

***LAKE LEHMAN JR./SR.  
HIGH SCHOOL***

1237 MARKET STREET  
LEHMAN, PA 18627

December 16, 2024

**SPECIFICATIONS FOR:  
ELASTOMERIC ACRYLIC  
COATING OF SAWTOOTH  
ROOF**

**CONSULTANT:**

**Mark J. Sobeck Roof Consulting, Inc.**

161 Main Street, Suite 300

Luzerne, PA 18709

Phone 570-829-5777 Fax 866-221-5923

Email: [Mark.Sobeck@marksobeck.com](mailto:Mark.Sobeck@marksobeck.com)

**MEMBER - IIBEC**

## INVITATION FOR BIDS

Bids are requested for the **ELASTOMERIC ACRYLIC COATING of SAWTOOTH ROOF** at **LAKE LEHMAN JR./SR. HIGH SCHOOL, LEHMAN, PA 18627**

Bids will be received until **3:00 P.M., Wednesday, February 19, 2025**, prevailing time. Bids received after the stated time will not be accepted.

Bids shall be mailed to: **Lake-Lehman Administration Office  
Lake Lehman School District  
PO Box 38  
Lehman, PA 18627**

Envelopes shall be clearly marked "SEALED BID FOR ELASTOMERIC COATING OF SAWTOOTH ROOF".

Each bid, when submitted, must be accompanied by a Bid Bond that shall not be less than ten (10) percent of the amount of the total base bid.

One set of Bid documents will be available by emailing the Roof Consultant. Documents will be provided at no charge, via email, in PDF format. Or can be accessed at [WWW.LLSD.ORG](http://WWW.LLSD.ORG)

Bidders are advised The Commonwealth of Pennsylvania, Department of Labor & Industry, Bureau of Labor Law Compliance, Prevailing Wage Project Rates apply; serial number 24-10472.

A non-mandatory (voluntary) Zoom meeting, hosted by Mark J. Sobeck Roof Consulting, Inc., has been scheduled:

Date/Time: **February 5, 2025 at 9:00 A.M.**

<https://us02web.zoom.us/j/85086236062?pwd=Sf2oxq98H0ohrVMVo1g0t25KEyflL7.1>

Meeting ID: 850 8623 6062

Passcode: 540402

February 7, 2025, a non-mandatory walk through will take place at 10:00am at the JR/SR high school with Brian Murphy - (570) 255-2804.

Bids may be held by the owner and remain firm for a period of not to exceed sixty (60) days. The owner reserves the right to reject any and all bids and to waive any or all informalities in the bidding.

Work shall commence immediately at the end of the academic year, June of 2025, exact date to be determined. All work shall be completed within sixty (60) calendar days of commencement of work.

Any questions should be directed to the Consultant for this project:

Dawn Van Fossen, RRO

Mark J. Sobeck Roof Consulting, Inc.

161 Main Street, Suite 300

Luzerne, PA 18709 (570) 829-5777 x6

Email: Dawn.VanFossen@marksobeck.com

LAKE LEHMAN SCHOOL DISTRICT

Lake Lehman Jr./Sr. High School

Elastomeric Acrylic Coating of Sawtooth Roof – Invitation for Bids

December 16, 2024

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**BUREAU OF LABOR LAW COMPLIANCE  
PREVAILING WAGES PROJECT RATES**

Project Name:	LAKE LEHMAN JR./SR. HIGH SCHOOL
General Description:	ELASTOMERIC ACRYLIC COATING OF SAWTOOTH ROOF
Project Locality	Lehman
Awarding Agency:	Lake Lehman School District
Contract Award Date:	2/11/2025
Serial Number:	24-10472
Project Classification:	Building
Determination Date:	12/4/2024
Assigned Field Office:	Scranton
Field Office Phone Number:	(570)963-4577
Toll Free Phone Number:	(877)214-3962
Project County:	Luzerne County

**BUREAU OF LABOR LAW COMPLIANCE  
PREVAILING WAGES PROJECT RATES**

<b>Project: 24-10472 - Building</b>	<b>Effective Date</b>	<b>Expiration Date</b>	<b>Hourly Rate</b>	<b>Fringe Benefits</b>	<b>Total</b>
Asbestos & Insulation Workers	7/1/2023		\$37.08	\$21.92	\$59.00
Asbestos & Insulation Workers	7/1/2024		\$37.08	\$24.92	\$62.00
Asbestos & Insulation Workers	7/1/2025		\$37.08	\$28.17	\$65.25
Boilermaker (Commercial, Institutional, and Minor Repair Work)	1/1/2019		\$29.26	\$18.48	\$47.74
Boilermaker (Commercial, Institutional, and Minor Repair Work)	3/1/2024		\$36.71	\$19.13	\$55.84
Boilermakers	1/1/2023		\$51.27	\$35.30	\$86.57
Boilermakers	1/1/2024		\$52.10	\$35.72	\$87.82
Bricklayers, Stone Masons, Pointers, Caulkers, Cleaners	4/30/2023		\$39.47	\$18.76	\$58.23
Bricklayers, Stone Masons, Pointers, Caulkers, Cleaners	4/28/2024		\$41.32	\$18.76	\$60.08
Bricklayers, Stone Masons, Pointers, Caulkers, Cleaners	5/4/2025		\$43.17	\$18.76	\$61.93
Carpenters - Piledriver/Welder	1/1/2023		\$40.63	\$21.22	\$61.85
Carpenters - Piledriver/Welder	1/1/2024		\$42.13	\$21.97	\$64.10
Carpenters - Piledriver/Welder	1/1/2025		\$43.38	\$22.72	\$66.10
Carpenters - Piledriver/Welder	1/1/2026		\$44.63	\$23.47	\$68.10
Carpenters, Drywall Hangers, Framers, Instrument Men, Lathers, Soft Floor Layers	5/1/2023		\$34.03	\$18.63	\$52.66
Carpenters, Drywall Hangers, Framers, Instrument Men, Lathers, Soft Floor Layers	5/1/2024		\$35.23	\$18.63	\$53.86
Cement Finishers & Plasterers	4/30/2023		\$30.49	\$20.01	\$50.50
Cement Finishers & Plasterers	4/28/2024		\$32.49	\$20.01	\$52.50
Cement Finishers & Plasterers	5/4/2025		\$34.49	\$20.01	\$54.50
Cement Finishers & Plasterers	5/3/2026		\$36.49	\$20.01	\$56.50
Cement Masons	6/1/2022		\$36.48	\$14.00	\$50.48
Cement Masons	6/1/2023		\$37.13	\$14.50	\$51.63
Cement Masons	6/1/2024		\$37.78	\$15.05	\$52.83
Drywall Finisher	5/1/2023		\$31.24	\$23.58	\$54.82
Drywall Finisher	5/1/2024		\$31.82	\$24.75	\$56.57
Electricians	6/1/2023		\$39.81	\$24.54	\$64.35
Electricians	6/1/2024		\$42.51	\$25.13	\$67.64
Electricians	6/1/2025		\$45.08	\$25.72	\$70.80
Electricians	6/1/2026		\$47.79	\$26.32	\$74.11
Elevator Constructor	1/1/2023		\$56.46	\$38.36	\$94.82
Elevator Constructor	1/1/2024		\$58.88	\$43.90	\$102.78
Glazier	5/1/2023		\$31.23	\$20.66	\$51.89
Glazier	5/1/2024		\$32.46	\$20.93	\$53.39
Iron Workers (Bridge, Structural Steel, Ornamental, Precast, Reinforcing)	7/1/2021		\$34.01	\$31.13	\$65.14
Iron Workers (Bridge, Structural Steel, Ornamental, Precast, Reinforcing)	7/1/2023		\$36.26	\$31.38	\$67.64
Iron Workers (Bridge, Structural Steel, Ornamental, Precast, Reinforcing)	7/1/2024		\$37.26	\$32.63	\$69.89
Laborers (Class 01 - See notes)	5/1/2023		\$24.25	\$20.28	\$44.53
Laborers (Class 02 - See notes)	5/1/2023		\$26.25	\$20.28	\$46.53

**BUREAU OF LABOR LAW COMPLIANCE  
PREVAILING WAGES PROJECT RATES**

<b>Project: 24-10472 - Building</b>	<b>Effective Date</b>	<b>Expiration Date</b>	<b>Hourly Rate</b>	<b>Fringe Benefits</b>	<b>Total</b>
Laborers (Class 03 - See notes)	5/1/2023		\$26.72	\$20.28	\$47.00
Laborers (Class 04 - See notes)	5/1/2023		\$28.22	\$20.28	\$48.50
Laborers (Class 05 - See notes)	5/1/2023		\$28.72	\$20.28	\$49.00
Laborers (Class 06 - See notes)	5/1/2023		\$27.02	\$20.28	\$47.30
Marble Mason	5/1/2023		\$37.08	\$16.70	\$53.78
Marble Mason	5/1/2024		\$36.60	\$19.13	\$55.73
Marble Mason	5/1/2025		\$38.55	\$19.13	\$57.68
Marble Mason	5/1/2026		\$40.50	\$19.13	\$59.63
Millwright	6/1/2023		\$39.21	\$22.95	\$62.16
Millwright	6/1/2024		\$41.07	\$22.95	\$64.02
Millwright	6/1/2025		\$43.00	\$22.95	\$65.95
Millwright	6/1/2026		\$44.97	\$22.95	\$67.92
Operators (Building, Class 01 - See Notes)	5/1/2023		\$42.57	\$29.24	\$71.81
Operators (Building, Class 01 - See Notes)	5/1/2024		\$43.73	\$30.08	\$73.81
Operators (Building, Class 01 - See Notes)	5/1/2025		\$44.89	\$30.92	\$75.81
Operators (Building, Class 01 - See Notes)	5/1/2026		\$46.05	\$31.76	\$77.81
Operators (Building, Class 01A - See Notes)	5/1/2023		\$44.82	\$29.90	\$74.72
Operators (Building, Class 01A - See Notes)	5/1/2024		\$45.98	\$30.74	\$76.72
Operators (Building, Class 01A - See Notes)	5/1/2025		\$47.14	\$31.58	\$78.72
Operators (Building, Class 01A - See Notes)	5/1/2026		\$48.30	\$32.42	\$80.72
Operators (Building, Class 02 - See Notes)	5/1/2023		\$42.29	\$29.15	\$71.44
Operators (Building, Class 02 - See Notes)	5/1/2024		\$43.45	\$29.99	\$73.44
Operators (Building, Class 02 - See Notes)	5/1/2025		\$44.61	\$30.83	\$75.44
Operators (Building, Class 02 - See Notes)	5/1/2026		\$45.77	\$31.67	\$77.44
Operators (Building, Class 02A - See Notes)	5/1/2023		\$44.54	\$29.82	\$74.36
Operators (Building, Class 02A - See Notes)	5/1/2024		\$45.70	\$30.66	\$76.36
Operators (Building, Class 02A - See Notes)	5/1/2025		\$46.86	\$31.50	\$78.36
Operators (Building, Class 02A - See Notes)	5/1/2026		\$48.02	\$32.34	\$80.36
Operators (Building, Class 03 - See Notes)	5/1/2023		\$39.57	\$28.34	\$67.91
Operators (Building, Class 03 - See Notes)	5/1/2024		\$40.73	\$29.18	\$69.91
Operators (Building, Class 03 - See Notes)	5/1/2025		\$41.88	\$30.03	\$71.91
Operators (Building, Class 03 - See Notes)	5/1/2026		\$43.04	\$30.87	\$73.91
Operators (Building, Class 04 - See Notes)	5/1/2023		\$38.42	\$28.02	\$66.44
Operators (Building, Class 04 - See Notes)	5/1/2024		\$39.59	\$28.85	\$68.44
Operators (Building, Class 04 - See Notes)	5/1/2025		\$40.74	\$29.70	\$70.44
Operators (Building, Class 04 - See Notes)	5/1/2026		\$41.90	\$30.54	\$72.44
Operators (Building, Class 05 - See Notes)	5/1/2023		\$37.97	\$27.89	\$65.86
Operators (Building, Class 05 - See Notes)	5/1/2024		\$39.13	\$28.73	\$67.86
Operators (Building, Class 05 - See Notes)	5/1/2025		\$40.30	\$29.56	\$69.86
Operators (Building, Class 05 - See Notes)	5/1/2026		\$41.45	\$30.41	\$71.86
Operators (Building, Class 06 - See Notes)	5/1/2023		\$37.10	\$27.62	\$64.72
Operators (Building, Class 06 - See Notes)	5/1/2024		\$38.26	\$28.46	\$66.72
Operators (Building, Class 06 - See Notes)	5/1/2025		\$39.42	\$29.30	\$68.72
Operators (Building, Class 06 - See Notes)	5/1/2026		\$40.58	\$30.14	\$70.72

**BUREAU OF LABOR LAW COMPLIANCE  
PREVAILING WAGES PROJECT RATES**

<b>Project: 24-10472 - Building</b>	<b>Effective Date</b>	<b>Expiration Date</b>	<b>Hourly Rate</b>	<b>Fringe Benefits</b>	<b>Total</b>
Operators (Building, Class 07A- See Notes)	5/1/2023		\$51.63	\$33.34	\$84.97
Operators (Building, Class 07A- See Notes)	5/1/2024		\$53.10	\$34.27	\$87.37
Operators (Building, Class 07A- See Notes)	5/1/2025		\$54.56	\$35.21	\$89.77
Operators (Building, Class 07A- See Notes)	5/1/2026		\$56.03	\$36.14	\$92.17
Operators (Building, Class 07B- See Notes)	5/1/2023		\$51.28	\$33.24	\$84.52
Operators (Building, Class 07B- See Notes)	5/1/2024		\$52.75	\$34.17	\$86.92
Operators (Building, Class 07B- See Notes)	5/1/2025		\$54.22	\$35.10	\$89.32
Operators (Building, Class 07B- See Notes)	5/1/2026		\$55.69	\$36.03	\$91.72
Painters Class 1 (see notes)	5/1/2023		\$29.98	\$23.28	\$53.26
Painters Class 1 (see notes)	5/1/2024		\$30.36	\$24.15	\$54.51
Painters Class 2 (see notes)	5/1/2023		\$33.58	\$23.58	\$57.16
Painters Class 3 (see notes)	5/1/2023		\$40.18	\$23.58	\$63.76
Pile Driver Divers (Building, Heavy, Highway)	1/1/2023		\$58.70	\$21.22	\$79.92
Pile Driver Divers (Building, Heavy, Highway)	1/1/2024		\$60.95	\$21.97	\$82.92
Pile Driver Divers (Building, Heavy, Highway)	1/1/2025		\$62.82	\$22.72	\$85.54
Pile Driver Divers (Building, Heavy, Highway)	1/1/2026		\$64.70	\$23.47	\$88.17
Piledrivers	1/1/2023		\$39.13	\$21.22	\$60.35
Piledrivers	1/1/2024		\$40.63	\$21.97	\$62.60
Piledrivers	1/1/2025		\$41.88	\$22.72	\$64.60
Piledrivers	1/1/2026		\$43.13	\$23.47	\$66.60
Plasterers	6/1/2021		\$36.46	\$13.00	\$49.46
Plasterers	6/1/2023		\$37.81	\$13.90	\$51.71
Plasterers	6/1/2024		\$38.46	\$14.45	\$52.91
Plumbers and Steamfitters	12/1/2021		\$46.24	\$22.07	\$68.31
Plumbers and Steamfitters	12/1/2023		\$49.39	\$23.67	\$73.06
Plumbers and Steamfitters	12/1/2024		\$51.49	\$24.67	\$76.16
Roofers	5/1/2023		\$32.75	\$21.61	\$54.36
Roofers	5/1/2024		\$34.25	\$21.89	\$56.14
Sheet Metal Workers	5/1/2023		\$35.04	\$29.82	\$64.86
Sheet Metal Workers	5/1/2024		\$36.13	\$31.23	\$67.36
Sign Makers and Hangars	7/15/2022		\$30.54	\$24.35	\$54.89
Sign Makers and Hangars	7/15/2023		\$31.76	\$24.63	\$56.39
Sign Makers and Hangars	7/15/2024		\$32.32	\$25.82	\$58.14
Sprinklerfitters	4/1/2023		\$44.33	\$28.04	\$72.37
Sprinklerfitters	4/1/2024		\$46.45	\$28.62	\$75.07
Terrazzo Finisher	5/1/2023		\$35.79	\$19.25	\$55.04
Terrazzo Finisher	5/1/2024		\$35.66	\$20.76	\$56.42
Terrazzo Grinder	5/1/2023		\$36.54	\$19.25	\$55.79
Terrazzo Grinder	5/1/2024		\$36.42	\$20.76	\$57.18
Terrazzo Mechanics	5/1/2023		\$36.51	\$21.00	\$57.51
Terrazzo Mechanics	5/1/2024		\$36.44	\$22.51	\$58.95
Terrazzo Setter	5/1/2019		\$31.81	\$19.67	\$51.48
Tile & Marble Finisher	5/1/2023		\$34.57	\$15.80	\$50.37
Tile & Marble Finisher	5/1/2024		\$34.69	\$17.63	\$52.32

**BUREAU OF LABOR LAW COMPLIANCE  
PREVAILING WAGES PROJECT RATES**

<b>Project: 24-10472 - Building</b>	<b>Effective Date</b>	<b>Expiration Date</b>	<b>Hourly Rate</b>	<b>Fringe Benefits</b>	<b>Total</b>
Tile & Marble Finisher	5/1/2025		\$36.64	\$17.63	\$54.27
Tile & Marble Finisher	5/1/2026		\$38.59	\$17.63	\$56.22
Tile Setter	5/1/2023		\$37.08	\$16.70	\$53.78
Tile Setter	5/1/2024		\$36.60	\$19.13	\$55.73
Tile Setter	5/1/2025		\$38.55	\$19.13	\$57.68
Tile Setter	5/1/2026		\$40.50	\$19.13	\$59.63
Truckdriver class 1 (see notes)	5/1/2021		\$37.72	\$0.00	\$37.72
Truckdriver class 2 (see notes)	5/1/2021		\$37.79	\$0.00	\$37.79
Window Film / Tint Installer	6/1/2019		\$24.52	\$12.08	\$36.60
Window Film / Tint Installer	6/1/2024		\$26.37	\$14.83	\$41.20

**BUREAU OF LABOR LAW COMPLIANCE  
PREVAILING WAGES PROJECT RATES**

<b>Project: 24-10472 - Heavy/Highway</b>	<b>Effective Date</b>	<b>Expiration Date</b>	<b>Hourly Rate</b>	<b>Fringe Benefits</b>	<b>Total</b>
Carpenter	5/1/2023		\$35.32	\$19.09	\$54.41
Carpenter	5/1/2024		\$36.12	\$19.79	\$55.91
Carpenter	5/1/2025		\$36.87	\$20.49	\$57.36
Carpenter	5/1/2026		\$37.63	\$21.18	\$58.81
Carpenter Welder	5/1/2023		\$36.07	\$19.09	\$55.16
Carpenter Welder	5/1/2024		\$36.87	\$19.79	\$56.66
Carpenter Welder	5/1/2025		\$37.62	\$20.49	\$58.11
Carpenter Welder	5/1/2026		\$38.38	\$21.18	\$59.56
Carpenters - Piledriver/Welder	1/1/2023		\$36.07	\$19.09	\$55.16
Carpenters - Piledriver/Welder	1/1/2024		\$36.87	\$19.79	\$56.66
Carpenters - Piledriver/Welder	1/1/2025		\$37.62	\$20.49	\$58.11
Carpenters - Piledriver/Welder	1/1/2026		\$38.38	\$21.18	\$59.56
Cement Finishers	6/1/2016		\$32.43	\$11.35	\$43.78
Electric Lineman	8/29/2022		\$62.66	\$28.08	\$90.74
Electric Lineman	9/4/2023		\$64.68	\$29.01	\$93.69
Electric Lineman	1/1/2024		\$64.46	\$29.23	\$93.69
Electric Lineman	9/2/2024		\$66.56	\$30.17	\$96.73
Iron Workers (Bridge, Structural Steel, Ornamental, Precast, Reinforcing)	7/1/2021		\$34.01	\$31.13	\$65.14
Iron Workers (Bridge, Structural Steel, Ornamental, Precast, Reinforcing)	7/1/2023		\$36.26	\$31.38	\$67.64
Iron Workers (Bridge, Structural Steel, Ornamental, Precast, Reinforcing)	7/1/2024		\$37.26	\$32.63	\$69.89
Laborers (Class 01 - See notes)	5/1/2023		\$24.81	\$18.99	\$43.80
Laborers (Class 01 - See notes)	5/1/2024		\$25.61	\$19.49	\$45.10
Laborers (Class 02 - See notes)	5/1/2023		\$31.43	\$18.99	\$50.42
Laborers (Class 02 - See notes)	5/1/2024		\$32.23	\$19.49	\$51.72
Laborers (Class 03 - See notes)	5/1/2023		\$28.42	\$18.99	\$47.41
Laborers (Class 03 - See notes)	5/1/2024		\$29.22	\$19.49	\$48.71
Laborers (Class 04 - See notes)	5/1/2023		\$28.77	\$18.99	\$47.76
Laborers (Class 04 - See notes)	5/1/2024		\$29.57	\$19.49	\$49.06
Laborers (Class 05 - See notes)	5/1/2023		\$29.44	\$18.99	\$48.43
Laborers (Class 05 - See notes)	5/1/2024		\$30.24	\$19.49	\$49.73
Laborers (Class 06 - See notes)	5/1/2023		\$28.86	\$18.99	\$47.85
Laborers (Class 06 - See notes)	5/1/2024		\$29.66	\$19.49	\$49.15
Laborers (Class 07 - See notes)	5/1/2023		\$29.15	\$18.99	\$48.14
Laborers (Class 07 - See notes)	5/1/2024		\$29.95	\$19.49	\$49.44
Laborers (Class 08 - See notes)	5/1/2023		\$29.63	\$18.99	\$48.62
Laborers (Class 08 - See notes)	5/1/2024		\$30.43	\$19.49	\$49.92
Millwright	6/1/2023		\$41.51	\$23.33	\$64.84
Millwright	6/1/2024		\$43.46	\$23.33	\$66.79
Millwright	6/1/2025		\$45.46	\$23.33	\$68.79
Millwright	6/1/2026		\$47.52	\$23.33	\$70.85
Operators (Heavy, Class 01 - See Notes)	5/1/2023		\$41.14	\$28.82	\$69.96
Operators (Heavy, Class 01 - See Notes)	5/1/2024		\$42.30	\$29.66	\$71.96



**BUREAU OF LABOR LAW COMPLIANCE  
PREVAILING WAGES PROJECT RATES**

<b>Project: 24-10472 - Heavy/Highway</b>	<b>Effective Date</b>	<b>Expiration Date</b>	<b>Hourly Rate</b>	<b>Fringe Benefits</b>	<b>Total</b>
Operators (Heavy, Class 01 - See Notes)	5/1/2025		\$43.46	\$30.50	\$73.96
Operators (Heavy, Class 01 - See Notes)	5/1/2026		\$44.61	\$31.35	\$75.96
Operators (Heavy, Class 01A - See Notes)	5/1/2023		\$43.39	\$29.48	\$72.87
Operators (Heavy, Class 01A - See Notes)	5/1/2024		\$44.55	\$30.32	\$74.87
Operators (Heavy, Class 01A - See Notes)	5/1/2025		\$45.71	\$31.16	\$76.87
Operators (Heavy, Class 01A - See Notes)	5/1/2026		\$46.86	\$32.01	\$78.87
Operators (Heavy, Class 02 - See Notes)	5/1/2023		\$40.86	\$28.73	\$69.59
Operators (Heavy, Class 02 - See Notes)	5/1/2024		\$42.02	\$29.57	\$71.59
Operators (Heavy, Class 02 - See Notes)	5/1/2025		\$43.18	\$30.41	\$73.59
Operators (Heavy, Class 02 - See Notes)	5/1/2026		\$44.34	\$31.25	\$75.59
Operators (Heavy, Class 02A - See Notes)	5/1/2023		\$43.11	\$29.40	\$72.51
Operators (Heavy, Class 02A - See Notes)	5/1/2024		\$44.27	\$30.24	\$74.51
Operators (Heavy, Class 02A - See Notes)	5/1/2025		\$45.43	\$31.08	\$76.51
Operators (Heavy, Class 02A - See Notes)	5/1/2026		\$46.59	\$31.92	\$78.51
Operators (Heavy, Class 03 - See Notes)	5/1/2023		\$37.95	\$27.86	\$65.81
Operators (Heavy, Class 03 - See Notes)	5/1/2024		\$39.11	\$28.70	\$67.81
Operators (Heavy, Class 03 - See Notes)	5/1/2025		\$40.26	\$29.55	\$69.81
Operators (Heavy, Class 03 - See Notes)	5/1/2026		\$41.43	\$30.38	\$71.81
Operators (Heavy, Class 04 - See Notes)	5/1/2023		\$36.80	\$27.54	\$64.34
Operators (Heavy, Class 04 - See Notes)	5/1/2024		\$37.96	\$28.38	\$66.34
Operators (Heavy, Class 04 - See Notes)	5/1/2025		\$39.12	\$29.22	\$68.34
Operators (Heavy, Class 04 - See Notes)	5/1/2026		\$40.28	\$30.06	\$70.34
Operators (Heavy, Class 05 - See Notes)	5/1/2023		\$36.35	\$27.41	\$63.76
Operators (Heavy, Class 05 - See Notes)	5/1/2024		\$37.51	\$28.25	\$65.76
Operators (Heavy, Class 05 - See Notes)	5/1/2025		\$38.67	\$29.09	\$67.76
Operators (Heavy, Class 05 - See Notes)	5/1/2026		\$39.83	\$29.93	\$69.76
Operators (Heavy, Class 06 - See Notes)	5/1/2023		\$35.48	\$27.14	\$62.62
Operators (Heavy, Class 06 - See Notes)	5/1/2024		\$36.64	\$27.98	\$64.62
Operators (Heavy, Class 06 - See Notes)	5/1/2025		\$37.80	\$28.82	\$66.62
Operators (Heavy, Class 06 - See Notes)	5/1/2026		\$38.96	\$29.66	\$68.62
Operators (Heavy, Class 07A - See Notes)	5/1/2023		\$49.93	\$32.83	\$82.76
Operators (Heavy, Class 07A - See Notes)	5/1/2024		\$51.39	\$33.77	\$85.16
Operators (Heavy, Class 07A - See Notes)	5/1/2025		\$52.85	\$34.71	\$87.56
Operators (Heavy, Class 07A - See Notes)	5/1/2026		\$54.32	\$35.64	\$89.96
Operators (Heavy, Class 07B - See Notes)	5/1/2023		\$49.58	\$32.73	\$82.31
Operators (Heavy, Class 07B - See Notes)	5/1/2024		\$51.04	\$33.67	\$84.71
Operators (Heavy, Class 07B - See Notes)	5/1/2025		\$52.51	\$34.60	\$87.11
Operators (Heavy, Class 07B - See Notes)	5/1/2026		\$53.97	\$35.54	\$89.51
Operators (Highway, Class 01 - See Notes)	5/1/2023		\$40.25	\$28.55	\$68.80
Operators (Highway, Class 01 - See Notes)	5/1/2024		\$41.41	\$29.39	\$70.80
Operators (Highway, Class 01 - See Notes)	5/1/2025		\$42.56	\$30.24	\$72.80
Operators (Highway, Class 01 - See Notes)	5/1/2026		\$43.72	\$31.08	\$74.80
Operators (Highway, Class 01a - See Notes)	5/1/2023		\$42.50	\$29.23	\$71.73
Operators (Highway, Class 01a - See Notes)	5/1/2024		\$43.66	\$30.07	\$73.73

**BUREAU OF LABOR LAW COMPLIANCE  
PREVAILING WAGES PROJECT RATES**

<b>Project: 24-10472 - Heavy/Highway</b>	<b>Effective Date</b>	<b>Expiration Date</b>	<b>Hourly Rate</b>	<b>Fringe Benefits</b>	<b>Total</b>
Operators (Highway, Class 01a - See Notes)	5/1/2025		\$44.81	\$30.92	\$75.73
Operators (Highway, Class 01a - See Notes)	5/1/2026		\$45.97	\$31.76	\$77.73
Operators (Highway, Class 02 - See Notes)	5/1/2023		\$39.08	\$28.20	\$67.28
Operators (Highway, Class 02 - See Notes)	5/1/2024		\$40.24	\$29.04	\$69.28
Operators (Highway, Class 02 - See Notes)	5/1/2025		\$41.39	\$29.89	\$71.28
Operators (Highway, Class 02 - See Notes)	5/1/2026		\$42.55	\$30.73	\$73.28
Operators (Highway, Class 03 - See Notes)	5/1/2023		\$38.39	\$27.99	\$66.38
Operators (Highway, Class 03 - See Notes)	5/1/2024		\$39.55	\$28.83	\$68.38
Operators (Highway, Class 03 - See Notes)	5/1/2025		\$40.70	\$29.68	\$70.38
Operators (Highway, Class 03 - See Notes)	5/1/2026		\$41.87	\$30.51	\$72.38
Operators (Highway, Class 04 - See Notes)	5/1/2023		\$37.94	\$27.86	\$65.80
Operators (Highway, Class 04 - See Notes)	5/1/2024		\$39.10	\$28.70	\$67.80
Operators (Highway, Class 04 - See Notes)	5/1/2025		\$40.26	\$29.54	\$69.80
Operators (Highway, Class 04 - See Notes)	5/1/2026		\$41.41	\$30.39	\$71.80
Operators (Highway, Class 05 - See Notes)	5/1/2023		\$37.42	\$27.72	\$65.14
Operators (Highway, Class 05 - See Notes)	5/1/2024		\$38.58	\$28.56	\$67.14
Operators (Highway, Class 05 - See Notes)	5/1/2025		\$39.73	\$29.41	\$69.14
Operators (Highway, Class 05 - See Notes)	5/1/2026		\$40.89	\$30.25	\$71.14
Operators (Highway, Class 06 - See Notes)	5/1/2023		\$40.48	\$28.62	\$69.10
Operators (Highway, Class 06 - See Notes)	5/1/2024		\$41.64	\$29.46	\$71.10
Operators (Highway, Class 06 - See Notes)	5/1/2025		\$42.80	\$30.30	\$73.10
Operators (Highway, Class 06 - See Notes)	5/1/2026		\$43.95	\$31.15	\$75.10
Operators (Highway, Class 06/A - See Notes)	5/1/2023		\$42.73	\$29.28	\$72.01
Operators (Highway, Class 06/A - See Notes)	5/1/2024		\$43.89	\$30.12	\$74.01
Operators (Highway, Class 06/A - See Notes)	5/1/2025		\$45.05	\$30.96	\$76.01
Operators (Highway, Class 06/A - See Notes)	5/1/2026		\$46.21	\$31.80	\$78.01
Operators (Highway, Class 07/A - See Notes)	5/1/2023		\$48.86	\$32.51	\$81.37
Operators (Highway, Class 07/A - See Notes)	5/1/2024		\$50.32	\$33.45	\$83.77
Operators (Highway, Class 07/A - See Notes)	5/1/2025		\$51.79	\$34.38	\$86.17
Operators (Highway, Class 07/A - See Notes)	5/1/2026		\$53.25	\$35.32	\$88.57
Operators (Highway, Class 07/B - See Notes)	5/1/2023		\$47.44	\$32.10	\$79.54
Operators (Highway, Class 07/B - See Notes)	5/1/2024		\$48.91	\$33.03	\$81.94
Operators (Highway, Class 07/B - See Notes)	5/1/2025		\$50.37	\$33.97	\$84.34
Operators (Highway, Class 07/B - See Notes)	5/1/2026		\$51.84	\$34.90	\$86.74
Painters Class 2 (see notes)	5/1/2020		\$31.53	\$20.71	\$52.24
Painters Class 2 (see notes)	5/1/2024		\$34.16	\$24.75	\$58.91
Painters Class 3 (see notes)	5/1/2020		\$37.63	\$20.71	\$58.34
Painters Class 3 (see notes)	5/1/2024		\$41.01	\$24.75	\$65.76
Pile Driver Divers (Building, Heavy, Highway)	1/1/2022		\$56.40	\$20.50	\$76.90
Piledrivers	5/1/2023		\$35.32	\$19.09	\$54.41
Piledrivers	5/1/2024		\$36.12	\$19.79	\$55.91
Piledrivers	5/1/2025		\$36.87	\$20.49	\$57.36
Piledrivers	5/1/2026		\$37.63	\$21.18	\$58.81
Steamfitters (Heavy and Highway - Gas Distribution)	5/1/2022		\$48.43	\$40.28	\$88.71

**BUREAU OF LABOR LAW COMPLIANCE  
PREVAILING WAGES PROJECT RATES**

<b>Project: 24-10472 - Heavy/Highway</b>	<b>Effective Date</b>	<b>Expiration Date</b>	<b>Hourly Rate</b>	<b>Fringe Benefits</b>	<b>Total</b>
Steamfitters (Heavy and Highway - Gas Distribution)	5/1/2023		\$50.53	\$41.68	\$92.21
Steamfitters (Heavy and Highway - Gas Distribution)	5/1/2024		\$52.74	\$42.93	\$95.67
Truckdriver class 1(see notes)	5/1/2021		\$37.72	\$0.00	\$37.72
Truckdriver class 2 (see notes)	5/1/2021		\$37.79	\$0.00	\$37.79

# BID FORM

**PROJECT: LAKE LEHMAN JR./SR. HIGH SCHOOL  
ELASTOMERIC ACRYLIC COATING OF SAWTOOTH ROOF  
1237 MARKET STREET  
LEHMAN, PA 18627**

Bids shall be mailed to: **Lake-Lehman Administration Office  
Lake Lehman School District  
PO Box 38  
Lehman, PA 18627**

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**Name of Bidding Company**

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**Address**

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**Phone**

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**Fax**

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1. The undersigned Contractor proposes and agrees, if this Bid is accepted, to enter into an Agreement with the Owner in the form referenced in the Contract Documents to perform and furnish all Work as specified or indicated in the Contract Documents for the Contract Price and within the Contract Time indicated in this Bid and in accordance with the other terms and conditions of the Contract Documents.
2. The undersigned Contractor has carefully examined and accepts the terms and conditions of the Invitation for Bids, the instructions to Bidder (including the “Contractor’s Insurance Requirements), this Bid Form; the Bid Bond, Performance, and Payment Bonds required on AIA Form (including without limitation those dealing with the disposition of the Bid Security), the General Conditions, and any Supplementary Conditions, the Specifications, the Drawings, and all other documents referenced or referred to in the project manual.
3. The documents examined include the following addenda which the undersigned Contractor has received (include number, name, and date received).

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4. The undersigned Contractor has carefully examined all aspects of this project and agrees to begin and complete, upon authorization to proceed by the Owner, all tasks with the time period stated in the advertisement.
5. The Bidder has visited the site and has become familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress and performance of the work.
6. The Bidder is familiar with and is satisfied as to all federal, state and local laws and regulations that may affect cost, progress and performance of the work.
7. The Bidder has given Mark J. Sobeck Roof Consulting, Inc., the owner's roof consultant, written notice of all conflicts, ambiguities or discrepancies that the Bidder has discovered in the Bidding Documents, and the written resolution thereof by roof consultant is acceptable to the Bidder.
8. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the work for which is bid is submitted.
9. The terms used in this Bid which are defined in the General Conditions of the Construction Contract as part of the Contract Documents have the meanings assigned to them in the General Conditions.
10. In submitting this Bid, the Bidder understood that the right is reserved by the Owner to accept or reject any and all bids.

The following is the bid proposal of the undersigned Contractor, which is tendered and firm for a period of sixty (60) days, for the performance of all work on the above-described project, in accordance with the provisions of the Contract Documents and the addenda listed above.

**BASE BID – ELASTOMERIC ACRYLIC ROOF COATING**

As per the Scope of Work and Drawings, using all current manufacturer's membrane coating system, **Acrymax ARS-2-SP30XT Partially-Reinforced Roof Membrane Coating System**, manufacturer's specifications, details, and requirements to attain the specified warranties as defined in the Scope of Work:

\$ \_\_\_\_\_ Lump Sum Contract Price

(Written) \_\_\_\_\_

**ALTERNATE #1 – ELASTOMERIC ROOF MEMBRANE COATING SYSTEM**

Roofing Contractor shall include all costs to furnish and install an additional top coating layer as per the scope of work of **Acrymax Technologies, Inc., AF-130 XT coating** over all coating materials specified in the Base Bid above so as to receive the manufacturer's 20-Year "System" warranty.

\$ \_\_\_\_\_ Add to the Base Bid

(Written) \_\_\_\_\_

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**Name of Bidding Company**

**UNIT PRICE #1**

Per lineal foot price to remove and replace all damaged or deteriorated existing wood with new 2 x 4 non-pressure treated wood.

\$ \_\_\_\_\_ Per Lineal Foot

**UNIT PRICE #2**

Per lineal foot price to remove and replace all damaged or deteriorated existing wood with new 2 x 6 non-pressure treated wood.

\$ \_\_\_\_\_ Per Lineal Foot

**UNIT PRICE #3**

Per lineal foot price to remove and replace all damaged or deteriorated existing wood with new 2 x 8 non-pressure treated wood.

\$ \_\_\_\_\_ Per Lineal Foot

**UNIT PRICE #4**

Per square foot price to remove and replace any wet, severely warped, damaged, or deteriorated existing plywood with new matching thickness & type CDX plywood sheathing (assume 5/8" thick for bidding purposes – field verify)

\$ \_\_\_\_\_ Per Square Foot

**UNIT PRICE #5**

Per square foot price to remove and replace any wet, severely warped, damaged, or deteriorated existing 1/2" fiberboard insulation new matching thickness coverboard, beyond what has been defined for replacement in the base bid scope of work. Submit product data sheet for review and approval.

\$ \_\_\_\_\_ Per Square Foot

**UNIT PRICE #6**

Per square foot price to remove and replace any wet, severely warped, damaged, or deteriorated existing 4.5" polyiso insulation new matching thickness insulation, beyond what has been defined for replacement in the base bid scope of work. Submit product data sheet for review and approval.

\$ \_\_\_\_\_ Per Square Foot

**UNIT PRICE #7**

Per square foot price to remove and replace any existing EPDM with new non-reinforced black 60-mil EPDM, beyond what has been defined for replacement in the base bid scope of work. Submit product data sheet for review and approval.

\$ \_\_\_\_\_ Per Square Foot

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**Name of Bidding Company**

Extra work changes authorized by the Owner and not otherwise identified shall be completed on a cost of labor and materials basis plus the following percentages, which include both overhead and profit.

For work completed by the prime Contractor's own forces: \_\_\_\_\_% of labor plus \_\_\_\_\_% of materials.

For work completed by the Subcontractors: \_\_\_\_\_% of gross billings from the Subcontractors.

The undersigned agrees to complete the described project in accordance with the bid documents and herewith submits the proposal for your consideration.

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(Name and address of bidding firm)

(Phone) \_\_\_\_\_

(Fax:) \_\_\_\_\_

(E-mail) \_\_\_\_\_

By: \_\_\_\_\_  
(Signature)

Witness/Attest: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Typed or Printed)

\_\_\_\_\_  
(Typed or Printed)

Submitted on: \_\_\_\_\_  
(Date)

If a corporation, State of Incorporation: \_\_\_\_\_  
(Affix corporate seal)

Bid should be signed for the Contractor by the Owning individual in the case of a proprietorship; a Partner in the case of a partnership; President or Vice President or other person authorized by the Corporation Board of Directors or President to sign on behalf of the Contractor in the case of a corporation.

END OF BID FORM

**PROJECT: LAKE LEHMAN JR./SR. HIGH SCHOOL  
ELASTOMERIC ACRYLIC COATING OF SAWTOOTH ROOF  
1237 MARKET STREET  
LEHMAN, PA 18627**

**DATE: DECEMBER 16, 2024**

### **GENERAL CONDITIONS**

The general conditions of this contract are the American Institute of Architects Document No. A201-2017, "General Conditions of the Contract for Construction", as modified by the Supplementary General Conditions. The document is hereby specifically made a part of the contract documents with the same force and effect as though set forth in full.

A copy is on file at the office of the Roof Consultant and may be referred to by appointment.

The contractor is directed to the Supplementary Conditions, which modify the General Conditions.

### **SUPPLEMENTARY GENERAL CONDITIONS**

**CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:**

1. Disposing of all debris in a proper manner at an approved site in accordance with all local, state and federal regulations governing the removal of such roofing membranes.
2. Compliance with all OSHA requirements and regulations and provide all safety devices, temporary enclosures, barricades, fences, warning lines, material safety data sheets, electrical protection, etc. as required for this type of work. Contractor is solely responsible for compliance. Roof Consultant does not inspect or review safety compliance or equipment in any way.
3. Covering and protecting all holes, entrance-ways, etc. for the protection of persons, property and vehicular traffic.
4. Roof manufacturer's warranty, as specified in the scope of work. **Manufacturer's roof warranty shall be "Total System" & "No Dollar Limit".**
5. Responsible for all payment of all sales taxes, wage taxes and any other taxes which may be applicable.
6. Compliance with all State and Federal labor laws.
7. Securing and paying for all licenses, permits and fees required for the proper execution and completion of this work, including any code inspection or review fees.
8. Completion in the specified amount of time.
9. Replacing any removed roofing or flashing in the same day.



10. Correction of any faulty work.
11. Making the roof completely watertight at the end of each work day, or when work must be stopped because of weather reasons. Contractor shall be solely responsible for repairs of all damage caused by its failure to maintain the roof in a watertight condition. If roofing contractor cannot be reached or does not respond in a timely manner and make repairs, and the roof consultant must check or temporarily stop the leaks, the roofing contractor shall pay consultant for all time and materials used.
12. Costs of investigation, testing and reports if the owner or consultant find what appears to be defective or improper work.
13. Notifying the owner of any asbestos, or materials that could contain asbestos, discovered during the course of the work, prior to removing or disrupting it in any way.
14. Verifying all dimensions, quantities and conditions shown on plans or included in the specifications.
15. Having at least three years experience working with the specified materials and being certified by the manufacturer for which materials are selected for use.
16. Spreading materials around as not to overload the roof structure at any area.
17. Bringing to the attention of the owner, any and all deficiencies discovered in the course of the work.
18. Ensuring that the specified products, or approved equals, are furnished and installed in accordance with the design intent and manufacturer's requirements.
19. Ensuring that the roof system is installed in accordance with the manufacturer's latest published specifications and details for the required acceptance and manufacturer's warranty. (Except where the Roof Consultant's specifications and details are more stringent.)
20. **Providing all temporary protection inside or outside of the building as required for the safety of the people below and for protection of ceilings, light fixtures, materials, equipment, etc. If roofing contractor determines that a temporary protection sub-contractor should be used for the project, it shall be brought to the attention of the Roof Consultant at least 72 hours before the bid due date and time, otherwise the bidder/contractor shall be responsible for including all temporary protection costs in their bid.**
21. **If a subcontractor is hired by the roofing contractor, the roofing contractor must always have one of their own qualified roofers on site to supervise and make temporary repairs to any damage caused by the sub-contractor.**
22. **Verifying locations of all electric conduit under roof deck before installing screws or cutting deck. Contractor shall be solely responsible for all costs to repair any damaged conduit and wiring.**

23. **Using only the following types of fasteners when in contact with pressure treated wood: “Hot dipped” galvanized steel, stainless steel, silicon bronze, or copper. Aluminum fasteners or electroplated galvanized metal will not be acceptable.**
24. **Providing an approved separation sheet when un-painted aluminum will come in direct contact with pressure treated wood.**
25. Repairs of any damages caused by this contractor to the interior or exterior of the building, grounds, or to the contents of the building.
26. Performance of work during normal working hours, unless otherwise approved by the Owner.
27. Vacating and roping/closing off the space beneath the work area when required for the safety of persons or property below. Provide a full-time qualified safety monitor inside the building, if the space cannot be properly vacated.
28. Proper protection of roofing and flashings not being replaced under this contract so that it does not become damaged during the course of this work.
29. Repair of any finished surfaces which may become damaged during the course of this work
30. Proper preparation and inspection of existing surfaces to receive new materials.
31. Cleaning of the work areas on the roof and grounds on a daily basis.
32. **Verifying that all materials to be roofed over are completely dry. No wet materials are to be covered with new materials for any reason.**
33. Using materials that are all provided by the same manufacturer, so that primers, adhesives, tapes, etc. are all compatible with each other.
34. Ensuring that the specified products, or approved equals, are furnished and installed in accordance with the design intent and manufacturer’s requirements.
35. Ensuring that the roof system is installed in accordance with the manufacturer’s latest published specifications and details for the required acceptance and manufacturer’s warranty. (Except where the Roof Consultant’s specifications and details are more stringent.)
36. Contractor shall be responsible for completing the work as per the specifications. The fact that the consultant may be doing inspections of the work in progress does not relieve the contractor from their contractual obligation to complete all work according to the specifications and drawings.
37. If the Contractor chooses to operate vehicles or equipment over lawns, landscaping, hardscaping, driveways, curbs, sidewalks, etc. they shall be protected against damage by using ¾” thick plywood, planks, etc. Large, heavy lifts shall be kept off the sidewalks to the greatest extent possible. Any damage to the sidewalks, driveways, or hardscaping shall be restored to original condition at the Contractor’s expense.

38. Contractor shall be responsible for keeping roof drains/downspouts protected from becoming clogged as a result of the roof work. Drains/downspouts shall be temporarily covered during the course of the work, so that no debris may enter the lines, and open at night and when rain is anticipated. Strainers shall be installed each night so that rainwater cannot cause debris to flow into the drain. At the start of the work, contractor shall inspect all drains/downspouts and report any that are blocked, or contain standing water, so that the owner can have the drains cleaned out prior to start of work in that area. Roof shall be kept clean and free of debris that could clog roof drain/downspouts.
39. Use of any type of torch on or around the project site and work areas is not permitted.
40. Cutting and fitting all insulation neatly & tightly, to prevent air movement and heat loss that could result in condensation within the roof & flashing system.
41. Properly covering of all materials. **Factory wrappers are not sufficient protection for roof insulation and are intended for transportation only.** All insulation shall be covered with tarps, which are sufficiently secured to remain completely covered until installed.
- Store insulation bundles flat and upright with the bottoms of bundles elevated (2" or more) above a finished surface.
  - The insulation packaging should be slit vertically down the center of the two short sides to prevent moisture accumulation within the package.
  - Completely cover the bundle with a waterproof tarp and secure to prevent wind damage and/or displacement.

## CONTRACTORS INSURANCE

The contractor shall not commence work until he has obtained all insurance required hereunder, and such insurance has been approved by the owner.

The Owner, Tenant and Roof Consultant shall be named as additionally insured on all policies.

## WORKER'S COMPENSATION INSURANCE:

Contractor shall take out and maintain during the life of this contract, statutory Workmen's Compensation and Employers Liability Insurance for all of his employees to be engaged in work on Project under this Contract, and in case any such work is sublet, Contractor shall require his subcontractors similarly to provide Workmen's Compensation and Employer's Liability Insurance for all latter's employees to be engaged in such work.

**AUTOMOBILE INSURANCE:**

Contractor, and all of his subcontractors shall carry automobile insurance covering licensed vehicles. Insurance shall have the following minimum policy limits:

1. Person Injury - \$1,000,000.00 per person  
\$2,000,000.00 per accident
2. Property Damage - \$1,000,000.00 per accident  
\$2,000,000.00 policy aggregate
3. Contractor and all of his subcontractors shall carry comprehensive automobile insurance covering non-owned vehicles, leased and hired cars. Insurance shall have the same limits as immediately above.

**COMPREHENSIVE GENERAL PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE:**

Contractor and all of his subcontractors shall maintain policy of comprehensive general liability including blanket contractual, products and completed operations (explosion, collapse and underground coverage, if applicable); and Contractor's Protective Liability if the Subcontractor subcontracts to another all or any portion of the work and property damage insurance with following minimum policy limits

1. Personal Injury - \$1,000,000.00 per person  
\$2,000,000.00 per accident
2. Property Damage - \$1,000,000.00 per accident  
\$2,000,000.00 policy aggregate

All policies shall be open to inspection by Owner. If Contractor or any of his subcontractors fails to effect or maintain insurance as required, Owner may insure his own interest and charge cost thereof to Contractor.

Bodily injury and property damage coverage under both Comprehensive General and Automobile Insurance policies shall include the "Occurrence" basis wording, which means any event or continuous or repeated exposure to conditions which unexpectedly cause injury during the policy period.

Comprehensive General Liability policies shall include Standard Broad Form property damage endorsement for the Contractor, his subcontractors, and any and all other tradesmen engaged on the project.

UMBRELLA LIABILITY in excess of Employer's Liability, Comprehensive General Liability and Comprehensive Automotive Liability (no more restrictive than the underlying insurance)  
\$2,000,000.00

Each Contractor agrees to assist in every manner possible in the reporting and investigating of any accident, and upon request, to cooperate with all interested Insurance Carriers in the handling of any claim, by securing and giving evidence and obtaining the attendance of witnesses, as required for any claim or suit.

## **PAYMENT**

Invoices shall be submitted to the Roof Consultant on AIA G702 & G703, as follows: For materials delivered and stored on site. End of each month that work is performed. At final completion and acceptance of the project.

Owner shall make payment to the contractor within thirty (30) days of approved invoice.

## **SUBMITTALS**

Submit electronic copies of the manufacturer's current literature, specifications, warranties, and details, along with shop drawings, approved by the manufacturer, to the Roof Consultant for approval prior to start of work.

END SUPPLEMENTARY GENERAL CONDITIONS

# ***LAKE LEHMAN JR./SR. HIGH SCHOOL***

1237 Market Street  
Lehman, PA 18627

## **ELASTOMERIC ACRYLIC COATING OF SAWTOOTH ROOF SCOPE OF WORK**

Contractors shall verify that all materials and methods to be used are in compliance with all state and local codes, and shall include all costs for building permits, plan review, and any other fees and/or code inspection costs that may apply.

All of the attached documents shall be considered part of the entire Bid Package, including the invitation to bid, bid form, general conditions, scope of work, drawings, details, and any other attached or referenced manufacturer's specifications. Work or items stated in one section, may apply to other sections, but may not be mentioned at every occurrence within the specification. All included items shall be addressed and completed as part of this Scope of Work. It is the Roofing Contractor's responsibility to make them self completely familiar with the entire Bid Package; print in color for clarity.

**Contractors shall verify and thoroughly inspect existing building, grounds, job conditions, all dimensions, deck slopes, deck transitions, roof penetrations, tie-ins, edge conditions, etc. prior to submitting a bid.**

**Contractors shall bring any discrepancies to the attention of the Roof Consultant, in writing, no later than five (5) days before the bid due date.**

**Contractors will be required to e-mail daily "real-time" job condition photos to the Roof Consultant by smart phone. Unforeseen conditions will be reviewed with the Roof Consultant by video conference, via FaceTime or Skype, when necessary. Smart phones must be equipped with such applications for video communication.**

**Applications of the coating and installations of new low-slope roof systems specified herein shall be in accordance to the coating and low-slope roof systems manufacturers current specifications and application instructions in order to provide warranties as described herein under "Roof Warranties".**

**All alternates shall be considered "enhancements" to the base bid specifications and shall be installed as stated herein and as per the manufacturer's current specifications and application instructions.**

**All precautions shall be taken, including in the storage and transport of materials, to protect the surrounding existing and newly installed and coated roof areas from damage during the course of work. Roofing Contractor shall protect all adjacent existing surfaces and materials from damage and coating excess. Set all materials on skids, tarps, slip sheets, plywood set on slip**

sheets, etc. to prevent damage to the roof. Roofing Contractor shall repair any damages made during the course of work at no cost to the owner.

In certain locations on the roof, cables and wires may be installed in close proximity to the areas of work. The Roofing Contractor shall inspect the topside and underside of the roof deck daily prior to start of roof removal. Locations of conduits shall be noted and measured from fixed landmarks, and measurements transferred to the surface of the roof above. Any and all services needing to be temporarily disconnected and reconnected during course of work shall be the responsibility of the Owner. It shall be the responsibility of the Roofing Contractor to coordinate the disconnection and reconnection work of any service entities with the Owner prior to any work being performed at that location. When fastening new insulation, insure that proper-length fasteners are used at all locations. Do not use excess-length fasteners, as these fasteners may come into contact with electrical conduit. Upon commencement of work, Roofing Contractor shall verify a quantitative days in advance notification with the Owner prior to any disruption of service.

### EXISTING ROOF COMPOSITIONS

Roofing Contractor shall note that the square footage and roof core compositions are provided for reference only. It shall be the responsibility of the Contractor to field verify all core sample materials, thicknesses, and material installation areas throughout the entire roof area prior to submitting a bid.

Scope of work includes the coating of the previously coated EPDM sawtooth roof. Refer to **Drawing R-1**. Prior to submitting a bid, the Roofing Contractor shall field verify that the total field coverage area for coating application is approximately **19,075± Sq. Ft.**

**Steep Slope Roofs:** The composition of the existing roof system from the roof deck up is as follows:

Structural Concrete Deck	
4 1/2" Polyiso Insulation (in two layers)	
EPDM Membrane, fully adhered, previously coated.	Total Thickness 4 1/2"±

**Cricket Valleys & Edges:** The composition of the existing roof system from the roof deck up is as follows:

Plywood Deck	
1/2" Fiberboard	
EPDM Membrane, fully adhered, previously coated.	Total Thickness 1/2"±

**LOWER SURROUNDING EPDM ROOFS ARE NOT INCLUDED IN THIS CONTRACT. ROOFING CONTRACTOR SHALL PROVIDE PROTECTION FROM DAMAGE, PUNCTURES, ETC. DURING THE COURSE OF WORK. PROVIDE PROTECTION MATS FOR BOOT TRAFFIC, MATERIALS, ETC. ROOFING CONTRACTOR SHALL BE RESPONSIBLE FOR LABOR AND MATERIALS FOR REPAIRS NECESSARY AS A RESULT OF DAMAGE DURING THE COURSE OF WORK.**

## ELASTOMERIC ROOF COATING PREPARATION

**Roofing Contractor shall meet with the Owner's on-site facility manager on a daily basis to have cars relocated, protect walkways, alert pedestrians etc. during any EPDM coating preparation work being done on roofs above in an effort to avoid damage and prevent safety issues. Print in color for reference photo clarity.**

1. Resecure loose existing roof access ladder. Furnish and install all new stainless-steel hardware. Field verify quantity and fastener type prior to submitting a bid and include all costs. Submit fastener type for review and approval prior to start of work.
2. Existing gravel stop edge metal shall remain (see Line Items #2 and #3 below) and be protected during the course of work. Roofing Contractor shall include all costs to scrape and clean steel pipe penetration and existing edge metal free of any loose coating. Wipe clean prior to coating.
3. Remove and properly dispose of existing gravel stop edge metal between the two external splice plates at each side of existing conductor head locations only; as shown in photo below.

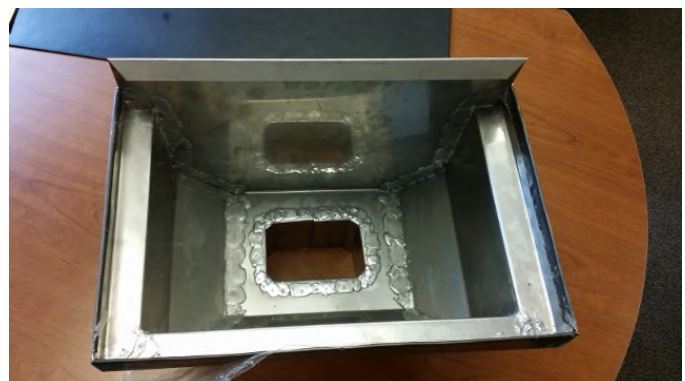
Fabricate & install new .040" mill finish aluminum drip edge metal and galvanized cleat assembly to match existing drip edge metal profile and configuration as shown on Drawing R-2, approximately 10 1/2"± high, field verify. Fabricate with 3" integral flange secured to wood blocking at 3" O.C. Install to tie into existing external splice plates as shown right. Flash drip edge flange with 6" wide pressure-sensitive Elastoform flashing, in conjunction with EPDM primer & black lap sealant.

**Submit shop drawings of proposed gravel stop and galvanized cleat assembly, clearly showing dimensions, design configurations, etc. as well as fasteners for approval prior to fabrication. Photos for reference only.**



4. Remove and properly dispose of existing conductor leads.

Fabricate and install ten (10) .018 stainless steel conductor heads at existing locations. Conductor head height shall be approximately 8" H x 8" D x 12" W with an integral 3" flange. See Drawing R-2.





Conductor heads shall have soldered seams and side flanges to fit behind new gravel stop edge. Clad conductor head in mill finish .032" aluminum. All conductor heads shall be fabricated and secured as per SMACNA standards.



Secure flange into wood blocking at 3" O.C. Flash flange with new 60-mil EPDM 6" wide cured coverstrip in conjunction with EPDM primer & black lap sealant.

**Submit shop drawings of proposed conductor heads, clearly showing dimensions, design configurations, etc. as well as fasteners for approval prior to fabrication. Photos for reference only.**

5. Remove and properly dispose of existing downspouts.

Furnish and install all new 4" x 5" .032" Kynar 500 finish corrugated aluminum downspouts in a completely watertight manner at all existing locations, at new conductor heads. Downspouts shall be installed complete with all necessary accessories, to include elbows and aluminum strap securement at 5'-0" O.C.

**Roofing Contractor shall field verify all existing downspout locations and proper lengths to various roof areas below prior to submitting a bid. Submit shop drawings of proposed conductor heads, clearly showing dimensions, design configurations, etc. as well as fasteners for approval prior to fabrication.**

6. Furnish and install ten (10) new OMG roofing products: Hercules Plus, retro drain constructed aluminum in strict accordance to manufacturer's current installation instructions. Secure fasteners into deck below.

Apply new 5'-0" x 5'-0" EPDM target patch to flash drain flange as per membrane manufacturer's recommendation, similar to Carlisle Detail U-6C. Roofing contractor shall field verify existing drop tube diameter and that a standard 12" drain stem is sufficient in length; custom drain pipe length may be required.

7. All remedial repairs to existing coated EPDM membrane shall be completed before application of new roof coating commences. All new flashing materials, primers, etc. shall be manufactured by Carlisle Syntec Systems and be installed in strict accordance with Carlisle Syntec Systems current installation instructions. Roofing Contractor shall field verify prior to submitting a bid include all costs associated. **Refer to Drawing R-2 for the following:**
  - a. At two locations identified on the Drawing R-2, Roofing Contractor shall cut membrane, remove, and properly dispose approximately 460± Sq. Ft. wet areas of insulation. Furnish and install new 1/2" thick coverboard to exactly match height and slope of the existing. Secure all insulation with plates and screws at one (1) per 2 sq. ft. Clean and prime EPDM membrane prior to furnishing and installing new fully-adhered Carlisle Syntec Systems 60-mil black non-reinforced EPDM target patch and flashing.

Use CavGrip III adhesive to set membrane. Clean and prime membrane prior to stripping in seams with 6" wide semi-cured EPDM overlayment strip.

- b. Resecure existing plywood substrate using screws & plates, one (1) per 2 sq. ft. for a 2'-0"± x 4'-0"± area. Clean and prime membrane prior to applying cured pressure-sensitive EPDM replacement patches to fastener heads.
  - c. Resecure existing EPDM membrane using screws & plates, one (1) per 2 sq. ft. for 11'-0"± x 7'-0"±, 7'-0"± x 3'-0"±, & 13'-0"± x 20'-0"± areas located on Drawing R-1. Clean and prime membrane prior to applying cured pressure-sensitive EPDM replacement patches to fastener heads.
  - d. Carefully remove and properly dispose any loose or peeling sealants along all seams, pipe seals, curbs, patches, etc. to the greatest extent possible.
  - e. Along all seams in valley cricket and edge cricket locations, approximately 50% of all seams in the area of work, Roofing Contractor shall clean and prime membrane prior to stripping in all seams with 6" wide semi-cured EPDM overlayment strip. Field verify quantities prior to submitting a bid.
  - f. Roofing Contractor shall remove peeling and curling patches. Clean and prime membrane prior to applying thirty (30) 6" x 6" cured pressure-sensitive EPDM replacement patches.
8. Roof surfaces shall be clean, dry, and free of organic matter, dirt, dust, oil surface chemicals, or other contaminants that may adversely impact coating adhesion. Loose rust or loose sealants, previous coatings, asphaltic materials, etc. must be removed to the greatest possible extent by power washing or other suitable methods must be used to ensure a proper substrate to receive new elastomeric coating system.
- a. Clean existing EPDM membrane with minimum 2,500 PSI pressure-washer to remove all moss, dirt, dust, oil surface chemical and other contaminants. Pressure washer tip shall be 12" minimum away from the roof surface to remove all existing residue and to provide proper adhering substrate.
  - b. Existing EPDM membrane must be thoroughly washed and cleaned using **Acrymax PR-101 Wash-Primer** in strict accordance to the manufacturer's application instructions.
  - c. Roofing Contractor shall include all costs to provide an additional water rinse of the PR-101 Wash-Primer to remove 100% of the soapy residue, especially in areas of ponding water.  
  
For optimum cleaning and coating adhesion, utilize rotating head scrubbers, such as a carpet shampooer. **Roofing Contractor shall contact the Roof Consultant to approve cleaned surface prior to application of coating.**
  - d. Care shall be taken to protect vehicles, adjacent wall surfaces, wall surfaces below roof perimeter edge, windows, etc. from any over spray of the power washer. The Roofing

Contractor shall be responsible for any cleaning or repairs required to damage caused by stains caused by roof membrane cleaning at no expense to the Owner.

- e. Roofing Contractor to verify all surfaces were allowed time to completely dry by air or by power air-blower prior to application of elastomeric base coat.

9. **PULL TEST:** Prior to start of work, Roofing Contractor shall include all costs to furnish and install three (3) 1” wide x 8” long Poly-1 reinforcement fabric test strips in Acrymax Technologies, Inc. AF-130BC coating at three (3) locations designated by the Roof Consultant. The existing roof surface shall be thoroughly cleaned with PR-101, prior to application.

Apply heavy coat of AF-130BC to the pull test locations and immediately embed Poly-1 fabric. Apply additional layer of AF-130BC to completely saturate the Poly-1 fabric.

The Roofing Consultant will perform the pull-test once the test strips have properly cured.

## **ELASTOMERIC ROOF COATING SYSTEM**

**Roofing Contractor shall be solely responsible for completing all necessary paperwork, including but not limited to, pre-job surveys, warranty information, daily logs, etc. according to the coating manufacturer’s requirements in a timely manner.**

**Bidders shall familiarize themselves with all current requirements and include all costs to apply Acrymax ARS-2-SP30XT partially reinforced elastomeric coating system, or approved equal, in strict accordance with the manufacturer’s current written specifications and applications instructions to receive the manufacturer’s ten (10) year material and labor warranty. Refer to [www.acrymax.com](http://www.acrymax.com). Submit product data for approval.**

**Contractor shall meet with the Owner’s on-site facility manager on a daily basis to have cars relocated, protect walkways, alert pedestrians etc. during any EPDM coating preparation work being done on roofs above in an effort to prevent damage and safety issues.**

**Care shall be taken to protect vehicles, adjacent wall surfaces, wall surfaces below roof, windows, masonry, duct work, gas lines, drain lines, HVAC units, etc. from any excess pre-wash or coating. The Roofing Contractor shall be responsible for any cleaning or repairs required to damage caused by the excess coating at no expense to the Owner.**

**Do not apply coating if weather conditions will not permit complete cure or adhesion due to rain, dew, fog, high relative humidity, frost, or freezing temperatures, or precipitation forecasted in the next twenty-four (24) hours. Dew and/or standing water shall be removed from the surface of the roof by means of wet/dry vacs, air blowers, squeegees, mops, etc. each day prior to the start of work. Open flame torches will not be allowed to dry the roof. Contractor shall refer to the membrane coating manufacturer’s attached specifications for application limitations. Do not apply coatings when the temperature of surfaces to be coated and/or surrounding air temperatures are less than 50°F. Contractor shall be solely responsible for repairing any coating damaged by bad weather.**

If any problems with the new surfacing occur, such as wash-off, snow-flaking, feathering, spider webbing, lifting, blistering, or mud cracking, the problem areas shall be repaired, at the Roofing Contractor's expense.

"Acrymax Applicators Daily Log" shall be kept by the Roofing Contractor's on sight foreman and/or superintendent; recording job information, weather conditions, including surface temperature, surface moisture, ambient temperature, relative humidity, etc. at designated time intervals during application of the coating system. Log shall be forwarded to Acrymax upon completion of the project. Copies of the daily logs shall also be forwarded to the Roof Consultant on a weekly basis.

Use a medium nap roller **ONLY** to apply the coating system. Spray applications are not permitted.

Coating application shall extend up and over all EPDM roof surfaces, pipe flashing and expansion joints, creating a self-terminating flashing, and to provide an aesthetically pleasing appearance.

1. Furnish and install **Poly-1 Reinforcement Fabric** at the following locations:
  - a. All field seams.
  - b. Target patch perimeters.
  - c. 30" upslope from valley cricket and edge cricket lines.
  - d. Roof penetration flashings (4 ways).
  - e. Edge metal external splice plates.

Apply heavy coat of **AF-130BC** to the area to be reinforced and embed and fully-saturate **Poly-1 Reinforcement Fabric** into wet coating. Ensure that Poly-1 is fully embedded, tight to surface, without air pockets or wrinkles. Apply saturation coat of **AF-130BC** to the top of the reinforcement fabric to completely saturate fabric and provide a weatherproof seal. **Total AF-130BC to embed and saturate reinforcing fabric shall be not less than 3 gallons per 100 square feet of reinforcement.** Extend fabric up all transitions minimum 6" on the vertical and minimum 6" on the horizontal. Fabric shall be lapped minimum 3".

**Wrinkles, fish-mouths, bridging, etc. in the fabric will not be accepted. Contractor shall slowly, carefully and neatly apply the fabric. All deficiencies will have to be repaired at the Contractor's expense.**

2. Apply the **Acrymax ARS-2-SP30XT** elastomeric partially-reinforced multi-coat coating system on the entire surface of the sawtooth roof areas as well as existing gravel stop fascia metal, new matching gravel stop edge metal, and new conductor heads. Use a high-pressure compressed air or an air blower as necessary to blow all dust, dirt, and other contaminants off the roof surfaces between successive coating applications.

The color of the final finish coat of saw-tooth roof shall be chosen by the Owner from the manufacturer's standard colors. Valleys at reinforced areas shall be taped off and receive finish coating in "slate grey" color. Abide by the coating manufacturer's recommendation for alternating colors between coats.

- a. **Base Coat:** Apply basecoat of **AF-130BC** to entire roof surface including areas previously reinforced. Minimum application rate shall be **1.25 gallons per 100 square**

**feet, achieving minimum 16 wet-mil thickness.** Allow to dry. Basecoat color shall be concrete gray.

- b. **Intermediate Coat:** Apply intermediate coat of **AF-130XT** to entire surface previously coated. Minimum application rate shall be **1.25 gallons per 100 square feet, achieving minimum 16 wet-mil thickness.** Application of finish coating shall be done at right angles to the basecoat in a "cross-hatch" pattern. Intermediate coat shall be in color that shall provide contrast to both the basecoat and finish coat.
- c. **Gravel Stop Edge Metal & Conductor Head Additional Intermediate Coat:** Apply additional intermediate coat of **AF-130XT** to entire metal surfaces at the application rate noted above. previously coated. Additional intermediate coat shall be in color that shall provide contrast to the basecoat, intermediate coat, and finish coat.
- d. **Sawtooth EPDM Finish Coat:** - Apply finish coat of **AF-130XT** in the color specified to all surfaces previously coated. Minimum application rate shall be **1.25 gallons per 100 square feet, achieving minimum 16 wet-mil thickness.**
- e. **Gravel Stop Edge Metal & Conductor Head Finish Coat:** Apply finish coat of **AF-4400** fluoropolymer coating applied at a minimum rate of 0.5 gallons per 100 square feet. Special attention shall be paid when applying this material so as to eliminate thick and thin coating areas, and airless sprayer lap lines.

**For base coat, intermediate coat, and finish coat combined, Roofing Contractor shall achieve a total average dry film thickness of 20-mils on the field of roof and 50-mils on the reinforced areas.**

Roofing Contractor shall guarantee proper membrane thickness according to specification and apply of additional coating if necessary. Roofing Contractor and Roof Consultant shall check wet mil thickness during application with a toothed gauge. Dry film thickness will be verified by four (4) 2" x 2" sample cuts at final inspection. Roofing Contractor Include all costs and material for cuts and patching.

3. **SPECIAL NOTE:** Roofing Contractor shall include all costs to return to the site and remove all ponding water in between coats and for one (1) week after the roof coating is completed to ensure proper curing and will not soften and peel up.

#### **ALTERNATE #1**

In addition to the base bid coating system specified herein, provide the lump sum price ADD to the Base Bid to install an additional top coating layer at an application rate of 1.25 gallons per 100 sq. ft. of **Acrymax Technologies, Inc., AF-130 XT coating** over all coating materials specified in the Base Bid above so as to receive the manufacturer's 20-Year "System" warranty.

**UNIT PRICE #1**

Per lineal foot price to remove and replace all damaged or deteriorated existing wood with new 2 x 4 non-pressure treated wood.

**UNIT PRICE #2**

Per lineal foot price to remove and replace all damaged or deteriorated existing wood with new 2 x 6 non-pressure treated wood.

**UNIT PRICE #3**

Per lineal foot price to remove and replace all damaged or deteriorated existing wood with new 2 x 8 non-pressure treated wood.

**UNIT PRICE #4**

Per square foot price to remove and replace any wet, severely warped, damaged, or deteriorated existing plywood with new matching thickness & type CDX plywood sheathing (assume 5/8" thick for bidding purposes – field verify)

**UNIT PRICE #5**

Per square foot price to remove and replace any wet, severely warped, damaged, or deteriorated existing 1/2" fiberboard insulation new matching thickness coverboard, beyond what has been defined for replacement in the base bid scope of work. Submit product data sheet for review and approval.

**UNIT PRICE #6**

Per square foot price to remove and replace any wet, severely warped, damaged, or deteriorated existing 4.5" polyiso insulation new matching thickness insulation, beyond what has been defined for replacement in the base bid scope of work. Submit product data sheet for review and approval.

**UNIT PRICE #7**

Per square foot price to remove and replace any existing EPDM with new non-reinforced black 60-mil EPDM, beyond what has been defined for replacement in the base bid scope of work. Submit product data sheet for review and approval.

**ROOF WARRANTIES**

**Bidders shall research and follow all of the roofing manufacturer's current requirements and details, and include all costs required to provide the following:** Upon completion of work, and prior to final payment, the owner shall be furnished with the following covering all work performed under this contract:

- **Acrymax Ten (10) Year Material and Labor Warranty**
- **Alternate #1:** Acrymax Technologies, Inc. Twenty (20) Year Labor and Material Watertight Warranty
- **Roofing Contractor's Two (2) Year Watertight and Workmanship Warranty covering all Labor & Materials performed under this contract.**

## GENERAL NOTES

1. If contractor chooses to drive vehicles over lawns, sidewalks and driveways, they shall be protected against damage by using plywood, planks, etc. Any damage to the sidewalks, curbs, lawns, plants, etc. shall be restored to original condition at the contractor's own expense.
2. Contractor shall provide and install all temporary protection required to protect the building and surrounding shrubbery and landscaping from damage during the course of construction.
3. Remove and dispose of any and all unused items, leaves, debris, dirt, etc. from all roof surfaces daily. This includes cleaning out of all drains daily and at the end of construction. Protect drains from blockage during construction.
4. Protection of occupants inside the building during construction is of utmost importance. Contractor shall meet with Maintenance manager each morning to show work areas and install warning tape, barricades, safety monitor person, etc. where required for safety reasons.
5. Prior to and during course of work, Roofing Contractor shall discuss with the Owner, on a daily basis, any temporary shut down or sealing off of HVAC fresh air intakes.

END OF SCOPE OF WORK

ONCE PROPERLY PREPARED & REPAIRS HAVE BEEN COMPLETED, APPLY ACRYMAX ARS-2-SP30(XT) PARTIALLY-REINFORCED ELASTOMERIC ACRYLIC ROOF COATING SYSTEM IN STRICT ACCORDANCE WITH THE MANUFACTURER'S CURRENT WRITTEN GUIDE SPECIFICATIONS. SEE SCOPE OF WORK.

PROPERLY PREPARE MEMBRANE PRIOR TO COATING. PERFORM 2500 PSI PRESSURE WASHING WITH PR-101 WASH-PRIMER WITH MECHANICAL ROTATING SCRUBBERS. ALLOW TO THOROUGHLY DRY. SEE SCOPE OF WORK.

FURNISH AND INSTALL TEN (10) NEW OMG ROOFING PRODUCTS: HERCULES PLUS, RETRO DRAIN CONSTRUCTED ALUMINUM IN STRICT ACCORDANCE TO MANUFACTURER'S CURRENT INSTALLATION INSTRUCTIONS. SECURE FASTENERS INTO DECK BELOW.

APPLY NEW 5'-0" X 5'-0" EPDM TARGET PATCH TO FLASH DRAIN FLANGE AS PER MEMBRANE MANUFACTURER'S RECOMMENDATION, SIMILAR TO CARLISLE DETAIL U-6C. ROOFING CONTRACTOR SHALL FIELD VERIFY EXISTING DROP TUBE DIAMETER AND THAT A STANDARD 12" DRAIN STEM IS SUFFICIENT IN LENGTH; CUSTOM DRAIN PIPE LENGTH MAY BE REQUIRED.

APPROXIMATE LOCATION TO RESECURE EXISTING PLYWOOD SUBSTRATE USING SCREWS & PLATES, 1 PER 2 SQ. FT. FOR A 2'-0" X 4'-0" AREA. CLEAN AND PRIME MEMBRANE PRIOR TO APPLYING CURED PRESSURE-SENSITIVE EPDM REPLACEMENT PATCHES TO FASTENER HEADS.

RESECURE EXISTING EPDM MEMBRANE USING SCREWS & PLATES, 1 PER 2 SQ. FT. FOR A 7'-0"± X 3'-0"± AREA & 13'-0"± X 20'-0"±. CLEAN AND PRIME MEMBRANE PRIOR TO APPLYING CURED PRESSURE-SENSITIVE EPDM REPLACEMENT PATCHES TO FASTENER HEADS.

FABRICATE & INSTALL TEN (10) NEW .018" STAINLESS STEEL CONDUCTOR HEADS WITH COMPLETELY SOLDERED JOINTS. CLAD NEW CONDUCTOR HEAD IN MILL FINISH .032" ALUMINUM. INSTALL WITH NEW 4" X 5" .032" ALUMINUM CORRUGATED DOWNSPOUTS, NEW STRAPS & ELBOWS. FABRICATE & INSTALL AS PER SMACNA GUIDELINES FOR WATERTIGHT CONSTRUCTION. NEW METAL SHALL RECEIVE ACRYMAX ARS-2-SP30(XT) ELASTOMERIC ACRYLIC ROOF COATING SYSTEM. SEE SCOPE OF WORK.

EXTENT OF ACRYMAX POLY-I FABRIC REINFORCEMENT 30" MIN. ABOVE CRICKET LINE; TYPICAL. SEE SCOPE OF WORK.

RESECURE EXISTING EPDM MEMBRANE USING SCREWS & PLATES, 1 PER 2 SQ. FT. FOR A 11'-0"± X 7'-0"± & 13'-0"± X 20'-0"± AREA. CLEAN AND PRIME MEMBRANE PRIOR TO APPLYING CURED PRESSURE-SENSITIVE EPDM REPLACEMENT PATCHES TO FASTENER HEADS.

LOWER EPDM ROOFS N.I.C. PROTECT FROM DAMAGE DURING THE COURSE OF WORK. PROVIDE PROTECTION MATS FOR BOOT TRAFFIC, MATERIALS, ETC.

EXTENT OF ACRYMAX POLY-I FABRIC REINFORCEMENT 30" MIN. ABOVE CRICKET LINE; TYPICAL

PRIOR TO COATING, CUT EXISTING MEMBRANE, REMOVE, & DISPOSE WET AREAS OF FIBERBOARD INSULATION. ALLOW DECK TO PROPERLY DRY PRIOR TO FURNISHING & INSTALLING NEW 1/2" THICK COVERBOARD TO EXACTLY MATCH HEIGHT AND SLOPE OF THE EXISTING. SECURE ALL INSULATION WITH PLATES AND SCREWS AT ONE (1) PER 2 SQ. FT. CLEAN AND PRIME MEMBRANE PRIOR TO FURNISHING AND INSTALLING NEW FULLY-ADHERED CARLISLE SYNTEC SYSTEMS 60-MIL BLACK NON-REINFORCED EPDM TARGET PATCH AND FLASHING. USE CAVGRIP III ADHESIVE TO SET MEMBRANE.

RESECURE LOOSE EXISTING ROOF ACCESS LADDER. FURNISH AND INSTALL ALL NEW STAINLESS-STEEL HARDWARE. FIELD VERIFY QUANTITY AND FASTENER TYPE PRIOR TO SUBMITTING A BID AND INCLUDE ALL COSTS. SUBMIT FASTENER TYPE FOR REVIEW AND APPROVAL PRIOR TO START OF WORK.

### MASTER ROOF PLAN

SCALE: 1" = 20'-0"  
TOTAL APPROXIMATE SQ. FT = 19,075± F.V.

#### LEGEND:

- ROOF SLOPE
- PIPE PENETRATION
- THRU-WALL SCUPPER

PRINT IN COLOR FOR CLARITY

#### GENERAL NOTES:

1. DRAWINGS ARE BASE ON ORIGINAL CONSTRUCTION DOCUMENTS & FIELD EXAMINATION. IT IS THE RESPONSIBILITY OF THE ROOFING CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS, QUANTITIES, LIN. & SQ. FOOTAGES, DIMENSIONS, & EDGE CONDITIONS & EXISTING WOOD BLOCKING PRIOR TO BIDDING & START OF WORK.

**LAKE LEHMAN JR./SR. HIGH SCHOOL**

1237 Market Street  
Lehman, PA 18627

ELASTOMERIC ACRYLIC COATING  
OF SAWTOOTH ROOF

**Mark J. Sobeck**  
Roof Consulting, Inc.

161 Main Street  
Suite 300  
Luzerne, PA 18709  
570-829-5777  
www.marksobeck.com



R-1

DATE: 12-16-24  
DRAWN BY: DMV



ONCE PROPERLY PREPARED & REPAIRS HAVE BEEN COMPLETED, APPLY ACRYMAX ARS-2-SP30(XT) PARTIALLY-REINFORCED ELASTOMERIC ACRYLIC ROOF COATING SYSTEM IN STRICT ACCORDANCE WITH THE MANUFACTURER'S CURRENT WRITTEN GUIDE SPECIFICATIONS. SEE SCOPE OF WORK.

APPLY CONTINUOUS BEAD OF WATER CUT-OFF MASTIC IN A WATERTIGHT MANNER BELOW THE FLANGE

NEW FULLY ADHERED 60-MIL NON-REINFORCED BLACK EPDM 3'-0" x 2'-0" TARGET PATCH CENTERED ON NEW CONDUCTOR HEAD SET IN CAV-GRIP III ADHESIVE & TURNED DOWN FACE. FLASH FLANGES WITH NEW PRESSURE-SENSITIVE ELASTORFORM FLASHING IN CONJUNCTION WITH EPDM PRIMER & BLACK LAP SEALANT.

STEEP SLOPE ROOF BEYOND

**SUBMIT SHOP DRAWINGS TO THE ROOF CONSULTANT FOR APPROVAL PRIOR TO ORDERING & FABRICATION**

EXISTING GRAVEL STOP EDGE METAL SHALL REMAIN. CLEAN ALL LOOSE COATING IN PREPARATION TO RECEIVE COATING APPLICATION.

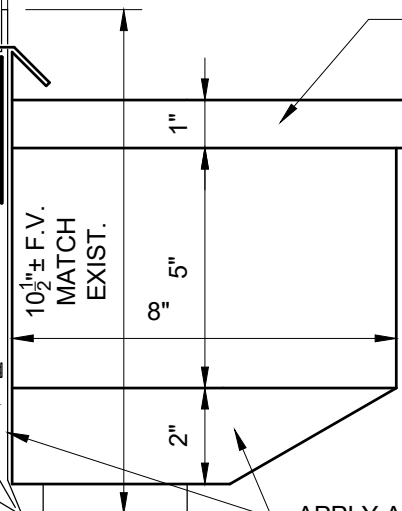
FABRICATE & INSTALL NEW .018" STAINLESS STEEL CONDUCTOR HEAD WITH COMPLETELY SOLDERED JOINTS CLAD IN KYNAR 500 FINISH .032" ALUMINUM. FABRICATE WITH 3" INTEGRAL FLANGE & FASTEN INTO WOOD BLOCKING AT 3" O.C. & INSTALL AS PER SMACNA GUIDELINES FOR WATERTIGHT CONSTRUCTION.

AT EACH SIDE OF LEADER HEAD, FABRICATE & INSTALL NEW .040" MILL FINISH ALUMINUM GRAVEL STOP EDGE METAL AND GALVANIZED CLEAT ASSEMBLY TO MATCH EXISTING DRIP EDGE METAL PROFILE & CONFIGURATION. FABRICATE WITH 3" INTEGRAL FLANGE SECURED TO WOOD BLOCKING AT 3" O.C. INSTALL TO TIE INTO EXISTING EXTERNAL SPLICE PLATES AT EACH SIDE OF THE NEW CONDUCTOR HEAD. SEE SCOPE OF WORK.

## **NEW CONDUCTOR HEAD / NEW EDGE METAL DETAIL**

SCALE: 3" = 1'-0"

2      10  
EXISTING  
F.V.



APPLY ACRYMAX ARS-2-SP30(XT) ELASTOMERIC ACRYLIC ROOF COATING SYSTEM TO EXISTING & NEW EDGE METAL & CONDUCTOR HEAD IN STRICT ACCORDANCE WITH THE MANUFACTURER'S CURRENT WRITTEN GUIDE SPECIFICATIONS. SEE SCOPE OF WORK FOR ADDITIONAL INTERMEDIATE COAT & FINISH FLUOROPOLYMER FINISH COAT.

### **GENERAL NOTES:**

1. DRAWINGS ARE BASE ON FIELD EXAMINATION. IT IS THE RESPONSIBILITY OF THE ROOFING CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS, QUANTITIES, LIN. & SQ. FOOTAGES, DIMENSIONS, & EDGE CONDITIONS & EXISTING WOOD BLOCKING PRIOR TO BIDDING & START OF WORK.

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**ELASTOMERIC ACRYLIC COATING  
OF SAWTOOTH ROOF**

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**R-2**

DATE: 12-16-24  
DRAWN BY: DMV

## **ARS-2-SP30XT INSTALLATION GUIDE**

### **PARTIALLY REINFORCED COATING SYSTEM**

#### **Single-Ply Roofs**

### **1. DESCRIPTION**

The Acrymax ARS-2-SP30XT Elastomeric Roof System is a partially reinforced fluid applied elastomeric roof system used for protection, maintenance and weatherproofing of existing single-ply roof membranes including EPDM, Hypalon, and other acceptable membranes. Roof penetrations, flashings, and other critical areas of the roof are reinforced and then the roof is covered with a high performance elastomeric coating system. The ARS-2-SP30XT System once applied provides the basis for a sustainable and easily maintainable system. The long-term cost benefits offered by this state-of-the-art technology include lower life cycle costs and energy savings. Acrymax coatings are VOC compliant waterborne materials that provide an environmentally responsible method for roofing and weatherproofing applications. Average membrane thickness of the ARS-2-SP30XT System is 30 mils on the un-reinforced areas and 50 mils on the reinforced areas.

### **2. MATERIALS**

The materials used in the ARS-2-SP30XT system may include but not be limited to:

- PR-101 Wash-Primer
- AF-130BC Basecoat
- AF-130XT High-Strength Finish-coat
- Poly-1 Reinforcement Fabric
- Poly-6 Self Stick Reinforcement Tape

### **3. APPLICATION EQUIPMENT**

Acrymax AF-130 roof coatings can be applied by brush, roller, or spray. Airless spray is the most efficient method of application where

proper conditions and expertise exist. Spray equipment should be capable of 2500 – 3000 psi with output of 2 - 2.5 gallons per minute. A “Reverse-a-Clean” tip with tip size .027 to .041. Application by roller or brush may require additional coats to achieve uniform membrane thickness, but material requirements will generally remain the same. Rollers should be medium or long nap. (3/4” recommended)

### **4. INSTALLATION**

Installation of the ARS-2-SP30XT System is accomplished in five (5) basic steps:

- a. Preparation
- b. Repair
- c. Installation of reinforcement
- d. Application of coatings
- e. Inspection

#### **(a) Preparation**

Acrymax AF-130 coatings must have a clean surface to adhere to. Proper surface preparation is the key to successful applications. All dirt, debris, oils etc. must be removed by the most effective method possible. High-pressure water washing is the recommended method. Low pressure water washing with vigorous scrubbing can also be used if done effectively. EPDM roofs must be washed with PR-101 EPDM Wash-Primer as per product instructions. PR-101 is applied to the roof surface with low pressure spray, allowed to stand for 5-15 minutes, and then powerwashed off. On other single-ply roofs washing with PR-101 or water and a solution of TSP or a biodegradable substitute should be done. Powerwashing should be done at 2500 psi or greater. All residues from any cleaner

used must be thoroughly rinsed from the surface. When high-pressure water is used it should be done in a manner suitable to remove dirt and contaminants without damaging seams in the existing membrane or the substrate that is being cleaned. Care must also be taken to make sure that water does not intrude into the building or the existing roofing system.

A tape test should be used to determine acceptability of cleaned surface for coating application. This is done by applying masking tape to the surface to be coated, and then peeling off the tape. If the adhesive side of the tape shows contaminants that will interfere with the adhesion of the coatings, then further cleaning or use of a primer may be necessary.

**(b) Repair**

All necessary roof repairs must be done according to good construction practices. Acrymax coatings should not be applied over roofing, insulation, or related materials that are saturated with moisture. For applications over existing roof systems a complete inspection must be made, including core cuts and moisture detection scans where necessary, to determine if and where excess moisture exists. Any wet insulation must be replaced with new materials of equal thickness. Acrymax AF-130BC should be used with Poly-1 polyester reinforcement fabric in appropriate widths to repair and reinforce all defective areas in the existing roof surface. It is the applicators responsibility to insure a sound and suitable surface for application of the coating system.

**(c) Installation of Reinforcement**

Before application of roof coatings verify that the surface to be coated is cleaned and prepared properly. At any time during application of the Acrymax system if roof surface becomes contaminated with dirt, dust or other materials that will interfere with adhesion of the coatings then cleaning measures must be taken to restore the surface to a suitable condition.

All flashings, roof penetrations, transitions, and other detail areas requiring reinforcement should be completed with Poly-1 and Acrymax AF-130BC in the following manner:

1. Apply liberal coat of AF-130BC to area to be covered.
2. Immediately embed the appropriate width Poly-1 polyester fabric into this wet coat of AF-130BC. Apply without wrinkles, air pockets, or fishmouths. Poly-1 Fabric is available in 4", 6", 12", 18", and 40" widths.
3. Apply additional Acrymax AF-130BC to completely saturate fabric. Total AF-130BC used to embed and saturate Poly-1 should be 3 gallons per 100 square feet of reinforced area.

Estimated Acrymax AF-130BC per 100 linear feet required to apply Poly-1 Fabric Reinforcement on seams, penetrations, etc.:

Fabric Width	4"	6"	12"	18"	40"
Gallons	1.0	1.5	3.0	4.5	10.0

**Note:** The estimated material requirements are for coating materials that are required to apply the tack coat that is used to embed Poly-1 and for the saturating coat that is applied after reinforcement has been installed. Areas that are reinforced must be coated again with each subsequent application of coatings that are part of the system. Special attention should be given to insure complete and adequate coverage at these critical areas.

**Alternative Reinforcement Method** – Install appropriate width Poly-6 Self Stick Tape over the seam or other area to be reinforced, removing the plastic release liner gradually to prevent contamination of the adhesive prior to application. Rub or roll with pressure with hand or steel roller to activate bonding process.

**(d) Application of Coatings**

Apply Acrymax elastomeric roof coatings to produce monolithic roof membrane. Contrasting colors should be used for each coat. White is the suggested finish color for energy efficiency and reduced thermal stress on the roof. Dust must be blown off of surfaces to be coated with compressed air or blowers before application of coatings.

1. **Basecoat** - Apply 1<sup>st</sup> coat of elastomeric coating using Acrymax AF-130BC applied in

a uniform manner at the minimum application rate of 1.25 gallons per 100 square feet. Allow to dry.

2. **Intermediate Coat** - Apply 2<sup>nd</sup> coat of elastomeric coating using Acrymax AF-130XT applied in a uniform manner at the minimum application rate of 1.25 gallons per 100 square feet.
3. **Finish Coat** - Apply 3<sup>rd</sup> coat of elastomeric coating using Acrymax AF-130XT applied in a uniform manner at the minimum application rate of 1.25 gallons per 100 square feet.

**Notes:** Each coat should be applied in a perpendicular direction to the previous coat. During application of the coating system special attention should be given to flashings and any other critical areas so as to build adequate membrane thickness. When applied by roller additional coats may be necessary to achieve uniform film thickness. Total material requirements will stay the same. All specified material must be applied and minimum membrane thickness achieved.

### **(e) Inspection**

Inspect entire roof area and touch-up deficient areas with additional Acrymax AF-130XT as necessary to insure complete and uniform coverage. Special attention should be given to critical areas of roof such as flashings, repaired areas, roof penetrations, etc.

## **5. LIMITATIONS**

These are general guidelines for application of the Acrymax ARS-2-SP30XT System. The material requirements may vary depending on the specific job requirements. If unusual conditions exist, contact Acrymax Technical Service at 610-566-7470. Acrymax Fluid Applied Elastomeric roofing systems must be applied to structurally sound substrates. All surfaces must be clean and dry before application of roofing. The suitability of Acrymax coatings or systems for an intended use shall be solely up to the user. Drying time and coverage are not guaranteed. Acrymax roofing systems must not be applied over wet insulation or related materials. Failure of the substrate does not constitute failure of the Acrymax coating or system. Acrymax systems are

designed for use on well drained roofs; however, they are acceptable for use where poor drainage causes temporary ponding. Acrymax Coatings should not be applied when rain or freezing temperatures are expected before coating is dry.

## **6. WARRANTY**

Acrymax offers limited material warranties for the ARS-2-SP30XT System when all materials are used in strict accordance with all of Acrymax's written requirements and recommendations and required dry film thicknesses are achieved. Acrymax's sole responsibility under this limited material warranty is for defective material and Acrymax's obligation shall not exceed the purchase price of the Acrymax materials used or part thereof proven to be defective. Submittal of required documentation is required for warranty. Consult Acrymax for details. This warranty gives specific legal rights and you may have other legal rights that vary from state to state. No statement by anyone may supersede this limited material warranty, except when done in writing by Acrymax's Technical Service Office in Media, PA. Specific jobs that meet certain requirements, are pre-approved by Acrymax, and are applied by an Acrymax approved applicator may qualify for system warranties covering labor and material. (Consult Acrymax)

### **INSTALLATION NOTES:**

1. Acrymax coatings are waterborne. Consequently application of these materials must not be done when rain or other conditions such as fog or heavy dew are possible before coating can dry sufficiently to be resistant to these occurrences. Drying time is affected by numerous factors including temperature, direct sunlight, relative humidity, air movement, thickness and color of applied coating, etc... Under proper conditions dry times for coatings will be from 2 to 4 hours, but under adverse conditions dry times can range to 12 hours or more. Application should not be done when temperatures are below 45°F or expected to drop below freezing before coating is dry. Special attention should be given to the dew point temperature because when this temperature is reached and dew

forms the drying process of the coatings will cease.

2. Coatings should be allowed to dry thoroughly between coats. *Minimum* dry time between coats is 4 hours.
3. During extremely hot conditions do not apply coatings, or apply coatings in thinner applications to prevent blistering. Additional coats will be required to achieve specified dry film thickness.
4. The material requirements specified herein are for typical conditions. The number of gallons required may need to be increased to account for uneven application, applicator inefficiencies, surface texture, or other conditions. In all cases minimum dry film thickness must be achieved.
5. Surfaces must always be clean before application of AF-130 Coatings. Care must be taken to insure that on-site manufacturing emissions or extended time intervals after original cleaning do not interfere with any stage of the coating applications. If either condition occurs then cleaning may be required again.
6. Adequate coating thickness is essential to performance. If the applicator is unfamiliar

in gauging application rates, we suggest that a controllable area be measured and the specified material be applied. In all cases all minimum specified material must be applied and proper minimum dry film thicknesses must be achieved. Care must be taken to insure that all areas completed including all flashings, roof penetrations, etc. are coated sufficiently to insure a watertight seal.

7. Consult ACRYMAX TECHNOLOGIES if any deviations from published specifications are considered. Unapproved deviations from installation guidelines and specified material requirements may seriously affect the coating system performance, and shall be undertaken at the specifier's, applicator's or building owner's own risk.
8. Applicator must comply with all applicable local, state, and federal regulations if lead based paint or other hazardous materials are encountered.
9. Roofing is hazardous work and coatings are very slippery when wet. Comply with fall protection rules and regulations.

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