconstruction joint-sealant-substrate tests or prior experience. Apply primer to comply with joint-sealant manufacturer's written instructions. Confine primers to areas of joint-sealant bond; do not allow spillage or migration onto adjoining surfaces.
- C. Masking Tape: Use masking tape where required to prevent contact of sealant or primer with adjoining surfaces that otherwise would be permanently stained or damaged by such contact or by cleaning methods required to remove sealant smears. Remove tape immediately after tooling without disturbing joint seal.

3.3 INSTALLATION OF JOINT SEALANTS

- A. General: Comply with joint-sealant manufacturer's written installation instructions for products and applications indicated unless more stringent requirements apply.
- B. Sealant Installation Standard: Comply with recommendations in ASTM C1193 for use of joint sealants as applicable to materials, applications, and conditions indicated.
- C. Install sealant backings of type indicated to support sealants during application and at position required to produce cross-sectional shapes and depths of installed sealants relative to joint widths that allow optimum sealant movement capability.
 - 1. Do not leave gaps between ends of sealant backings.
 - 2. Do not stretch, twist, puncture, or tear sealant backings.
 - 3. Remove absorbent sealant backings that have become wet before sealant application and replace them with dry materials.
- D. Install bond-breaker tape behind sealants where sealant backings are not used between sealants and backs of joints.
- E. Install sealants using proven techniques that comply with the following and at the same time backings are installed:
 - 1. Place sealants so they directly contact and fully wet joint substrates.
 - 2. Completely fill recesses in each joint configuration.
 - 3. Produce uniform, cross-sectional shapes and depths relative to joint widths that allow optimum sealant movement capability.
- F. Tooling of Nonsag Sealants: Immediately after sealant application and before skinning or curing begins, tool sealants in accordance with requirements specified in subparagraphs below to form smooth, uniform beads of configuration indicated; to eliminate air pockets; and to ensure contact and adhesion of sealant with sides of joint.
 - 1. Remove excess sealant from surfaces adjacent to joints.
 - 2. Use tooling agents that are approved in writing by sealant manufacturer and that do not discolor sealants or adjacent surfaces.
 - 3. Provide concave joint profile in accordance with Figure 8A in ASTM C1193 unless otherwise indicated.

3.4 CLEANING

- A. Clean off excess sealant or sealant smears adjacent to joints as the Work progresses by methods and with cleaning materials approved in writing by manufacturers of joint sealants and of products in which joints occur.

3.5 PROTECTION

- A. Protect joint sealants during and after curing period from contact with contaminating substances and from damage resulting from construction operations or other causes so sealants are without

deterioration or damage at time of Substantial Completion. If, despite such protection, damage or deterioration occurs, cut out, remove, and repair damaged or deteriorated joint sealants immediately so installations with repaired areas are indistinguishable from original work.

END OF SECTION 07 9200



Ace Basin Hanger B.E. Assessment Report



Michael Baker International
Ace Basin Hanger B.E. Assessment
537 Aviation Way, Walterboro, SC

Site Overview



Total Sections: 2
Total Sq Ft: 27,978

Map	Name	Sq Ft	Est Install
1	Section 1	11,550	1998
2	Section 2	16,428	1998

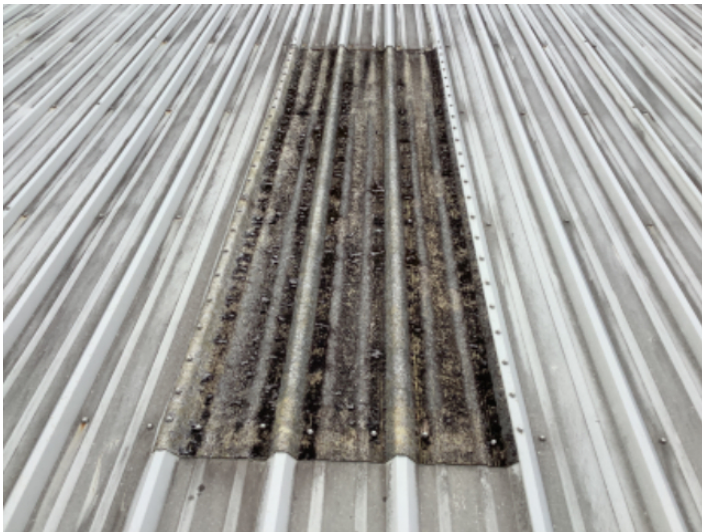
Composition

Section: Section 1
Size: 11550

Inspection Date: 09/19/2024
Inspector: Thomas Henderson



R-Panel with Exposed Fasteners



Fiberglass PBR Light Panels

Observations

Section: Section 1
Size: 11550

Inspection Date: 09/19/2024
Inspector: Thomas Henderson



Overview



Overview



Overview



Overview

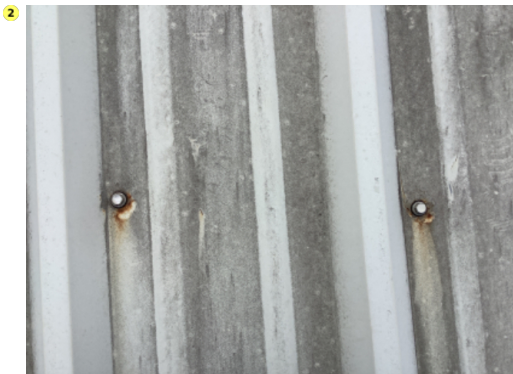
Deficiencies

Section: Section 1
Size: 11550

Inspection Date: 09/19/2024
Inspector: Thomas Henderson



Metal Roof Systems - Translucent PBR Panel (Remedial)
Quantity: 24 EA
Deficiency:
Translucent PBR Panel is deteriorated and at the end of its life cycle.
Corrective Action:
Translucent panel should be removed and replaced with new. Panel should protect from UV. 3 were replaced due to storm damage all should be replaced to put them on the same life cycle.
[REDACTED]

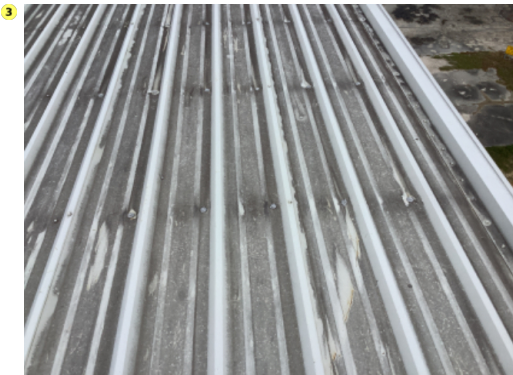


Roofing - Fasteners - Rusting or Deteriorated (Remedial)
Quantity: 4000 EA
Deficiency:
Fasteners rusting or deteriorated.
Corrective Action:
Rusted or deteriorated fasteners need to be replaced per industry standard.
[REDACTED]

Deficiencies (continued)

Section: Section 1
Size: 11550

Inspection Date: 09/19/2024
Inspector: Thomas Henderson



BUR - Modified Bitumen - Poor Fastener Repair at Panels (Remedial)

Quantity: 150 EA

Deficiency:

Fasteners were sealed with sealant, this is a temporary repair at best.

Corrective Action:

Fasteners should be replaced with new bonded washer fasteners that are one size larger than original. Cost is included in fastener replacement for all of roof.



Metal Roof Systems - Deteriorated Sealant in Panel Splice (Remedial)

Quantity: 194 LF

Deficiency:

Sealant in panel splice is deteriorated and could allow water intrusion.

Corrective Action:

Area of splice should be cleaned and prepared to allow for silicone based coating system to be installed.

[REDACTED]

Deficiencies (continued)

Section: Section 1
Size: 11550

Inspection Date: 09/19/2024
Inspector: Thomas Henderson



Drainage - Sealant at Gutter Joint Deteriorated (Remedial)

Quantity: 14 EA

Deficiency:

Sealant at gutter joint is deteriorating and at the end of its life cycle.

Corrective Action:

Remove existing rivets and sealant at joint and reseal installing sealant between lap, refasten and seal joint lap of gutter.



Drainage - Leaking Downspout Outlet (Remedial)

Quantity: 10 EA

Deficiency:

Downspout outlet sealant is deteriorated allowing water to leak from gutter.

Corrective Action:

Outlets to be removed, remove old sealant from outlet and gutter bottom. install sealant at opening, set outlet flange into sealant, secure flange and encapsulate flange with sealant.

████████████████████
████████████████████

Deficiencies (continued)

Section: Section 1
Size: 11550

Inspection Date: 09/19/2024
Inspector: Thomas Henderson



Metal Roof Systems - Deteriorated Closures at Ridge and Vents (Remedial)

Quantity: 226 LF

Deficiency:

Foam closures are deteriorating, which could allow water intrusion.

Corrective Action:

Fasteners at vent flashings and ridge cap should be removed, deteriorated closures removed and new neoprene closures installed and new bonded washer fasteners that are one size larger than original be installed.

████████████████████
████████████████████



General - Below Grade Drainage Attachment (Remedial)

Quantity: 5 EA

Deficiency:

Downspouts installed on South Elevation to the existing below grade drainage system used the downspout and elbow as a form of attachment and were then covered in soil. This is an improper installation not conforming to industry standards. Also there is evidence that one or more connections are collapsing which are preventing proper drainage.

Corrective Action:

Downspouts and elbows should be removed, underground drainage be inspected and cleared as necessary, and a new PVC pipe assembly complete with a capped cleanout be installed into below grade drainage, then mounted to wall and downspout then be modified so that it can be reinstalled into the new PVC pipe connection.

████████████████████

████████████████████

Summary

Section: Section 1
Size: 11550

Inspection Date: 09/19/2024
Inspector: Thomas Henderson



Condition Summary

Recommendations

Building is a NUCOR premanufactured building constructed around 1998. Roof is a PBR metal panel with exposed fasteners with bonded washers. Roof is in fair condition with the exception of deficiencies noted in this report. REI walked interior of building with occupant to review leak locations in building. REI used lift to access roof to review it's condition. Panels are in fair condition with only minor weathering of the paint finish. Fiberglass PBR roof panels are in poor condition and should be replaced. Exposed fasteners are in poor condition and some have been sealed to temporarily repair several leaks. REI recommends these and the additional deficiencies in this report be done to extend the life cycle of this roof and correct the existing leak issues.

██
██

Summary

Section: Section 1
Size: 11550

Inspection Date: 09/19/2024
Inspector: Thomas Henderson



1 - Section 1 (11,550 Sq Ft) Grade 0

Deficiency	Qty	Remedial	Replacement
Translucent PBR Panel	24 EA	██████████	
Fasteners - Rusting or Deterio...	4000 EA	██████████	
Poor Fastener Repair at Panels	150 EA	██████	
Deteriorated Sealant in Panel ...	194 LF	██████████	
Sealant at Gutter Joint Deteri...	14 EA	██████	
Leaking Downspout Outlet	10 EA	██████████	
Deteriorated Closures at Ridg...	226 LF	██████████	
Below Grade Drainage Attachmen...	5 EA	██████████	
Full coating cost	11,550 Sq Ft		██████████
Total		██████████	██████████

Composition

Section: Section 2
Size: 16428

Inspection Date: 09/19/2024
Inspector: Thomas Henderson



R-Panel with Exposed Fasteners

Observations

Section: Section 2
Size: 16428

Inspection Date: 09/19/2024
Inspector: Thomas Henderson



South Elevation



East Elevation



North Elevation



West Elevation

Deficiencies

Section: Section 2
Size: 16428

Inspection Date: 09/19/2024
Inspector: Thomas Henderson



Metal Wall Panels - Open Flashing / Closure (Remedial)

Quantity: 2 EA

Deficiency:

Open flashing / closure can be caused by physical abuse, improper installation or failing sealant.

Corrective Action:

Open flashing / closure should be re-worked per industry standards to ensure a water-tight seal.

[REDACTED]



General - Previous Attachment Location (Remedial)

Quantity: 3 EA

Deficiency:

Previous attachment location was repaired using fasteners.

Corrective Action:

Fasteners should be removed and new bonded washers be added and fasteners then re- installed.

[REDACTED]

Deficiencies (continued)

Section: Section 2
Size: 16428

Inspection Date: 09/19/2024
Inspector: Thomas Henderson



Single Ply - Sealant Deterioration at Pipe Penetration (Remedial)

Quantity: 8 EA

Deficiency:

Sealant is non existent or has reached the end of its service life where installed at flashing termination of penetration.

Corrective Action:

Contractor to remove old sealant from penetration, clean surface, and install new sealant approved by manufacturer.

████████████████████
████████████████████



Wall System - Exterior - Door Frame Poorly Installed (Remedial)

Quantity: 16 EA

Deficiency:

Panels replaced due to storm damage were poorly installed at door frame. No termination or seal is present.

Corrective Action:

Backer rod and sealant to be installed in slot between door frame and wall panel.

████████████████████
████████████████████

Deficiencies (continued)

Section: Section 2
Size: 16428

Inspection Date: 09/19/2024
Inspector: Thomas Henderson



General - Damage/Puncture in Metal Panel (Remedial)

Quantity: 1 EA

Deficiency:

Damage/puncture was observed in panel.

Corrective Action:

Install a metal patch using gun grade sealant between patch and metal panel. Attach using new screws with bonded washers spaced 1-1/2" O. C..

████████████████████
████████████████



Single Ply - Sealant Deterioration at Pipe Penetration (Remedial)

Quantity: 13 EA

Deficiency:

Sealant has reached the end of its service life where installed at flashing termination of penetration.

Corrective Action:

Contractor to remove old sealant from penetration, clean surface, and install new sealant approved by manufacturer.

████████████████████
████████████████

Summary

Section: Section 2
Size: 16428

Inspection Date: 09/19/2024
Inspector: Thomas Henderson



Condition Summary

Recommendations

Building is a NUCOR premanufactured building constructed around 1998. exterior is in good shape. Paint finish is in good to fair condition. Walls are PBR metal panels with exposed fasteners without bonded washers. Deficiencies noted in this report should be done to prevent water intrusion and extend life cycle of building.



Summary

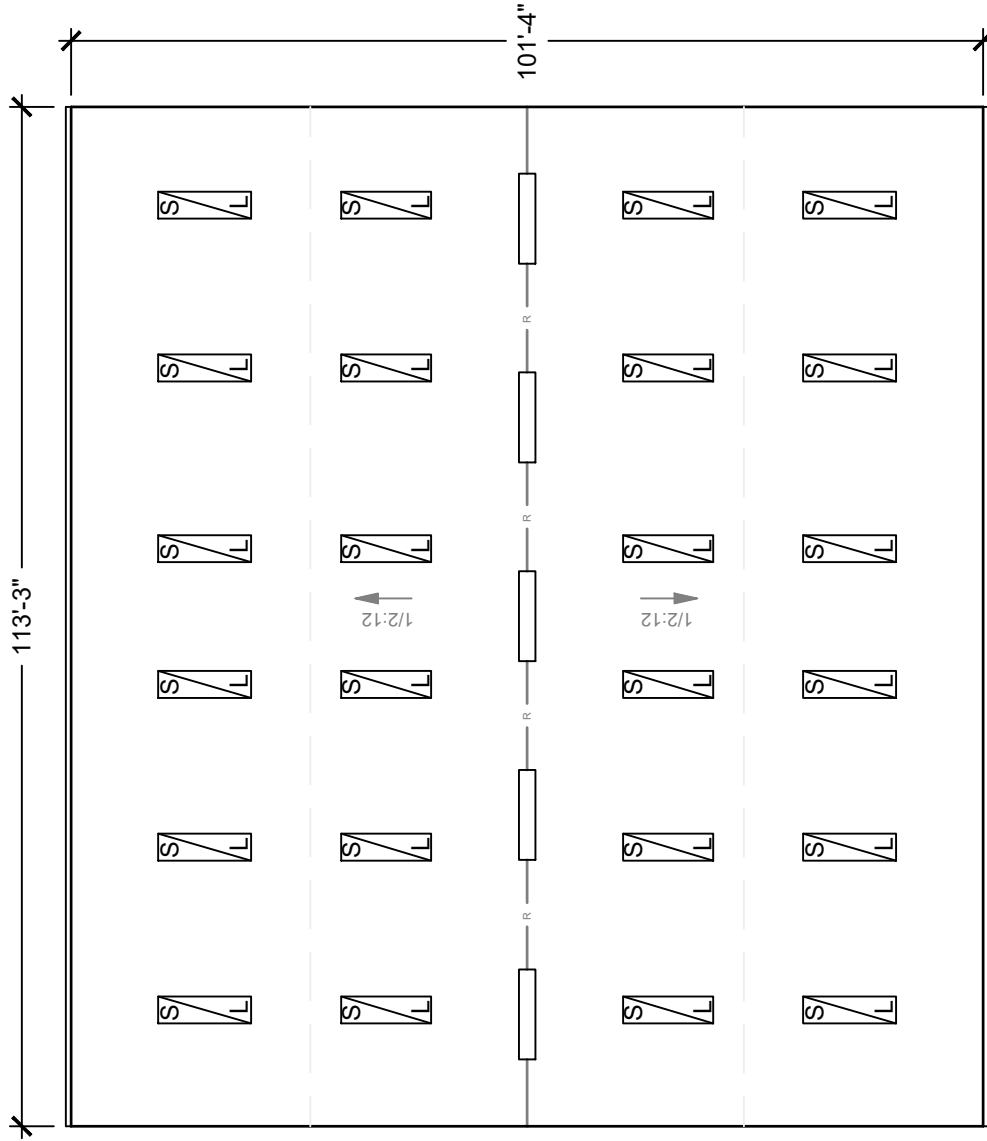
Section: Section 2
Size: 16428

Inspection Date: 09/19/2024
Inspector: Thomas Henderson



2 - Section 2 (16,428 Sq Ft) Grade 0

Deficiency	Qty	Remedial
Open Flashing / Closure	2 EA	████████
Previous Attachment Location	3 EA	████████
Sealant Deterioration at Pipe ...	8 EA	████████
Door Frame Poorly Installed	16 EA	████████
Damage/Puncture in Metal Panel	1 EA	████████
Sealant Deterioration at Pipe ...	13 EA	████████
Total		████████



KEY	
	ROOF EDGE
	GUTTER EDGE
	RIDGE
	TAPERED INSULATION SLOPE
	SKYLIGHT
	RIDGE VENT
	ROOF SPLICE

DETAIL:
1

SKETCH 1
 AVIATION UNIT MANAGER
 ACE BASIN HANGER ROOF ASSESSMENT

SCALE: 3/64" = 1'-0"
 DATE: XX-XX-XX
 REI PROJECT NO: 024CHS-047

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