PROJECT MANUAL

June 4, 2026

ROOFING IMPROVEMENTS AT EAST CENTRAL HIGH SCHOOL LIBRARY & SPRINGDALE ELEMENTARY SCHOOL

BID PACKAGE

BIDDING DOCUMENTS
PROJECT SPECIFICATIONS

INDEPENDENT SCHOOL DISTRICT NO. ONE
TULSA OKLAHOMA

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TULSA PUBLIC SCHOOLS

BID DOCUMENTS

SPECIFICATIONS AND DETAILS

For

ROOFING IMPROVEMENTS

AT

EAST CENTRAL HIGH SCHOOL &
SPRINGDALE ELEMENTARY SCHOOL

BID OPENING DATE .....June 25, 2026

BID TIME.....10:00 AM

NOTICE TO BIDDERS

Before submitting a bid, the Contractor shall carefully examine each of the school sites indicated above, paying particular attention to the existing conditions.

The specific bid documents defining the work involved on each project along with Tulsa Public Schools' specifications and details form the basis of the work done and are to be included with the successful bidder.

PROJECT MANUAL
DIVISION 00 - INTRODUCTORY INFORMATION AND BIDDING DOCUMENTS

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THE FOLLOWING DOCUMENTS ARE NOT FOUND IN THE PROJECT MANUAL BID PACKET BUT ARE REQUIRED TO BE A PART OF THE CONTRACT – ON FILE AT OWNER'S OFFICE FOR BIDDER'S INSPECTION UPON REQUEST.

Owner-Contractor Agreement
Work Order
Tax Exempt State

SECTION 00010
SOLICITATION AND NOTICE FOR BIDS

Sealed Bids in duplicate for **TULSA PUBLIC SCHOOLS – ROOFING IMPROVEMENTS AT EAST CENTRAL & SPRINGDALE -** will be received and publicly opened and read aloud by INDEPENDENT SCHOOL DISTRICT NUMBER ONE OF TULSA COUNTY, OKLAHOMA, hereinafter referred to as "Owner," in Room 600, Education Service Center, 3027 S. New Haven Ave, Tulsa, OK, 74114 until **10:00 AM, JUNE 25, 2026. Please submit bids prior to 10:00AM in Room 623 at Education Service Center.**

The bidding process will be in compliance with the Public Competitive Bidding Act of 1974. Bids must be accompanied by a bid security in the amount of 5% of the bid. By this notice, all provisions of the act apply to this project and are incorporated into notice by reference.

Upon receipt of an acceptable bid, the contract will be awarded within thirty days after the opening of bids and the written contract executed within sixty days thereafter.

Contractor qualification statement must be submitted **seven (7)** calendar days prior to bid date to the Owner, if not currently on file.

Attention is called to the fact that a designated completion date for this project site will be established based on the number of calendar days, as stated in the accepted bid, required to complete the Project work. There will be a $2500 Liquidated Damages Clause for each day the contract is not completed. The scheduled completion date will be a very significant and material factor to the owner when selecting the Lowest Responsible Bid. Each Bidder must include (in the space provided on the Bid Form) the number of calendar days, which the Bidder will require to complete the specified Project.

Failure to comply with the above bid requirements will result in the return of unopened Bid Proposal.

Bid Documents may be obtained from:

http://www.tulsaschools.org/connect-with-us/partner-with-us/bond-bids

Owner reserves the right to reject any or all bids and to waive informalities or minor irregularities in any bid.

INDEPENDENT SCHOOL DISTRICT NUMBER ONE OF TULSA COUNTY OKLAHOMA

By Ms. Susan Lamkin, Board President

ATTEST:

By Sarah Bozone, Clerk

SECTION 00020

INSURANCE REQUIREMENTS

Contractor shall obtain insurance of the types and in the amounts described below. The insurance shall be written by insurance companies and on forms acceptable to Owner.

1). Commercial General and Excess Liability or Umbrella Liability Insurance:

Contractor shall maintain commercial general liability (CGL) and, if necessary, commercial excess liability or umbrella insurance with a limit of not less than $1,000,000 each occurrence. CGL insurance should contain a general aggregate with a $2,000,000 limit, and should apply separately to the Project.

a) CGL insurance shall be written on an ISO occurrence form and shall cover liability arising from premises, operations, independent contractors, at a minimum, contractual liability equivalent to an intermediate form of contractual liability insurance, products/completed operations and personal injury and advertising injury;
b) Owner shall be included as an additional insured on the CGL policy, using ISO Additional Insured Endorsement CG 20101185 or a substitute providing equivalent coverage, and under the commercial excess liability or umbrella, if any. This insurance, including insurance provided under the commercial excess liability or umbrella, if any, shall apply as primary insurance with respect to any other insurance or self insurance programs afforded to or maintained by Owner;
c) There shall be no endorsement or modification of the CGL policy limiting the scope of coverage for liability arising from pollution, explosion, collapse or underground property damage;
d) **Waiver of Subrogation**. Contractor waives all rights against Owner and its agents, officers, directors and employees for recovery of damages to the extent these damagers are covered by the commercial general liability, excess liability or umbrella liability insurance maintained pursuant to this agreement.

2). Business Auto and Excess Liability or Umbrella Liability Insurance:

Contractor shall maintain business auto liability and, if necessary, excess liability or umbrella liability insurance with a limit of not less than $1,000,000 each accident.

a) Such insurance shall cover liability arising out of any auto (including owned, hired and non-owned autos);
b) Business auto coverage shall be written on an ISO form. If necessary, the policy shall be endorsed to provide contractual liability coverage equivalent to that provided in the 1990 and later editions of CA 00 01;
c) If the Contract Documents require Contractor to remove and haul hazardous waste from the project site or if the Project involves such similar environmental exposure, pollution liability coverage equivalent to that provided on the ISO Pollution Liability Broadened Coverage for Covered Autos Endorsement (CA 99 48) shall be provided, and the Motor Carrier Act Endorsement (MCS 90) shall be attached;
d) **Waiver of Subrogation**. Contractor waives all rights against the Owner and its agents, officers, directors and employees for recovery of damages to the extent these damages are covered by the business auto liability, excess liability or umbrella liability insurance obtained by Contractor pursuant to this Agreement or under any applicable auto physical damage coverage.

3). Workers Compensation Insurance

Contractors shall maintain workers compensation and employers liability insurance.

a) The employers liability, and if necessary excess liability or umbrella insurance limits shall not be less than $1,000,000 each accident for bodily injury by accident or $1,000,000 each employee for bodily injury by disease;

b) The alternate employer endorsement (WC 00 03 01 A) shall be attached showing Owner in the schedule as the alternate employer.

4). Property Insurance

a) Contractor shall purchase and maintain in force Builders Risk insurance for the entire Work. Such insurance shall be written in an amount at least equal to the initial contract sum as well as subsequent modifications of that sum. The insurance shall apply on a replacement cost basis and shall be written on a completed value form;
b) The insurance as required in subparagraph (a) shall name as insured the Owner, Contractor and all subcontractors and sub-subcontractors on the Project. The insurance policy shall contain a provision that the insurance will not be canceled or allowed to expire until at least 30 days prior written notice has been given to the Owner;
c) The insurance as required in Subparagraph (a) shall cover the entire Work as outlined in the project specifications and shall also cover portions of the Work located away from the site but intended for use at the site and shall also cover portions of the Work in transit. The policy shall include as insured property scaffolding, false work and temporary buildings located at the site. The policy shall cover the cost of removing debris, including demolition, as any is made legally necessary by the operation of any law, ordinance or regulation.
d) The insurance as required by this Paragraph shall be written to cover all risks of physical loss except those specifically excluded in the policy and shall inure at least against the perils of fire, lightning, explosion, windstorm or hail, smoke, aircraft or vehicles, riot or civil commotion, theft, vandalism, malicious mischief and collapse;
e) Any deductible applicable to the insurance purchased in compliance with this Paragraph shall be paid by Owner;
f) Before the commencement of Work, Contractor shall provide Owner a copy the insurance policy obtained in compliance with this Paragraph;
g) **Waiver of Subrogation**. Owner and Contractor waive all rights against each other and each of their subcontractors, sub-subcontractors, officer, directors, agents and employees for recovery for damages caused by fire and other perils to the extent covered by builders risk or property insurance purchased pursuant to the requirements of this Paragraph 4 or any other property insurance applicable to the Work.
h) Partial occupancy or use of the Work shall not commence until the insurance company or companies providing insurance as required in this Paragraph have consented to such partial occupancy or use. Owner and Contractor shall take reasonable steps to obtain consent of the insurance company or companies and agree to take no action, other than upon mutual written consent, with respect to occupancy or use of the Work that could lead to cancellation, lapse or reduction of insurance;

5). Evidence of Insurance

Prior to commencing the Work, Contractor shall furnish Owner with a certificate(s) of insurance, executed by a duly authorized representative of each insurer, setting out compliance with the insurance requirements set forth above.

a) All certificates shall provide for 30 days written notice to Owner prior to the cancellation or material change of any insurance referenced to herein;
b) The words “endeavor to” and “but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives” shall be deleted from the cancellation provision of all certificates provided by the Contractor;
c) Failure of Owner to demand such certificate or other evidence of full compliance with these insurance requirements or failure of Owner to identify a deficiency from evidence that is provided shall not be construed as a waiver of Contractor’s obligation to maintain such insurance;
d) Owner shall have the right, but not the obligation to prohibit Contractor or any subcontractor from entering the Project site unit such certificates or other evidence that insurance has been placed in the complete compliance with these requirements is received and approved by the Owner;

e) Failure to maintain the insurance in this Insurance Requirement Section shall constitute an event of default pursuant to this Agreement and shall allow Owner to terminate this Agreement to Owner's option. If Contractor fails to maintain the insurance set forth herein, Owner shall have the right, but not the obligation, to purchase said insurance at Contractor's expense;
f) Contractor shall provide certified copies of all insurance policies required above within 10 working days of Owner's written request for said copies.

6). General Insurance Provisions

a) No Representation of Coverage Adequacy. By requiring the insurance as set out in the Insurance Requirement Section, Owner does not represent that coverage and limits will necessarily be adequate to protect Contractor and such coverage and limits shall not be deemed as a limitation on Contractor's liability under the indemnities provided to Owner in this Agreement or any other provision of the Contract documents;
b) Cross Liability Coverage. If Contractor's liability policies do not contain the standard ISO separation of insureds provision or a substantially similar clause, they shall be endorsed to provide cross liability coverage;
c) The insurance requirements set out in this Insurance Requirement Section are independent from all other obligations of Contractor under this Agreement and apply whether or not required by any other provision of this Agreement;
d) Subcontractor's Insurance. Contractor shall cause each subcontractor employed by Contractor to purchase and maintain insurance of the type specified in the Insurance Requirement Section. When requested by the Owner, Contractor shall furnish to Owner copies of certificates of insurance evidencing coverage for each subcontractor.

END OF SECTION

SECTION 00100

INSTRUCTIONS TO BIDDERS

SCOPE:

1. GENERAL CONDITIONS:

Standard form "General Conditions of the Contract for Construction," The American Institute of Architects, Document A201, Fourteenth Edition, 1997, ("General Conditions") shall apply to the Work, except insofar as the General Conditions are modified, amended, waived, or changed by these Supplementary General Conditions. The following paragraph numbers refer to the paragraphs in the above referenced "General Conditions":

(a) Paragraph 1. 1. 1: The last sentence is amended to read as follows: "The Contract Documents include the advertisement or invitation to bid, notice to bidders, instructions to bidders, sample forms, the Contractor's bid or proposal, any addenda relating to the foregoing and any other documents specifically enumerated in the Owner-Contractor Agreement."

(b) Paragraph 3.7. 1. is amended to read as follows: "When applicable, Contractor shall secure all permits, licenses and inspections necessary for the proper execution and completion of the Work. Owner will not reimburse Contractor for any fees paid by Contractor for permits and inspections."

(c) Paragraph 13.6.1 is amended to read as follows: "Any moneys not paid within thirty (30) days after they become due and payable under the terms of this Contract shall bear interest at the rate of six percent (6%) per annum from and after said thirty (30) day period."

(d) Paragraph 8.3.1 is amended to read as follows: "The Contractor shall not be entitled to compensation for any loss, cost or expense, sustained by reason of delay in completion of the Work from any cause whatever."

(e) Paragraph 11.3.1 is amended to read as follows: "The Contractor shall purchase and maintain, at Contractor's expense, property insurance upon the entire Work at the site to the full insurable value thereof. This insurance shall include the interests of Owner, Contractor, Subcontractor and Sub-subcontractors in the Work and shall insure against perils of fire and extended coverage on a 'broad-form, all risk' basis for physical loss of damage, including theft, vandalism, and malicious mischief. Such insurance shall be purchased from a carrier licensed to do business in the State of Oklahoma. Certificates of such insurance shall be delivered to the Department Manager of Building Planning, Maintenance and Plant Operations of Owner prior to commencement of the Work. Said certificates shall provide that the carrier must give Owner at least thirty (30) days prior written notice before cancellation or reduction of the coverage for any reason. If not covered by the above insurance, Contractor shall also purchase and maintain similar coverage on portions of the Work stored off site or in transit when such portions of the Work are to be included in an Application for Payment under Subparagraph 9.3.2. Until substantial completion of the Work, all risk of loss shall be upon Contractor."

(f) Paragraph 11.3.4 is eliminated.

(g) Paragraph 3.6.1 is amended by adding the following "Contractor assumes full responsibility for the payment of all contributions and payroll taxes (State and Federal) for all employees engaged on the Work and provide proof of worker compensation coverage for all employees.

2. DEFINITIONS:

Wherever the words herein defined, or pronouns used in the stead, occur in this contract and these specifications, they shall have the meanings herein given.

(a) The word "OWNER" shall mean the Independent School District Number One of Tulsa County, Oklahoma, a public corporation.

(b) The word "CONTRACTOR" shall mean the person, persons, Partnership, company, firm or corporation entering into the contract for the performance of the Work, and the legal representative of said party, or agent appointed to act for said party in the performance of the Work.

(c) The word "SURETY" or "SURETIES" shall mean the bondsman or party of parties who have made sure the fulfillment of the requirement of the contract by bonds, including the Payment Bond, and whose signatures are attached to said bonds.

(d) The word "ADVERTISEMENT" shall mean all of the legal publications pertaining to the Work.

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(e) The word "SPECIFICATIONS" shall mean, collectively, all the terms and stipulations contained in those portions of the contract known as Instructions to Bidders, General, Mechanical and Electrical Specifications.

(f) The word "PLAN" shall mean, collectively, all of the drawings pertaining to the contract and made part thereof, and also such supplementary drawings as may be issued from time to time in order to elucidate the drawings or for the purpose of showing changes in the Work as authorized under the section "Changes and Alterations," or for showing details which are not shown thereon.

(e) The words "CONTRACT PRICE" shall mean either the unit prices or unit price, or lump sum price, named in the contract or the total of all payments according to schedule or prices in the contract.

(h) The word "BID" or "BIDS" shall mean the written statements duly filed with the Clerk of Independent School District Number One of Tulsa County, Oklahoma, for the person or persons, partnership, company, firm or corporation proposing to do the Work and furnish materials called for on plans at the prices named on said statement.

(i) The word "CALENDAR DAYS" shall mean the actual days to complete the contract excluding days due to inclement weather.

3. BONDS:

If the Contract Price is in excess of **$100,000.00**, Contractor will furnish the following bonds: (i) a Payment Bond (the "statutory" bond required by Section I of Title 6 1, Okla. State, as amended) in an amount equal to 100% of the Contract Price; and (ii) a Performance Bond in such form as directed by Owner in an amount equal to 100% of the Contract Price for work on the project(s) as security for the proper and prompt completion of the Work in accordance with the contract and bidding documents; and (iii) a Warranty Bond in an amount equal to 100% of the Contract Price for work on the project(s) to protect Owner against defects in workmanship and materials for a period of one (1) year from Owner's acceptance of the Project(s). The Surety on all bonds of the successful bidder must be approved in the Treasury Department Circular 570. If the Surety Company is not on the list, those bids shall be rejected.
Where the Contract Price is **$100,000.00** or less, the above bonds will not be required. However, in lieu of the Payment Bond, as to contracts where the Contract Price is $25,000.00 or less, Contractor shall submit an affidavit of the payment of all indebtedness incurred by the Contractor, Subcontractors, and all material men for labor, material, rental of machinery or equipment and repair of and parts for equipment as are used or consumed in the performance of the contract. The execution of the affidavit with knowledge that any of the contents of the affidavit are false, upon conviction, shall constitute perjury, punishable as provided by law. Copies of the affidavit form may be obtained from the Bond Office, Charles C. Mason Education Service Center, 3027 South New Haven Avenue, Tulsa, Oklahoma, 74147.

4. CORPORATE SURETY BONDS:

To be acceptable, a corporate surety bond (including both a bid bond and the payment/performance/warranty bonds of the successful bidder) must be signed by BOTH the bidder, as principal, and by a properly authorized representative of the bonding company. If the bonding company is a corporation, the bond must have attached a power of attorney from the corporation authorizing the person signing the bond on behalf of the bonding company to sign bonds for the bonding company. Only original executed instruments will be acceptable.

The corporate surety issuing the bond must be licensed by the Oklahoma State Insurance Commissioner to issue corporate surety bonds in the State of Oklahoma. The Owner reserves the right to require the bidder to submit evidence that the corporate Surety Company is so authorized. The Corporate Surety on all bonds of the successful bidder must be approved in the Treasury Departments Circular 570. If the Surety Company is not on the list, those bids shall be rejected. A bond written by an "offshore" (non-United States) surety company will not be acceptable.

5. SPECIFICATIONS REGARDING EQUALS:

It is not the intent of these documents to have closed specifications and the brand names shown are the desired materials to be used. The name of a certain brand, make or manufacturer does not restrict proposals to the specified brand, make or manufacturer named unless a brand, model or manufacturer is labeled "No Substitution" in the bid. It is not intended to exclude other products, but to convey the type, functional characteristics and quality of the item desired. Any item that the Owner, in its sole discretion, determines and approves to be the equal of that specified considering quality, workmanship, economy of operation and suitability for the purpose intended will be considered. Thus "equal" products of other manufacturers may be considered if the products meet or exceed the stated specifications, and if a detailed explanation of a claim of equivalency is submitted five (5) days prior to the bid opening. It will be the responsibility of the Bidder to provide data on all products so that the Owner can compare.

6. COMPLETION:

Upon completion of the project, the Contractor will notify Owner and Owner's Representative will make a final inspection of the work. The project shall be completed in good and workmanlike manner and to the satisfaction of the Owner.

7. ETHICS IN PUBLIC CONTRACTING:

By submitting their bid, Bidders certify that their bids are made without collusion or fraud and that they have not offered or received any kickbacks or inducements from any other bidder, supplier, manufacturer or subcontractor in connection with their proposal, and that they have not conferred on any public employee having official responsibility for this procurement transaction any payment, loan, subscription, advance, deposit of money, services or anything of more than nominal value, present or promised unless consideration of substantially equal or greater value was exchanged.

8. NON-DISCRIMINATION:

Contractor agrees Contractor will not discriminate against any employee or applicant for employment because of race, religion, color, sex, age, or national origin. Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, religion, color, sex, age or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff-, or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices setting for the provisions of this non-discrimination clause.

9. ERRORS OR OMISSIONS:

The Bidder shall not be allowed to take advantage of any errors or omissions in the specifications. Where they occur, the Bidder shall promptly notify the contact person listed. Inconsistencies in the specifications are to be reported before bids are submitted.

10. BID FORM:

The bid MUST be submitted on the bid form provided in the bid packet. A Xerox copy of this bid form is acceptable. All blanks must be completed.

END OF SECTION

SECTION 00110

SPECIAL CONDITIONS OF THE CONTRACT

The following conditions also apply to this contract:

1. WORK COVERED UNDER THE CONTRACT:

The scope of the work consists of all new materials, tools, equipment, labor, and services, to complete the **ROOFING IMPROVEMENTS AT EAST CENTRAL HIGH SCHOOL & SPRINGDALE ELEMENTARY SCHOOL** listed in the "Solicitation and Notice for Bids" in accordance with the "Form of Proposal" and as indicated by the Drawings and by the Specifications included in this Project Manual.

2. MATERIALS AND EQUIPMENT:

All material and equipment utilized shall be in conformance with these Specifications and with good Standards of practice and shall meet or exceed the latest applicable industry standards such as A.S.T.M., Standards and Specifications along with all applicable local and national codes and ordinances, including B.O.C.A, N.E.C. and N.F.P.A.

Failure to comply with the terms and conditions of this solicitation or to deliver equipment, supplies or services identified in the Solicitation and Contract at the discount quoted will void the contract award. In the case of failure to deliver goods or provide services in accordance with the contract terms and conditions, Owner, after due oral or written notice, may procure them from other sources and hold the contractor responsible for any resulting additional purchase and administrative costs.

3. CONTRACT METHOD:

The method of Contract and Management shall be in accordance with the Owner's requirements and guidelines set forth at the time the Contract is signed, and a Work Order issued.

4. CONTRACT ADMINISTRATOR:

This individual shall serve as the monitor of the conditions of the contract and shall work directly with the contractor to schedule and coordinate the performance of services and to provide general direction under the resulting contract. The following individual is identified to use all powers under the contract to enforce its faithful performance for the Owner: **Victoria Kilala**, Project Manager, **(918) 833-8006**.

5. PRIORITIES AND WORK SEQUENCE:

The priority will be furnished by the Owner to the successful bidder at the Issuance of the Work Order. Completion of the project(s) in a timely manner is critical. The bidder is required to give the actual number of days to complete each project. Timing will be a consideration in determining the successful bidder.

6. CONTRACTOR'S USE OF PREMISES:

The contractor shall also furnish a schedule of intended workdays to the owner through the Department of Building Planning prior to commencing the work at any site and keep all parties informed of any adjustments made necessary by changes of shipping schedules or other causes.

Permission must be obtained from the Owner for temporary use of electric power, water, toilet facilities or other utilities. The Owner's approval must also be obtained for the exact on-site location of any storage of materials, tools or equipment. Owner assumes no responsibility for items stored on school property.

Demolition items and/or debris shall be hauled away from the site after each days activity and the site always maintained in a clean condition free of any build-up of objectionable scraps, waste material or refuse.

7. OWNER OCCUPANCY AND PROTECTION OF PROPERTY:

The owner's Site-based Personnel may occupy the site. Therefore, it may be necessary to erect a system of barricades or markers to direct traffic away from the area of each day's operations. The Contractor shall protect and safeguard against damage to all adjacent or nearby surfaces, materials, hardware, glass, furnishings, signage or other site improvements and/or vehicles if in the area of intended loading and unloading operations.

8. SALES TAX: (None Required)

The Owner will issue such Documents as necessary to exempt the sales tax upon execution of a contract for the Project(s); therefore, the Contractors are advised to omit the State Sales Tax when preparing their Bid.

9. PROJECT START-UP:

The contractor is advised to notify the Owner well in advance of commencing the work on the site.

10. KNOWLEDGE OF SITE AND SCOPE OF WORK REQUIREMENTS:

All Contractors shall visit the site on which work is proposed and become thoroughly familiar with the existing conditions and with the Bid Documents and the Scope of the Work included prior to submitting their bid. Sign in at the main office when visiting the site(s).

11. SUBMITTALS AND CLOSING PROCEDURES:

(Other than Start-up Contract Requirements such as Certificates of Insurance, Bonds, Etc.)

A. Submit Schedules of intended workdays and activity planned for each Site after receiving Owner's Project Priority list prior to commencing work. **Shop drawings and/or product data and samples** shall be submitted to Tulsa Public Schools' Building Planning department covering all Items in the Scope of Work **for approval prior to manufacture** shipment and installation at the project site. Submit the number of copies, which the contractor requires plus one copy, which will be retained by Tulsa Public Schools' Building Planning Department. Furnish information on characteristics of finish materials proposed for use, to ensure compatible prime coats are used. Provide barrier coats over incompatible primers or remove and re-prime as required. Notify the architect in writing of any anticipated problems using specified coating systems with substrates primed by others.

B. Unless the contract stipulates "Payment upon Completion" of the project or another method of payment; during Progress of the work, submit a separate "Application and Certificate for Payment"-AIA Document G702 on or about the 25th day of each month for work performed in that same month. A 5% retainage shall be calculated and withheld from each Pay Application until the project is completed and accepted by Owner.

C. Upon Final Completion and Final Acceptance by Owner, submit the following prepared and properly signed Closing Documents:

1. Certificate of Substantial Completion (AIA Document G704)
2. Final Application and Certificate for Payment (AIA Document G702)
3. Contractor's Affidavit of Payment of Debts and Claims (AIA Document G706)
4. Contractor's Affidavit of Release of Liens (AIA Document G706A)
5. Consent of Surety Company to Final Payment (AIA Document G707)
6. Contractor's Affidavit Pursuant to Title 61 O.S.- Optional in lieu of items 3 above.
7. Contractor's Written Warranty for one (1) year against defects in Material or Workmanship.

12. SUBSTITUTIONS AND DEVIATIONS FROM THE SPECIFICATIONS:

Substitutions prior to Bid are covered under Paragraph 6 "Instructions to Bidders". Any substitution or deviation from the specifications must be by Owner's prior approval and accepted by an approved change order stipulating the change in price and change in construction time, if any.

13. OWNER'S RIGHT TO REJECT BIDS:

The Owner reserves the right to reject any or all bids and to waive minor irregularities in any bid. In addition, Bidders should recognize the right of the Owner to reject a bid if said bidder fails to provide any data required in the bid or if the bid is in any way incomplete.

14. FINAL CLEANING:

A. Execute prior to final inspection.

B. Clean surfaces exposed to view; remove temporary labels, stains and foreign substances and polish transparent and glossy surfaces. Clean equipment and fixtures, sweep and vacuum interior areas and rake clean exterior areas. Remove waste and surplus materials, rubbish and construction facilities from the Project and from the site.

15. SPECIAL TERMS AND CONDITIONS:

15.1 Testing and Inspections: Owner reserves the right to conduct any test or inspection it may deem advisable to assure supplies and services conform to specifications.

15.2 Proprietary Indemnity: Bidder warrants that the system, each part of the system, and all other products and services used by or furnished by bidder, do not infringe upon or violate any patent, copyright, trade, secret, trademark, or any other proprietary right of any third party. In the event of claim against Owner, Owner shall promptly notify vendor and vendor shall defend and indemnify Owner against any loss, cost expense, claim, or liability arising out of such claim, whether such claim is successful.

15.3 Patent and Copyright Materials: Unless otherwise expressly provided in a contract, bidder shall be solely responsible for clearing the right to use any patented or copyrighted materials in the performance of this contract.

15.4 Audit: Contractor hereby agrees to retain all books, records and other documents relative to this contract for five (5) years after final payment or until audited by the owner, whichever is sooner. Owner, its authorized agents and/or auditors reserve the right to perform or have performed an audit of contractor's records and therefore shall have full access to the right to examine any of said materials within those five years.

15.5 Open Records: Ownership of all data, materials and documentation originated and prepared for the owner pursuant to this bid shall belong exclusively to Owner and be subject to inspections in accordance with the Oklahoma Open Records Act.

15.6 Contractor Compliance: Contractor shall comply with all procedural instructions that may be issued from time to time by Owner; however, the terms and conditions of the contract will not change:

15.7 Lead Based Paint: Contractor shall be certified and follow work practices established under the UPA Renovation, Repairing and Painting Program applicable to schools when performing any work which will disturb interior or exterior lead-based surface coatings in buildings constructed before 1978. All such work shall be performed in compliance with 40 CFR Part 745.

END OF SECTION

SECTION 00120

SUPPLEMENTAL CONDITIONS TO THE CONTRACT

(References are to Articles, Paragraphs, Subparagraphs and Clauses of the General Conditions of the Contract for Construction, AIA Document A201, 1997 Edition)

4.3.1 **Delete** entire Subparagraph, and substitute the following:

"Definition"

"A Claim is any demand or assertion by the Contractor that it should be paid more money than the Contract Sum, as adjusted under the Change Order provisions herein, by the Owner because of action or inaction on the part of Owner, Program Manager, Architect, or any party for whom Owner is responsible, or any party with whom Owner has separately contracted for other portions of the Project, including, but not limited to, any demand or assertion that Contractor's performance has been delayed, interrupted or interfered with, that Contractor's performance has been accelerated or suspended, that Contractor's performance has been wrongfully terminated, that the Contract Documents have been misinterpreted, that there has been a failure of payment, that Contractor has encountered concealed or unknown conditions, that Contractor has encountered hazardous materials, that there are problems with the Contract Documents, or the timing of Architectural approvals or decisions, that actions of the Owner have been intentionally wrongful or deceptive, that Owner is directly or indirectly guilty of negligence or an intentional tort related in any way to the Work, that the amount of time or money granted in a Construction Change Directive is inadequate, that an item treated as a minor change in the Work should have been treated as a Change Order, that a time extension grant was inadequate, or that Contractor is entitled to any other relief, on any legal theory, related to the Work and the Contract."

"Notice Requirement"

"Within five (5) days of the first occurrence of an event that Contractor has any reason to believe might result in a Claim, or within five (5) days of Contractor's discovery of the first occurrence of an event that Contractor has any reason to believe might result in a Claim, if the first occurrence of the event was willfully hidden from the Contractor, the Contractor shall file a written document clearly captioned "Notice of Claim" with Tulsa Public Schools, Program Manager and the Architect. The notice shall clearly set out the specific matter of complaint, and the impact or damages which may occur or have occurred as a result thereof, to the extent the impact or damages can be assessed at the time of the notice. If the impact or damages cannot be assessed as of the date of the notice, the notice shall be amended at the earliest date this is reasonably possible."

Add the following Subparagraph:

"Any claim or portion of a Claim that has not been made the specific subject of a notice strictly in accordance with the requirements of this section shall be waived. It is imperative that Owner have timely, specific notice of any subject, the impact of which Owner may be in a position to mitigate."

4.3.3 **Add** the following sentences:

"Claims Handling During Construction. After receipt of a Notice of Claim, the Owner may elect to refer the matter to the Architect, Program Manager or another party for review. Contractor will attend meetings called to review and discuss the Claims and mitigation of the problem and shall furnish any reasonable factual backup for the Claim requested. The Owner may also elect to defer

consideration of the Claim until the Work is completed, in which case the same review options shall be available to the Owner at the completion of the Work. At any stage the Owner is entitled to refer a Claim to mediation under the Construction Industry Mediation Rules of the American Arbitration Association, and if this reference is made Contractor and the Owner will take part in the mediation process. The filing, mediation or rejection of a Claim does not entitle Contractor to stop performance of the Work. The Contractor shall proceed diligently with performance of the Contract."

4.3.6.1 **Add** the following Subparagraph:

"Calculating Claim Amount"

"In calculating the amount of any Claim, the following standards will apply:

.1 No indirect or consequential damages will be allowed.

.2 All damages must be directly and specifically shown to be caused by a proven wrong. No recovery shall be based on a comparison of planned expenditures to total actual expenditures, or on estimated losses of labor efficiency, or on a comparison of planned man loading to actual man loading, or any other analysis that is used to shown damages indirectly.

.3 Damages are limited to extra costs specifically shown to have been directly caused by a proven wrong.

.4 The maximum daily limit on any recovery for delay shall be the amount estimated by the Contractor for job overhead costs divided by the total number of calendar days of Contract Time called for in the original Contract."

.5 No monetary costs shall be allowed for delay.

5.2.1 In the first sentence, delete "as soon as practicable" and substitute "within seventy-two (72) hours."

5.2.5 **Add** this new Subparagraph:

"The Contractor shall not sublet the work as a whole. The approval of Subcontractors in no way relieves the Contractor from full responsibility for performance and completion of the Work and its obligations under the Contract Documents."

5.3.1 **Delete** the remainder of the second sentence beginning with the words "and shall allow to the Subcontractor."

5.4.2 **Delete** entire Subparagraph and substitute the following:

"Owner shall only be responsible for compensating Subcontractors for work done or materials furnished after the date Owner gives written notice of its acceptance of the subcontract agreement."

5.5 **Add** this new Paragraph:

5.5 "RESPONSIBILITY"

5.5.1 "Contractor shall be fully responsible for the performance of its Subcontractors.

6.1.1 **Delete** the entire Subparagraph, and substitute the following:

"The Owner reserves the right to perform other construction work, maintenance and repair work and school program operations at the site and near the site during the time of the Work. Owner may perform other work with separate contractors or with its own forces. On renovation/addition projects, the Owner shall always have access to the site and all buildings on the site. On new construction, the Owner shall have access to the site and all buildings during normal business hours."

10.1.2 **Add** this new Subparagraph:

"The Contractor shall be responsible for the protection and security of the Work and the Project, until he receives written notification that the Substantial Completion of the work has been accepted by the Tulsa Public Schools."

10.2.8 **Add** this new Subparagraph:

"In an emergency affecting the safety of persons or property, the Contractor shall notify the Owner, Program Manager and Architect immediately of the emergency, simultaneously acting at his discretion to prevent damage, injury, or loss. Any additional compensation or extension of time claimed by the Contractor on account of emergency work shall be determined as provided in Article 4.3 and Article 7."

10.3.1 **Delete** entire Subparagraph and substitute the following:

"Contractor is responsible for reviewing all Asbestos Hazard Emergency Act Management Plans on file with Owner and for obtaining sign-off from Tulsa Public Schools Hazardous Materials Bureau prior to commencing the Work. In no event shall the Contractor engage in the disturbance or removal of asbestos or polychlorinated biphenyl (PCB). In the event the Contractor encounters on the site material reasonably believed to be asbestos or PCB which has not been rendered harmless, the Contractor shall immediately stop work in the area affected and report the condition to the Architect in writing. If the portion of the Work that is stopped is critical to overall completion, the Contractor shall reschedule the Work, if possible, to minimize the impact of the stoppage. The work in the affected area shall not thereafter be resumed except by written agreement of the Owner and Contractor if in fact the material is asbestos or PCB and has not been rendered harmless. The work in the affected area shall be resumed when the asbestos or polychlorinated biphenyl (PCB) has been removed, or when it has been rendered harmless. If the Work is stopped due to the presence of such materials, Owner shall arrange for the removal and/or rendering harmless of such materials prior to Contractor being allowed to proceed. The Owner shall have the option of arranging for removal by a qualified, adequately insured third party tendered to Contractor, and mutually agreed to by both parties, as a Subcontractor in which case a Change Order will be issued for the cost of this subcontract. Any tendered Subcontractor must indemnify the Contractor and the Owner about its work. In the case of such a tender, Owner will not hold Contractor responsible for the work or other actions of the tendered Subcontractor, and Contractor's approval of tendered Subcontractor shall not be unreasonably withheld. In those instances, in which the presence of such materials was set forth in the Hazardous Materials documents or in which Contractor had other notice of such through information given to Contractor by Owner or its representative prior to the commencement of the Work, Contractor shall not be entitled to a Claim for any delays, disruption or interference it encounters. In those instances of work stoppage due to the existence of such hazardous materials which were not set forth in the Hazardous Materials Control plans and of which Contractor had no

other prior notice, Contractor may be entitled to a Claim for extension of time due to the work stoppage."

11.4 PROPERTY INSURANCE

11.4.1 **Delete** entire Subparagraph, and substitute the following:

"Until the Work is completed and accepted by the Owner, the Contractor shall purchase and maintain property insurance upon the entire Work at the site to the full insurable value thereof. The property insurance shall also cover portions of the Work stored off site after written approval of the Owner of the value established in the approval, and portions of the Work in transit. This insurance shall include the interests of the Owner, the Contractor, Subcontractors and Sub-subcontractors in the Work and shall insure against the perils of fire and extended coverage including flood and earthquake and shall include "all risk" insurance for physical loss or damage including, without duplication of coverage, theft, vandalism, and malicious mischief. The insurance shall cover reasonable compensation for Architect's and Program Manager's services and expenses required because of an insured loss. This "all risk" policy shall be written incorporating Actual Completed Value Form and General Change Endorsement incorporating the following language:

"Permission is given for the Project insured hereunder to become occupied, the insurance remaining in full force and effect until such time as the Project has been accepted by the Owner, all as currently approved by the Laws for the State of Oklahoma."

"The policy shall include coverage for Explosion, Collapse and Underground (XCU). Such insurance shall be evidenced by the kind of policy which does not have to be adjusted or reported upon periodically but provides constant insurance at full one hundred percent (100%) of all insurable values as they are created during construction by performance of the Contract. The Certificate of Insurance must include the names of the insured Contractor and the Tulsa Public Schools."

11.4.1.2 **Delete** entire Clause, and substitute the following:

"Loss under such All-Risk Builder's Risk Insurance shall be made payable jointly to the Tulsa Public Schools and to the Contractor by name (and, if separate mechanical contracts are awarded to each, by name, of the plumbing, heating, ventilating and electric contractors)."

11.4.1.3 **Delete** entire Clause, and substitute the following:

"In the case of loss under the risks covered, and of collection by insured, the Owner shall act as trustee for all parties concerned as their interests may appear."

12.1.3 **Add** this new Clause:

"Where nonconforming work is found, the entire area of work involved shall be corrected unless the contractor can completely define the limits to the Architect's satisfaction. Additional testing, sampling, or inspecting needed to define nonconforming work shall be at the Contractor's expense. He shall employ the Owner's testing laboratory if such services are reasonably required by the Architect. All connected work shall be retested at the contractor's expense. Extra Architectural or Program Manager Services required to analyze nonconforming work shall be paid for by the Contractor."

13.1.1 **Delete** entire Subparagraph, and substitute the following:

"District Court in and for the County of Tulsa, State of Oklahoma shall have sole jurisdiction in any action brought under this contract."

14.2.5 **Add** this new Subparagraph:

"If a Performance Bond has been furnished and the Contractor is declared by the Owner to be in default under the Contract, the Surety shall promptly remedy the default by completing the Contract in accordance with its terms and conditions, or by obtaining a bid or bids in accordance with its terms and conditions. Upon determination by the Owner and the Surety of the lowest responsible bidder, the Surety will arrange for a contract between such bidder and the Owner and make available as work progresses sufficient funds to pay the cost of completion less the balance of the Contract Sum, but not exceeding the Penal Sum of the bond and other costs and damages for which the Surety may be liable under the bond. The phrase 'balance of the Contract Sum' as used herein shall mean the total amount payable by the Owner to the Contractor under the Contract and amendments thereto less the amount previously paid by the Owner to the Contractor."

END OF SECTION

SECTION 00125

ADDITIONAL TERMS AND CONDITIONS

The following additional terms and conditions apply to this contract and supplement, but do not replace or supersede, the provisions of Sections 00010, 00020, 00100, 00110, and 00120 of this Project Manual. Where a conflict exists between this Section and any other Section of this Project Manual, the other Section shall govern.

1. **WEATHER DELAY DOCUMENTATION:**

Per Section 00010 and Section 00100, Paragraph 2(i), "Calendar Days" means the actual days to complete the contract, excluding days lost due to documented inclement weather. To document a weather delay under that exclusion, the Contractor shall report each occurrence in writing (email or text message) to the TPS Maintenance Manager or their designee on the day the delay occurs, and shall submit a written request identifying the delay within five (5) days of the occurrence, consistent with the notice period established in Section 00120, Paragraph 4.3.1. TPS reserves the right to verify any claimed weather delay against official National Oceanic and Atmospheric Administration (NOAA) National Centers for Environmental Information (NCEI) Local Climatological Data records for Tulsa International Airport (NOAA Station WBAN 13882). A weather forecast alone, without an actual stoppage of outdoor roofing work, shall not qualify as a documented weather delay. This Paragraph establishes the documentation procedure for the weather exclusion already provided in Section 00010 and Section 00100, using the same five (5) day notice period applicable to Claims under Section 00120, Paragraph 4.3.1; it does not create a separate or additional basis for a time extension.

2. **SUBCONTRACTOR APPROVAL AND CONDUCT:**

This Paragraph supplements, and does not modify, Section 00120, Paragraphs 5.2.5 and 5.5.1, under which the Contractor shall not sublet the Work as a whole and remains fully responsible for the performance of its Subcontractors regardless of TPS approval of any Subcontractor. Prior to mobilization, the Contractor shall submit a complete written list of all proposed Subcontractors, their scope of work, and their key personnel to the TPS Maintenance Manager or their designee for written approval. No Subcontractor shall perform work on TPS property without prior written approval. TPS reserves the right to reject any proposed Subcontractor for any reason, including prior performance issues, unresolved complaints, conduct concerns, or any association that could reflect negatively on TPS, and TPS's determination is final. All Subcontractor employees working on TPS property are subject to the same conduct, safety, background check, and compliance requirements as the Contractor's own employees, including the requirements of Section 00180 (Felony and Drug Free Affidavit) and applicable sex offender registration compliance under Oklahoma law. TPS reserves the right, at any time, to require the removal of any Subcontractor or individual Subcontractor employee from the Project for unsatisfactory performance, safety violations, unprofessional or inappropriate conduct, complaints from TPS staff, students, parents, or the

community, or any other reason TPS determines is in the District's interest, and TPS's determination is final. The Contractor shall remove the identified Subcontractor or individual within twenty-four (24) hours of written or verbal notice, with written confirmation provided within one (1) business day. All costs of removal and replacement are the Contractor's sole responsibility, with no cost to TPS and no extension of the substantial completion date. Approval of a Subcontractor by TPS, and any removal of a Subcontractor by TPS under this Paragraph, shall not relieve the Contractor of its obligations under Section 00120, Paragraphs 5.2.5 and 5.5.1.

3. **JOB SUPERVISOR REPLACEMENT:**

The TPS Maintenance Manager or their designee may require the Contractor to replace the on-site job supervisor or foreman within seventy-two (72) hours of written notice. Grounds for requiring replacement include, but are not limited to: persistent failure to submit required weekly work schedules; proceeding with a phase of work without obtaining required authorization where authorization is specified elsewhere in the Contract Documents; failure to communicate professionally and in a timely manner with TPS; refusal to reach reasonable solutions on field disputes; repeated non-compliance with Contract requirements after written notice; or conduct inconsistent with TPS's standards for personnel working on school property. All costs of providing a qualified replacement supervisor are the Contractor's sole responsibility, with no cost to TPS and no extension of the substantial completion date.

4. **CONTRACTOR RESPONSIBILITY FOR WATER INTRUSION DUE TO FAILURE TO MAINTAIN A WATERTIGHT CONDITION:**

This Paragraph does not alter the allocation of the Builders Risk insurance deductible under Section 00020, Paragraph 4(e), which remains the Owner's obligation, and does not alter any other insurance, claims, or damages provision of Sections 00020, 00100, or 00120. This Paragraph addresses the Contractor's direct responsibility for damage caused by its own failure to comply with the watertight-condition requirements of the roofing specification, independent of any insurance recovery TPS may separately pursue.

The Contractor is required to maintain a watertight condition at the work area at all times during the course of the Work, consistent with the daily water-stop and tie-in requirements of the roofing specification. If the Contractor fails to maintain a watertight condition and rainwater or other water intrusion enters the building as a direct result of that failure, causing damage such as flooring damage, ceiling tile damage, or ceiling grid damage, the Contractor shall, at no cost to TPS, perform all necessary clean-up and repair the damaged interior materials to their pre-construction condition. This obligation is the Contractor's direct responsibility and does not depend on, and shall not be delayed pending, any insurance claim or insurance recovery process.

5. **VERIFIED REGULATORY REFERENCES:**

The following regulatory references apply to specific technical and contractual requirements elsewhere in the Contract Documents and are provided here for the Contractor's convenience. This Paragraph is informational only and does not itself impose any independent obligation beyond what is stated in the Sections referencing these authorities.

Oklahoma Administrative Code Title 748, Chapter 20, Subchapter 16, Section 748:20-16-14 (plumbing vent termination height, as referenced in the roofing specification); ANSI/ASHRAE Standard 62.1-2022, Section 5.4, Table 5-1 (HVAC intake separation distance, as referenced in the roofing specification); International Plumbing Code 2018 as adopted by the Oklahoma Uniform Building Code Commission (OUBCC); International Building Code 2018 as adopted by OUBCC; AIA Document A201, General Conditions of the Contract for Construction (the edition referenced and as amended in Section 00100 and Section 00120 governs); Oklahoma Statutes Title 61, Section 113 (bond requirements, as referenced in Section 00100); Oklahoma Public Competitive Bidding Act of 1974; Oklahoma Statutes Title 70, Section 6-101.48 and Title 57, Section 589 (felony-free and sex offender registration requirements, as referenced in Section 00180); OSHA Hazard Communication Standard, 29 CFR 1910.1200; NOAA NCEI Local Climatological Data, Tulsa International Airport (WBAN 13882), as referenced in Paragraph 1 of this Section.

6. **CHANGES IN WORK, ADDITIONAL SCOPE, AND SCOPE REDUCTIONS:**

This Paragraph supplements, and does not modify or replace, the Claims provisions of Section 00120, Paragraphs 4.3.1, 4.3.3, and 4.3.6.1. Any Contractor demand or assertion that it is entitled to be paid more money or granted more time than reflected in a Change Order issued under this Paragraph remains a "Claim" as defined in Section 00120, Paragraph 4.3.1, and remains subject to the five (5) day Notice of Claim requirement, the waiver provision, and the damage limitations of Section 00120, Paragraphs 4.3.1, 4.3.3, and 4.3.6.1, including the prohibition on indirect or consequential damages and the exclusion of monetary costs for delay. Nothing in this Paragraph extends, replaces, or creates an alternative to the notice period established in Section 00120, Paragraph 4.3.1.

Change Order: Where TPS and the Contractor reach written agreement on the scope, price, and time impact of additional or revised work before the work begins, TPS shall issue a written Change Order stating the agreed adjustment, if any, to the Contract Sum and to the substantial completion date. No additional, revised, or contingency work of any kind shall be performed, and no cost for such work shall be recognized or paid, until a Purchase Order reflecting that work has been issued by TPS. The Contractor proceeds with any additional or revised work prior to issuance of a Purchase Order entirely at its own risk and expense.

Minor Changes: The TPS Maintenance Manager or their designee may order minor changes in the Work consistent with the intent of the Contract Documents that do not involve an adjustment to the Contract Sum or the substantial completion date. If the Contractor believes a directed minor change will affect the Contract Sum or Contract Time, the Contractor shall notify TPS in writing before

proceeding, consistent with the Notice of Claim requirement of Section 00120, Paragraph 4.3.1. Proceeding without such notice constitutes a failure to provide timely notice under Section 00120, Paragraph 4.3.1, and any resulting claim shall be subject to the waiver provision of that Paragraph.

Scope Reductions: TPS reserves the right to reduce the scope of the Work through a written Change Order, with a corresponding reduction in the Contract Sum and Purchase Order amount. A scope reduction does not entitle the Contractor to lost profit on the deleted work, except as may apply under a termination for convenience. Any unused contingency fund balance shall be credited to TPS upon project completion, regardless of any scope changes made under this Paragraph.

Emergency Authorization: In the event of an emergency condition posing an immediate risk of water intrusion, structural damage, or safety hazard, the TPS Maintenance Manager or their designee may verbally authorize the Contractor to proceed with emergency corrective work. Verbal authorization shall be confirmed in writing within one (1) business day, and a Purchase Order reflecting the emergency work shall be issued by TPS as promptly as practicable thereafter. Emergency authorization under this Paragraph authorizes only the emergency corrective work described and does not authorize any additional non-emergency work without a separate written Change Order.

7. **MATERIAL USAGE REPORTING, STORED MATERIALS, AND FINANCIAL RESPONSIBILITY UPON TERMINATION:**

This Paragraph supplements Section 00110, Paragraph 11 (Submittals and Closing Procedures) and does not modify the termination provisions of Section 00120, Paragraph 14.2.5, or any other provision governing default, bonds, or surety obligations.

Material Usage Reporting: The Contractor shall submit a written Material Usage and Delivery Report to the TPS Maintenance Manager or their designee every Friday by 3:00 PM throughout the Project, beginning with the first week of material delivery. The report shall identify all materials delivered during the prior week, a cumulative running total of materials delivered to date, all materials ordered but not yet delivered with estimated delivery dates, all materials installed during the prior week by roof section, copies of supplier delivery tickets or invoices for the reporting period, and current on-site material inventory by category.

Stored Materials: Payment for materials delivered and suitably stored at the project site for subsequent incorporation into the Work shall be made consistent with Section 00110, Paragraph 11(B) and AIA Document A201, Subparagraph 9.3.2. Payment applications for stored materials shall be supported by supplier invoices and delivery receipts, and by the Contractor's certification that the materials are free of liens, claims, or encumbrances. Materials for which TPS has made payment shall not be removed from the project site without the written consent of the TPS Maintenance Manager or their designee.

Financial Responsibility Upon Termination for Cause: If TPS terminates the Contract for cause consistent with the General Conditions, materials for which TPS has made payment are TPS property and shall remain on site for use by TPS or a replacement contractor; the Contractor has no claim to or right to remove such materials. Materials ordered but not paid for remain the property of the Contractor or the material supplier, and TPS has no financial obligation for unpaid material orders; the Contractor remains solely responsible for its commitments to material suppliers. For materials on site but not yet billed, TPS and the Contractor shall conduct a joint site inventory within two (2) business days of the termination notice, and materials confirmed by that inventory may be included in a final payment application, subject to TPS's right to withhold payment to cover excess costs of completion.

Financial Responsibility Upon Termination for Convenience: If TPS terminates the Contract for convenience, TPS shall pay the Contractor for work properly executed and completed to the date of termination, for materials delivered to the site and suitably stored as confirmed by joint inventory and supported by supplier invoices, and for reasonable documented demobilization costs. TPS is not obligated to pay for materials ordered but not delivered to the site unless TPS elects in writing to accept delivery. The Contractor shall provide TPS a complete list of outstanding material orders within five (5) business days of a termination for convenience notice.

Joint Site Inventory: Upon any contract termination, notice of default, or TPS request, a joint material inventory shall be conducted within two (2) business days, attended by the Contractor's superintendent or authorized representative and the TPS Maintenance Manager or their designee. The inventory shall document all materials physically present on site by category, quantity, condition, and installation status, using the most recent weekly Material Usage Report as the baseline. A written inventory report shall be signed by both parties. If the Contractor declines to participate, TPS may conduct the inventory unilaterally with a third-party witness, and the results shall be presumed accurate for all Contract purposes.

END OF SECTION

BID PACKAGE

FORM OF PROPOSAL

For

ROOFING IMPROVEMENTS

AT

EAST CENTRAL HIGH SCHOOL &
SPRINGDALE ELEMENTARY SCHOOL

BID OPENING AT 10:00 AM, THURSDAY, JUNE 25, 2026- ROOM 600

. . . . . .

CONTRACTORS WILL NOTE THAT A *PROPOSAL MUST BE MADE ON THIS FORM*. OTHER PROPOSALS WILL NOT BE ACCEPTED. COMPLETE ALL BLANKS. ALL BID PRICES SHALL BE IN BOTH FIGURES AND IN WRITING. PROPOSALS SHALL BE ENCLOSED IN A SEALED ENVELOPE, MARKED ON THE OUTSIDE **"SEALED BID: ROOFING IMPROVEMENTS AT EAST CENTRAL HIGH SCHOOL & SPRINGDALE ELEMENTARY SCHOOL. ALSO INCLUDE COMPANY NAME, ADDRESS & PHONE NUMBER**

Selection of the successful bidder will be based on the lowest responsible bid taking into consideration the number of calendar days bid to reach substantial completion of the Work. The Owner reserves the right to reject any or all bids and to waive informalities and minor irregularities in any bid.

Independent School District Number One of Tulsa County, Oklahoma
Charles C. Mason Education Service Center
3027 South New Haven
Tulsa, Oklahoma 74147-0208

Dear School Board Members:

The undersigned Contractor, in compliance with your Solicitation and Notice for Bids and Instructions to Bidders contained in the Bid documents for **ROOFING IMPROVEMENTS AT EAST CENTRAL HIGH SCHOOL & SPRINGDALE ELEMENTARY SCHOOL** in Tulsa, County, Oklahoma, having examined the Specifications, Drawings, details, and Scope of Work, and areas where the work is proposed, and being familiar with all of the work required at the Project site(s), hereby proposes to furnish all labor, materials, tools, equipment, supplies and services to complete the Project(s) within the time set forth in this Proposal for the price as herein stated. The price(s) indicated is to cover all expenses incurred in performing all of the work required under the Contract Documents of which this Proposal is a part.

If awarded a contract for the Projects, the undersigned agrees as follows:

1. To furnish a Contractor's Written Warranty which will warranty the Project(s) for a period of one (1) year after substantial completion and acceptance by Owner against all defects in materials and workmanship.

2. To furnish all other insurance and Bonds required as indicated in the "Solicitation and Notice for Bids" in the amount equal to the Total Contract Price.

3. To furnish a monthly Application and Certificate for Payment (AIA Documents G702) and Certificate of Substantial Completion (AIA Document G704) for the project(s) based on the contract bid price indicated on this proposal.

The bidder acknowledges the following Addendum: _____, _____, _____, _____.

OUR BID FOR COMPLETING THE REQUIRED WORK DEFINED ABOVE AND DESCRIBED IN THESE BID DOCUMENTS IS AS FOLLOWS:

BID FORM

Roofing Improvements at East Central High School & Springdale Elementary School

*Each project below is bid and evaluated **separately**, on its own pricing. Complete every blank for each project. Stated allowances are fixed dollar amounts set by TPS, identical for every bidder, and are included in that project's Base Bid.* ***Alternate prices are ADDITIONAL and are NOT included in the Base Bid.*** *Unit prices are for add/deduct adjustment only and are NOT included in the Base Bid.*

PROJECT A — EAST CENTRAL HIGH SCHOOL (Library Roof Replacement)

Base Bid (East Central): $_____DOLLARS

Calendar Days to Substantial Completion (East Central): _____DAYS

Stated Allowance (included in the East Central Base Bid):

Contingency Allowance: **$60,000** [TPS-set]

TOTAL BASE BID — EAST CENTRAL (includes the stated allowance above):
$_____DOLLARS

East Central Unit Prices (add/deduct adjustment only — not included in the Base Bid):

Steel deck repairs — per SF $_____

Steel deck overlayment — per SF $_____

Steel deck replacement — per SF $_____

Wood blocking, 2×4 — per LF $_____

Wood blocking, 2×6 — per LF $_____

New drain installation — per EA $_____

Storm drain piping — per LF $_____

PROJECT B — SPRINGDALE ELEMENTARY SCHOOL (Roof Improvements)

Base Bid (Springdale): $_____DOLLARS

Calendar Days to Substantial Completion (Springdale): _____DAYS

Stated Allowances (included in the Springdale Base Bid):

Allowance No. 1 — Hazardous-material testing / abatement: $_____ [TPS-set]

Allowance No. 2 — Roof repair: $_____ [TPS-set]

Allowance No. 3 — Contingency: $_____ [TPS-set]

TOTAL BASE BID — SPRINGDALE (includes the stated allowances above):
$_____DOLLARS

Alternate (ADDITIONAL cost — NOT included in the Springdale Base Bid):

Alternate No. 1 — Lower existing chimney: $_____

Springdale Unit Prices (add/deduct adjustment only — not included in the Base Bid):

UP-1 Wood blocking / nailer replacement — per LF $_____

UP-2 Sheathing / roof-edge backing replacement — per SF $_____

UP-3 Localized roof panel repair — per SF $_____

UP-4 Localized trim / closure / edge repair — per LF $_____

UP-5 New downspout beyond existing — per LF $_____

UP-6 New downspout-to-storm tie-in / cleanout — per EA $_____

UP-7 Additional roof penetration boot — per EA $_____

Use of any allowance requires written TPS approval; the Contractor shall track each allowance separately, and any unused portion shall be credited back to TPS by deductive change order at closeout. Each project is awarded on its own Total Base Bid for that project.

We have included the following sworn and notarized bid affidavits and bid security. They are attached to this proposal:

1. Bid Bond, Certified Cashier's Check or other approved security as listed in the "Solicitation and Notice for Bids" and "Instructions to Bidders," in the amount of five (5%) of the bid.
2. Non-Collusion Affidavits
3. Business Relationship Affidavit
4. Non-Discrimination Affidavit
5. Felony Statement
6. No Kick Back Statement
7. Contractor's Qualification Statement **(completed and submitted seven days prior to bid)**

In submitting this Bid, the undersigned agrees that the Bid will not be withdrawn for a period of thirty (30) calendar days from the date hereof and it is understood that the right is reserved by the Owner to reject any and all Bids and to waive informalities and irregularities.

Respectfully submitted

Seal if Bid is by Corporation

_____

Company

_____

By

_____

Title

Address

City, State, Zip

Area Cide & Telephone Number

Company ID

Note: When submitting your bid, all blanks on this form must be filled in.

AIA Document A310 – Electronic Format

Bid Bond

THIS DOCUMENT HAS IMPROTANT LEGAL CONSEQUENCES: CONSULTATION WITH AN ATTORNEY IS ENCOURAGED WITH RESPECT TO ITS COMPLETION OR MODIFICATION. AUTHENTICATION OF THIS ELECTRONICALLY DRAFTED AIA DOCUMENT MAY BE MADE BY USING AIA DOCUMENT$_{401}$.

KNOW ALL MEN BY THESE PRESENTS, that we *(Here insert full name and address or legal title or Contractor)*
as principal, hereinafter called the Principal, and *(Here insert full name and address or legal title of Surety)*a corporation duly organized under the laws of the State of as Surety, hereinafter called the Surety, are held and firmly bound unto *(Here insert full name and address or legal title of Owner)*as Obligee, hereinafter called the Obligee, in the sum of Dollars ($), for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for *(Here insert full name, address, and description of project)*

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this day of 20

_____
(Principal) *(Seal)*

_____
(Witness)

_____
(Title)

_____
(Surety) *(Seal)*

_____
(Witness)

_____
(Title)

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SECTION 00150 - NON-COLLUSION AFFIDAVIT

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

_____ , of lawful age, being first duly sworn, on oath says that (she)he is the agent authorized by the bidder to submit the attached bid. Affiant further states that the bidder has not been a party to any collusion among bidders in restraint of freedom of competition by agreement to bid at a fixed price or to refrain from bidding; or with any state official or employee as to quantity, quality, or price in any discussions between bidders and any state official concerning exchange of money or other thing of value for special consideration in the letting of a contract.

Subscribed and sworn to before me this _____ day of _____, 2021.

_____
Company Representative

_____
Notary Public

My Commission Expires:

_____

SECTION 00160 – BUSINESS RELATIONSHIP AFFIDAVIT

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

_____ , of lawful age, being first duly sworn, on oath says that (she)he is the agent authorized by the bidder to submit the attached bid. Affiant further states that the nature of any partnership, joint venture, or other business relationship presently in effect or which existed within one (1) year prior to the date of this statement with the Architect, Engineer, or other party to the project is as follows:

Affiant further states that any such business relationship presently in effect or which existed within one (1) year prior to the date of this statement between any officer or director of the bidding company, any officer or director of the architectural or engineering firm or other party to the project is as follows:

Affiant further states that the names of all persons having any such business relationships and the positions they hold with their respective companies or firms are as follows:

(If none of the business relationships herein above mentioned exist, affiant should so state.)

_____
Company Representative

Subscribed and sworn to before me this _____ day of _____, 2021.

_____
Notary Public

My Commission Expires:

_____

SECTION 00170 – NON-DISCRIMINATION AFFIDAVIT

The Contractor affirms and states that he/she complies with the following:

1. The Contractor will not discriminate against any employee or applicant for employment because of race, color, sex, religion, national origin or age. The Contractor will take affirmative action to insure that applicants are employed and that employees are treated during employment without regard to their race, color, sex, religion, national origin or age. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the requirements of these nondiscrimination provisions.

2. The Contractor will state, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, that all qualified applicants will receive consideration for employment without regard to race, color, sex, religion, national origin or age."

_____
Company Representative

Subscribed and sworn to before me this _____ day of _____, 2021.

_____
Notary Public

My Commission Expires:

_____

SECTION 00180 - FELONY FREE AFFIDAVIT

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

The undersigned, under the penalties of perjury, certifies to the Tulsa Public Schools ("School District") as follows:

1. The undersigned:

_____ has a contract with the School District; OR

_____ is the duly authorized representative of a business ("entity") having a contract with the School District,

to perform work on School District premises on a full-time or part-time basis.

2. The undersigned hereby certifies that neither the undersigned nor any employee of the undersigned or of the entity, or of any subcontractor of the undersigned or the entity, will perform work on School District premises on a full-time or part-time basis that would otherwise be performed by School District employees if such employee has been convicted in this State, the United States or any other state of any felony offense unless ten (10) years have elapsed since the date of the criminal conviction or the employee has received a pardon for the offense.

3. Neither the undersigned nor any employee of the undersigned, or the entity, or of any subcontractor of the undersigned or the entity, who performs any work on School District property is currently registered under the Oklahoma Sex Offenders Registration Act or the Mary Rippy Violent Crime Offenders Registration Act.

4. The undersigned, or the entity, has conducted a felony record search of all employees who will be assigned to work on a full-time or part-time basis on School District property.

5. This Affidavit is made and delivered pursuant to the requirements of **OKLA. STAT. tit. 70, § 6-101.48 (Supp. 2000)** and **OKLA. STAT. tit. 57, § 589 (Supp. 2004)** (the "Acts"). The undersigned further certifies to the School District that the undersigned and/or the entity are in full compliance with the requirements of the Acts.

EXECUTED AND DELIVERED this _____ day of _____, _____.

_____
AFFIANT'S SIGNATURE

_____
(Print Name and Title)

Representing:

_____
(Name of Entity)

Subscribed and sworn to before me this ___ day of _____, _____.

_____
Notary Public

(S E A L)

Notary Commission Number: _____

My Commission Expires: _____

CERTIFICATION OF COMPLIANCE
WITH ASBESTOS RESTRICTIONS

STATE OF _____)
) SS.
COUNTY OF _____)

The undersigned Contractor, of lawful age, being first duly sworn, on oath says that:

A. Building materials or products incorporated or installed in the construction of _____ School addition and/or remodel will be free of asbestos containing materials or products of any kind.

B. Certification of Compliance with Asbestos Restrictions will be included in any sub-contract connected with the performance of work for this project.

C. Submit copy in O&M Manuals.

ARCHITECT

By _____

_____
(Title)

SUBSCRIBED AND SWORN to before me this _____ day of _____ 20__.

_____
Notary Public

My Commission Expires:

_____

SECTION 00191

CONTRACTORS QUALIFICATIONS STATEMENT

This form is required for every project and is to be included with your bid documents, also submit via email to elampa@tulsaschools.org 7-days prior to bid opening. Failure to submit will disqualify the bid. All questions must be answered, the data must be clear and understanding and must be signed and notarized.

1. Name of Bidder: _____

2. Permanent Main Office Address: _____

3. When organized: _____

4. If incorporated, when and where _____

5. How many years have you been engaged in the contracting business under your present firm or trading name? _____

6. List 5 projects of similar size work, references with telephone numbers, cost of project and year completed: _____

(1) Project:_____, Year:_____,

Cost: $_____

Reference:_____, Phone:_____

(2) Project:_____, Year:_____,

Cost: $_____

Reference:_____, Phone:_____

(3) Project:_____, Year:_____,

Cost: $_____

Reference:_____, Phone:_____

(4) Project:_____, Year:_____,

Cost: $_____

Reference:_____, Phone:_____

(5) Project:_____, Year:_____,

Cost: $_____

Reference:_____, Phone:_____

7. Have you ever failed to complete any work awarded to you? Please explain.

8. Please state the size of your business:

   # of employee's (total):_____

9. Are any of your job captains bilingual?

10. Financial Information:

    a. State the name of the bank with whom you do your principal business:

    Name of Bank Address City, State Phone Number

    _____

    b. State 5 trade references with whom you do business:

    1. _____
    2. _____
    3. _____
    4. _____

_____
President of Company

_____, _____
(Notary Public) (Date)

Affix Notary Seal

SECTION 00260

NO KICK-BACK STATEMENT

A duplicate of the following statement is required to be signed, notarized, and submitted with each and every copy of the AIA Document G702, "Application and Certificate for Payment", that is presented to the Owner for payment.

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

The undersigned Contractor, of lawful age, being first duly sworn, an oath says that this invoice is true and correct. Affiant further states that the services as shown by the invoice have been completed in accordance with the contract. Affiant further states that he has made no payment directly or indirectly to any elected official, officer or employee of the State of Oklahoma, any county or local subdivision of the state, of money or any other things of value to obtain payment.

Contractor

_____
(Title)

By_____

Subscribed and sworn to before me this _____ day of _____, 20___.

_____
Notary Public

My Commission Expires:

_____

[SEAL]

END OF SECTION

SECTION 01300
ADMINISTRATIVE REQUIREMENTS

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Administration of Contract: Provide administrative requirements for the proper coordination and completion of work including the following:
   1. Supervisory personnel.
   2. Preconstruction conference.
   3. Project meetings, minimum of two per month; prepare and distribute minutes.

B. Reports: Submit daily and special reports.

C. Work Schedule: Submit progress schedule, updated monthly.

D. Submittal Schedule: Prepare submittal schedule; coordinate with progress schedule.

E. Schedule of Values: Submit schedule of values.

F. Schedule of Tests: Submit schedule of required tests including payment and responsibility.

G. Perform Surveys: Lay out the work and verifying locations during construction. Perform final site survey.

H. Emergency Contacts: Submit and post a list of emergency telephone numbers and address for individuals to be contacted in case of emergency.

I. Record Documents: Submit record drawings and specifications; to be maintained and annotated by Contractor as work progresses.

1.2 SUBMITTALS

A. Types of Submittals: Provide types of submittals listed in individual sections and number of copies required below.
   1. Shop drawings, reviewed and annotated by the Contractor - 3 copies.
   2. Product data - 3 copies.
   3. Samples - 2, plus extra samples as required to indicate range of color, finish, and texture to be expected.
   4. Inspection and test reports - 3 copies.
   5. Warranties - 3 copies.
   6. Survey data - 3 copies.
   7. Closeout submittals – 3 copies.

B. Submittal Procedures: Comply with project format for submittals. Comply with submittal procedures established by Architect including Architect's submittal and shop drawing stamp. Provide required resubmittals if original submittals are not approved. Provide distribution of approved copies including modifications after submittals have been approved.

C. Samples and Shop Drawings: Samples and shop drawings shall be prepared specifically for this project. Shop drawings shall include dimensions and details, including adjacent construction and related work. Note special coordination required. Note any deviations from requirements of the Contract Documents.

D. Warranties: Provide warranties as specified; warranties shall not limit length of time for remedy of damages Owner may have by legal statute. Contractor, supplier or installer responsible for performance of warranty shall sign warranties.

PART 2 PRODUCTS - Not applicable to this Section

PART 3 EXECUTION - Not applicable to this Section

END OF SECTION

SECTION 01600
PRODUCT REQUIREMENTS

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Manufacturers: Provide products from one manufacturer for each type or kind as applicable. Provide secondary materials as acceptable to manufacturers of primary materials.

B. Product Selection: Provide products selected or equal approved by Architect. Products submitted for substitution shall be submitted with complete documentation, and include construction costs of substitution including related work.

C. Substitutions: Request for substitution must be in writing. Conditions for substitution include:
1. An 'or equal' phrase in the specifications.
2. Specified material cannot be coordinated with other work.
3. Specified material is not acceptable to authorities having jurisdiction.
4. Substantial advantage is offered to the Owner in terms of cost, time, or other valuable consideration.

D. Substitution Requests: Substitutions shall be submitted prior to award of contract, unless otherwise acceptable. Approval of shop drawings, product data, or samples containing substitutions is not an approval of a substitution unless an item is clearly presented as a substitution at the time of submittal.

PART 2 PRODUCTS - Not applicable to this Section

PART 3 EXECUTION - Not applicable to this Section

END OF SECTION

SUBMIT QUOTATION FOR ROOF REPLACEMENT ON THE FOLLOWING PROJECT SITE:

TULSA PUBLIC SCHOOLS

EAST CENTRAL HIGH SCHOOL – LIBRARY ROOF
12150 E 11TH ST
TULSA, OK 74128

PREPARED FOR:
JASON COAN
MAINTENANCE MANAGER
1555 NORTH 77th EAST AVE
TULSA, OKLAHOMA 74115

JUNE 2026

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PART I - GENERAL

1.01 RELATED DOCUMENTS

General conditions, Supplementary Conditions, and Division I of these specifications govern the work herein.

1.02 SUMMARY

A. Furnish and install specified roofing and related components to the following Tulsa Public School sites. **Roof sections designated for roof replacement are labeled in the attached roof plan as Roof Areas 2, 2A, 2B, 2C, 2D, & 2E**. The work included under these specifications shall consist of furnishing all items, materials, operations, or methods listed, mentioned, indicated, or scheduled in these specifications, including all labor, materials, equipment, insurance, transportation, and incidentals necessary and required for project completion.

B. Base Bid Work Includes: **ROOF REPLACEMENT**

1. Remove existing roof assembly, insulation, flashings, etc., down to the existing steel decking.
2. Abolish all non-functioning pitch pans, round vent stacks, vertical support pipes, large equipment curbs, mechanical equipment etc., where designated by marking paint and re-deck where required.
3. Localized steel deck repairs, where required. Verify steel deck panels are secured appropriately. **Reference section 3.05 (A1) of this specification for steel deck attachment.**
4. Where required, install new wood blocking to equal thickness of new insulation system.
5. Install single layer of Polyisocyanurate insulation system consisting of a base layer of 1.5" polyisocyanurate insulation and mechanically attach as per specification requirements. Provide a ¼" per foot tapered insulation system maintaining an average R-Value of 20. Tapered crickets are to be ½" per foot/slope. Set overlayment board of ½" Gypsum fiber cover board in ribbon applications of insulation foam adhesive as specified. **Reference section 3.06 of this specification for the execution of the installation.**
6. Install three (3) ply BUR system consisting of three (3) plies of Polyester/Fiberglass Mat/Polyester Trilaminate reinforced high strength ply sheets as specified in alternate applications of cold processed adhesive as specified. Apply flood coat of cold process adhesive as

specified and broadcast new clean aggregate as specified. Install the roof system in strict accordance with manufacturer's Quality Assurance requirements. **Reference section 3.07 of this specification for the execution of the roof membrane installation.**

7. Install one (1) ply flashing system consisting of elastomeric sheeting in elastomeric adhesive as specified to wall and curb details. Install new cants, metal counterflashings, bar terminations, and other sheet metal fabrications and sealants as required to provide a watertight system. **Reference Section 3.09 (A1) for the execution of the flashing installation.**
8. Fabricate and install new metal pitch pans w/hoods, counterflashing, parapet coping cover, and area divider cap metal. See attached detail drawings.
9. Install ½" tapered crickets at all drain locations and drain bowls to provide for positive drainage. Flash according to specifications. Remove and replace all existing drain screens, ladder clamps, bolts, etc., that are found to be deteriorated, broken, or otherwise found missing.
10. Install new roof protection walkway landings along working sides of mechanical equipment and roof access ladders. Roof protection landings shall be 3' x 4' x 3/8" walktreds set in asphalt mastic.
11. Paint all vertical flashing surfaces on all roof sections, plumbing vents, walktreds, drain screens, etc., with aluminum reflective coating.
12. Roof system manufacturer shall provide Twenty (20) year Quality Assurance Warranty and Ten (10) year roof system inspection, preventative maintenance, and housekeeping program. See Section 1.11 for coverage requirements.

C. Purchase Order and Contingency Fund:

1. A Purchase Order will be issued to the successful contractor upon contract execution at the accepted bid price. A contingency fund of $60,000 is established for the East Central High School Library Roof to cover genuinely unforeseen conditions discovered during the work. Expenditures against the contingency fund require prior written authorization (email or text message) from the TPS Maintenance Manager or their specifier before any contingency work is performed. The contractor shall submit a written change request identifying the specific condition, location, photographic documentation, scope of corrective work, and applicable unit price from the Bid Form. Upon written authorization, the Purchase Order will be increased by the approved amount up to the contingency maximum. Any unused contingency balance shall be credited to TPS upon project completion. The Purchase Order shall not be increased beyond the approved contingency maximum without separate action as required by TPS procurement policy.
2. The contingency fund is established solely for genuinely unforeseen

conditions that could not reasonably have been identified during the mandatory pre-bid site walkover and that are outside the scope of the base bid. Qualifying conditions may include:

a) Isolated areas of steel deck corrosion or structural damage fully concealed beneath the existing roof assembly and not visible or reasonably detectable during the walkover.
b) Deteriorated wood blocking found to be concealed entirely within existing parapet, curb, or roofing assembly.
c) Drain components found to be structurally failed or nonconforming only upon removal.
d) Localized structural anomalies discovered only upon removal of the existing roof assembly.

3. The following conditions shall not qualify for contingency fund use, as the roofing contractor is expected to identify and account for these in their base bid:
    a) General roof surface deterioration consistent with the visible age and condition of the existing roofing system.
    b) Number, type, and general condition of existing penetrations, drains, curbs, and equipment visible during walkover.
    c) Existing slope, drainage patterns, and ponding conditions visible from the roof surface.
    d) accessible flashing, counterflashing, and coping conditions.
    e) Roof area dimensions and geometry.
    f) Any condition that was visible, accessible, or reasonably inferable during the mandatory pre-bid walkover.
4. Pre-Bid Certification: By submitting a bid, the contractor certifies that they have thoroughly inspected the project site during the mandatory pre-bid walkover, are familiar with all visible and reasonably determinable site conditions, and have included all reasonably foreseeable work in the base bid price. Claims for additional compensation based on conditions that were visible or reasonably determinable during the pre-bid walkover will be denied, and the contractor shall be contractually obligated to complete all such work at no additional cost to TPS. Failure by the contractor to proceed with or complete the work shall constitute a default. Upon a finding of default, TPS shall provide written notice to the contractor and the surety. If the contractor does not cure the default within five (5) business days of written notice, TPS reserves the right to call the performance bond pursuant to Oklahoma Statutes Title 61, Section 113 (2024) and engage the surety to complete the work.

1.03 QUALITY CONTROL

A. Roof Contractor shall:
    1. The Roof Contractor shall have been actively engaged in the business of commercial BUR roof replacement for a minimum of five (5) years

under their current firm name and shall provide a project list of no fewer than five (5) comparable BUR roof replacement projects of similar size and scope completed within the past seven (7) years. The project list shall be submitted on the Contractor's Qualifications Statement (Section 00191) and shall include project name, owner contact information, contract value, square footage, and year of completion. Manufacturer certification as required under Section 1.03 A.4 shall be provided for the specific system bid.

2. Be acceptable by the Tulsa Public Schools.
3. Be located within a 55-mile radius of Tulsa Public Schools.
4. Be a Manufacturer Approved/Certified Contractor experienced with the specified roof replacement system. Obtain written certification from the manufacturer of the BUR system certifying that installer is approved and certified by manufacturer for installation of the specified roof replacement system.
5. Installer's Field Supervision: Installer must maintain full-time supervisor/foreman on jobsite during times that roofing work is in progress. The supervisor must have a minimum of 5 years experience in roofing work like nature and scope of specified roofing.
5. Installer shall have installed a minimum of three (3) projects of the specified replacement system on projects of similar design and scope.
6. Roofing contractor shall agree to participate in allowances and adjustments for five (5) years of the warranty period when it is determined that defects are a result of application and workmanship errors. All defects noted during this time will be corrected by the roof contractor at their own expense.
7. Installer shall have in place a formal safety program available for review.

B. Roofing material manufacturer shall:

1. Be Associate Member in good standing with National Roofing Contractors' Association (NRCA) for at least ten (10) years.
2. Be nationally recognized in roofing, waterproofing, and moisture survey industry.
3. Be approved by the Tulsa Public Schools.
4. Has not been in Chapter 11 during the last five (5) years.
5. Be an established roof manufacturing firm with a history of producing and manufacturing roofing systems for at least the manufacturer's longest warranty, and not less than the specified warranty length.
6. Provide Tulsa Public Schools with names of at least 3 local qualified and certified applicators of having experience with specified roof replacement system.
7. Provide a local full-time local Field Technical Services Representative employee available for monitoring project work on a periodic basis. Provide point of contact designated to monitor project. Local full-time Field Technical Services Representative shall have a minimum of Ten

(10) years' experience monitoring roof replacement projects of similar design and scope.

8. Employ full-time local Field Technical Services Representative available for final roof inspection. Provide point of contact designated for final inspection.
9. Provide a copy of roof manufacturer's formal preventative maintenance Service Agreement detailing yearly roof inspections, preventative maintenance, and general housekeeping services and 24 hour a day toll free leak response hotline described under warranty section of this specification.
10. The presence and activity of the manufacturer's representative and/or owner's representative shall in no way relieve the roof contractor of their contractual responsibilities or duties.

1.04 PRE-BID INFORMATION

A. Comply with requirements established by the Tulsa Public Schools.

B. Submit the following information to the Tulsa Public Schools prior to the scheduled bid date:

1. Product compatibility:
   a) Written verification from roofing material supplier that major roofing components, including (but not limited to) coatings, cold process modified adhesives; roofing ply sheets; reinforcement fabric felts and mats; mastics; insulation adhesives and sealants are all compatible with each other.
   b) Written verification from primary roofing manufacturer that all major roofing components are manufactured by the primary roofing manufacturer for quality assurance and compatibility.
2. Copy of Ten (10) year roof preventative maintenance service agreement for roof maintenance, inspection and 24-hour leak response hotline process.
3. Letter from roofing contractor that they agree to participate in allowances and adjustments for five (5) years of the warranty service agreement period when it is determined by the roof system manufacturer that defects in the roofing assembly are a result of application and workmanship errors. All defects noted during this time will be corrected by the roof contractor at their own expense.
4. Letter from the roof system manufacturer that the technical service representative overseeing the project for specification compliance and installation quality is employed by the roof system manufacturer and has been an employee for a minimum of ten (10) years. Technical service representative shall be prepared to respond to problems associated with roofing project within a 2-hour time period.

1.05 SUBSTITUTIONS

A. When a particular make or trade name is specified, it shall be indicative of

the standard required. Bidders/manufacturers seeking approval shall submit the following **seven (7) days prior to the bid date** to the Tulsa Public Schools:

1. Written application with explanation of why it should be considered.
2. Accredited testing laboratory certificate comparing substitute's physical/performance attributes to those specified. Test reports shall be no more than one (1) year old and shall show a direct comparison using the same ASTM test standards as specified in Part 2 of this document.

B. Only substitutes approved in writing by the Tulsa Public Schools prior to the scheduled bid date will be considered.

C. Notification of approvals will be mailed at least 4 days before bid opening.

D. Tulsa Public Schools reserves the right to be the final authority on the acceptance or rejection of any substitute.

1.06 ACCEPTABLE ROOF SYSTEM MANUFACTURERS

A. While these specifications may in some cases describe a specific manufacturer and model number which has been determined as acceptable and suited to the Tulsa Public School needs, they are not intended to eliminate from consideration any comparable material of equal or greater quality which the manufacturer may have available and which will meet the needs of the Tulsa Public Schools.

B. Pre-qualification of roofing material manufacturer shall be required. Submit all information requested under 1.03 **no later than seven (7) days prior to bid date** for consideration, including, but not limited to, all material and testing documentation as specified, including UL approvals as specified for this project.

C. Manufacturers seeking approval through substitution must submit all documentation as stated in 1.05 SUBSTITUTIONS to be considered.

D. Only those manufacturers whose materials comply with the specified standards shall be approved for this project.

E. Project meetings:

1. **Pre-Bid Conference:**
   a) A **mandatory** pre-bid meeting is scheduled for **June 30, 2026 at 10AM in the East Central High School Main Entrance located at 12150 E 11th St, Tulsa, OK 74128.** This pre-bid meeting will commence promptly and will include a walkover of the roof sections listed including the review of the roof specification documents. Response to questions which are not addressed in the bidding documents or require modification will

be included in an addendum and provided to all bidding roof contractors.

2. **Substitution/Manufacturer Approval Deadline:**
   a) **July 3rd, 2026 (7 days prior to bid, per section 1.05)**

2. **Bid Date:**
   a) **July 10th, 2026 at 11AM.**

3. Pre-construction conference and completion schedule.
   a) Will be scheduled by the Tulsa Public Schools within fifteen (15) days after notice of award to proceed.
   b) Attendance:
      (1) Roofing material manufacturer.
      (2) Roof Contractor and project foreman.
      (3) Representative of the Tulsa Public Schools.
   c) Agenda:
      (1) Payment terms.
      (2) Tax exemption certificate.
      (3) Execution of Tulsa Public Schools-Roof Contractor Agreement.
      (4) Distribution of contract documents.
      (5) Submittal of list of subcontractors, material submittals, and progress schedule.
      (6) Designation of responsible personnel.
      (7) Walkover inspection.

4. Progress meetings:
   a) Will be scheduled by Tulsa Public Schools as required.
   b) Attendance:
      (1) Roofing material manufacturer/roof contractor.
      (2) Job superintendent.
      (3) Tulsa Public Schools representative.
   c) Minimum agenda:
      (1) Pre-construction conference-including tapered insulation layout review and drain locations.
      (2) Deck damage identification meeting-following complete tear-off of each roof section, prior to any deck repair work, with TPS representative, contractor foreman, and manufacturer technical representative present.
      (3) Post-deck repair meeting-following completion of all deck Repairs and reattachments on each section (if applicable), To verify compliance before insulation proceeds.
      (4) Pre-aggregate/flood coat meeting-following completion of Three-ply BUR membrane on each section, prior to flood coat application.

(5) Any additional milestones recommended in writing by the Roofing system manufacturer's technical representative as required for Quality Assurance Warranty compliance.

5. Final inspection:
   a) Will be scheduled by the roofing material manufacturer upon job completion.
   b) Attendance:
      (1) Roof Contractor.
      (2) Roofing material manufacturer.
      (3) Tulsa Public Schools representative.
   c) Minimum agenda:
      (1) Walkover inspection.
      (2) Identification of problems which may impede issuance of service agreement.

F. Random sampling:
   1. Roofing material:
      a. During course of work, Tulsa Public Schools Representative may secure samples according to ASTM D140-88 of materials being used from containers at job site and submit them to an independent laboratory for comparison to specified material.
      b. Should test results prove that a material is not functionally equal to the specified material:
         (1) Roof Contractor shall pay for all testing.
         (2) Roofing installed and found not to comply with the specifications shall be removed and replaced at no change in the contract price.

G. Plans and specifications:
   1. Roof Contractor must notify owner and specifier of any omissions, contradictions, or conflicts **seven (7) days before bid date**. Tulsa Public Schools and manufacturer will provide the necessary corrections or additions to plans and specifications by addendum. If the roof contractor does not notify the owner and specifier of any such condition, it will be assumed that the roof contractor has included the necessary items in the bid to complete this specification.
   2. It is the intent that these roofing projects be completed by a manufactured certified roof contractor that has met the criteria to provide the long-term service agreement. It is not the intent for these roof projects to bid and later be subcontracted out to an unqualified roofing company and labor personnel. All roofing work completed on the Tulsa Public Schools sites will be performed by the contracted company. The Roof Contractor alone will be held responsible by the Tulsa Public Schools for the completed project.
   3. If the roof contractor feels a conflict exists between what is considered

good roofing practice and these specifications, roof contractor shall state in writing all objections prior to submitting quotations.

4. It is the contractor's responsibility during the work to bring to the attention of the Tulsa Public Schools representative any defective membrane, insulation or deck discovered where not previously identified.

1.07 REFERENCES

A. ASTM - American Society for Testing and Materials, Philadelphia, PA.

B. U.L. – Underwriter's Laboratory.

C. SMACNA - Sheet Metal and Air-Conditioning Contractors National.

D. NRCA - National Roofing Contractors Association, Chicago, IL.

E. IBC – International Building Code.

1.08 DELIVERY, STORAGE AND HANDLING

A. Delivery of materials:
   1. Deliver materials to job-site in new, dry, unopened, and well-marked containers showing product and manufacturer's name.
   2. Deliver materials in sufficient quantities to allow continuity of work.
   3. Coordinate delivery with Tulsa Public Schools.

B. Do not order project materials or start work before receiving Tulsa Public Schools written approval.

C. Storage of materials:
   1. Store roll goods on ends only. Discard rolls which have been flattened, increased, or otherwise damaged. Place materials on pallets. Do not stack pallets.
   2. Stack insulation on pallets.
   3. Store materials marked "keep from freezing" in areas where temperatures will remain above 40 F.
   4. Store metal roof deck on pallets with one end elevated to provide drainage.
   5. Remove plastic packaging shrouds. Cover top and sides of all stored materials with tarpaulin (not polyethylene). Secure tarpaulin.
   6. Store roofing materials in ventilated water-tight trailers. Remove plastic packaging shrouds.
   7. Materials necessary for two (2) days' work may be stockpiled on the roof. Disperse material to avoid concentrated loading.
   8. No materials may be stored in the open or in contact with ground or roof surface.

9. Should the roof contractor be required to quickly cover material temporarily, such as during an unanticipated rain shower, all materials shall be stored on a raised platform covered with secured canvas tarpaulin (not polyethylene), top to bottom.
10. Roof Contractor shall assume full responsibility for the protection and safekeeping of products stored on the Tulsa Public Schools premises.
11. The Tulsa Public Schools reserves the right to stop roof contractor's roofing activity during excessively windy days when such weather conditions increase the risk of damage to the grounds, buildings, public automobiles, and property.

D. Material handling:
1. Handle materials to avoid bending, tearing, or other damage during transportation and installation.
2. Material handling equipment shall be selected and operated so as not to damage existing construction or applied roofing. Do not operate or situate material handling equipment in locations that will hinder smooth flow of vehicular or pedestrian traffic.
3. **THE ROOF CONTRACTOR IS NOT TO STORE ROOFING MATERIALS, EQUIPMENT ETC., ON SURROUNDING ROOF SECTIONS NOT INCLUDED IN THESE SPECIFICATIONS. WHERE ROOF SECTIONS ADJOIN ROOF AREAS NOT BEING ADDRESSED IN THESE SPECIFICATIONS, THE ROOF CONTRACTOR SHALL ROPE AND FLAG AREA TO AVOID TRAVERSING ONTO ROOF SYSTEM.**

1.09 SITE CONDITIONS

A. Field measurements and material quantities:
1. **Roof system applicator shall have SOLE responsibility for accuracy of all measurements, estimates of material quantities and sizes, and site conditions that will affect work.**

B. Existing conditions:
1. Building space directly under the roof area covered by this specification will be utilized for on-going operations. Do not interrupt the Tulsa Public Schools operations unless prior written approval is received from the Tulsa Public Schools.
2. Access to the roof shall be from the exterior only. Air-conditioning units, wind screens and other equipment shall be moved as required to install roofing materials completely and in accordance with plans and specifications. When units and equipment are to be moved, they shall be carefully disconnected and removed to a protected area so as not to damage any part or component thereof and shall be reconnected in such a way that they are restored to a prior work operating condition. Appropriate measures shall be taken to prevent

dust, vapors, gases, or odors from entering the building during roof removal, replacement, or repair.

3. **All disconnection and reconnection shall be performed by mechanical and/or electrical personnel provided by the roofing contractor, which includes mechanical units to be raised to achieve minimum flashing height.**
4. When wind or decorative screens are to be removed, the roof contractor is required to disassemble components and store them on protective plywood to be reinstalled once the new roof assembly has been completed. All components found deteriorated or otherwise damaged shall be replaced to provide appropriate support/bracing.

C. Asbestos:

1. Roof Contractor agrees to exonerate, indemnify, defend, and hold harmless the Tulsa Public Schools and roofing material manufacturer from and against all claims, demands, lawsuits, damages, expenses, and losses incurred by Contractor's removal of asbestos-containing materials from Tulsa Public Schools buildings and work site. Roof Contractor must conduct its operations according to applicable requirements including but not limited to those established by:
   a) Occupation Safety and Health Administration (OSHA).
   b) Environmental Protection Agency (EPA).
   c) Department of Transportation (DOT).
   d) State or Local Air Pollution Control Authorities/Agencies.
   e) State or Local Solid Waste or Hazardous Waste Authorities/Agencies.
   f) State or Local Health Department(s).
   g) State or Local Building Code Authorities.
   h) Other federal, state, or local agencies or authorities.
2. Roof Contractor shall perform appropriate inspections, surveys, and file timely notifications to proper authorities prior to starting roof renovation or demolition activities. Inspectors, project planners, project managers, contractors and workers involved in the roof project shall have appropriate training, licenses, and registrations. Roof Contractor shall be responsible for determining and implementing regulatory compliance activities, including but not limited to work practices, engineering controls, personal protection, air monitoring, testing, hazard communication, material handling, record retention, and arranging for waste disposal/handling.
3. Roof Contractor must file a Uniform Hazardous Waste Manifest from proper landfill site for each load of asbestos containing material removed. Copies must be sent to the owner and material manufacturer/ specifier. Transportation of waste shall be in accordance with applicable Department of Transportation (DOT) requirements.

D. Safety requirements:

1. All applications, material handling, and associated equipment shall conform to and be operated in conformance with OSHA safety requirements.
2. Comply with federal, state, local and Tulsa Public Schools fire and safety requirements.
3. Advise the Tulsa Public Schools whenever work is expected to be hazardous to Tulsa Public Schools, employees, and/or operators.
4. Maintain a crewman as a floor area guard whenever roof decking is being repaired or replaced.
5. Maintain fire extinguisher within easy access whenever power tools and torches are being used.
6. Hazard Communication: The contractor shall comply with the OSHA Hazard Communication Standard, 29 CFR 1910.1200, and all applicable Oklahoma Department of Labor requirements regarding the safe use and handling of roofing materials and chemical products. Material Safety Data Sheets (SDS) for all products used on this project shall be maintained on site and made available to TPS upon request. The contractor shall take all necessary measures to prevent vapors, fumes, and odors from entering the building during all phases of work.

E. Waste Disposal:
1. Do not re-use, re-cycle or dispose of product containers except in accordance with all applicable regulations. The user of product containers is responsible for proper use and disposal of product containers.

F. Environmental requirements:
1. Do not work in rain, snow, or in the presence of water.
2. Do not work in temperatures below 40 F.
3. Do not install materials marked "keep from freezing" when daily temperatures are scheduled to fall below 40 F.
4. Do not perform masonry work below 40 F.
5. Remove any work exposed to freezing.
6. Advise the Tulsa Public Schools when volatile materials are to be used near air ventilation intakes so that they can be shut down or blocked as required.

G. Temporary sanitary facilities:
1. Furnish, install, and maintain temporary sanitary facilities for employees' use during project. Remove on project completion.
2. Place portable toilets in conformance with applicable laws, codes, and regulations.

H. School Calendar and Restricted Work Hours:
1. Once teachers and staff return to the building (anticipated on or around August 5, 2026), no roofing work of any kind shall be performed

between the hours of 7:30 AM and 4:00 PM, Monday through Friday. East Central High School bell times are 8:30 AM (opening bell) to 3:35 PM (dismissal). The 30-minute buffer on each end accounts for student arrival and departure. This restriction applies to all phases of work including tear-off, material staging, equipment operation, and any activity generating noise, fumes, debris, or safety hazards accessible to building occupants. The contractor shall submit a written weekly work schedule to the TPS Maintenance Manager or their specifier every Friday by 3:00 PM for the following week, including planned scope of work for each day, milestones expected to be reached, anticipated milestone notification dates, and a request for TPS to confirm availability for milestone site visits. Written communication for all purposes under this contract shall be via email or text message to the TPS Maintenance Manager or their specifier. All communications shall be retained by both parties as part of the permanent project record.

I. Plumbing Vent Requirements:

1. Minimum Vent Termination Height: open vent pipes extending through a roof shall be terminated not less than 10 inches above the finished roof surface. The contractor shall verify and document that all remaining vent stacks meet this minimum height after installation of the new roof assembly. Any vent stack found to be deficient shall be extended at no additional cost to TPS.
2. Any plumbing vent stack terminating less than 3 feet above the level of an HVAC outdoor air intake must maintain a minimum horizontal separation of 10 feet from that intake. Where any plumbing vent stack is located within 10 feet horizontally of an HVAC fresh air intake, the contractor shall install a horizontal PVC extension per the following requirements:
    a) Minimum horizontal extension length: 10 feet, directed away from all HVAC fresh air intakes.
    b) Extension material: Schedule 40 PVC or galvanized steel pipe, matching the diameter of the existing vent stack.
    c) Support: Treated wood blocking at maximum 4-foot intervals, secured with galvanized preformed pipe straps, set on protection pads per Section 3.09 M.
    d) Slope: The horizontal extension shall slope back toward the original vertical stack at a minimum of ¼ inch per foot to prevent water accumulation and freeze-related blockage.
    e) Terminal End Cap: The open end of the horizontal extension shall be fitted with a hooded or gooseneck-style cap, screened against bird and rodent entry.
    f) All horizontal extension connections shall be watertight. All exposed PVC shall be painted with water-based synthetic latex paint to protect against UV degradation.
    NOTE: The contractor shall field-verify the location of all HVAC fresh air intakes relative to all plumbing vent stacks prior

to the pre-construction conference and submit a written plan identifying all vents requiring horizontal extensions. The contractor shall account for all such extensions in their base bid.

1.10 UNIT PRICES

A. Quote unit prices on Unit Price Sheet provided as follows:
   1. Steel Deck Repairs - $/sq. ft.
   2. Steel Deck Overlayment - $/sq. ft.
   3. Steel Deck Replacement - $/sq. ft.
   4. Wood blocking replacement - 2' X 4' $/linear ft.
      2' X 6' $/linear ft.
   5. New drain installation and lineal foot cost for piping.

1.11 WARRANTY/PREVENTATIVE MAINTENANCE SERVICE AGREEMENT

A. Warranty:
   1. Upon project completion, and Tulsa Public Schools inspections and roof system manufacturer acceptance, Manufacturer shall provide a Twenty (20) year Quality Assurance Warranty on the Roof Sections designated for Roof Replacement (Roof Sections 2, 2A, 2B, 2C, 2D, 2E).
   2. Warranty, Manufacturer Inspection Program:
      a) Manufacturer Inspection Services: By manufacturer's technical representative, to report maintenance responsibilities to Owner necessary for preservation of Owner's warranty rights. The cost of manufacturer's inspections is included in the Contract Sum. Inspections to occur in following years: 2, 5, 10, and 15 following completion.
   3. Installer's Warranty: Installer's warranty signed by the installer, as follows.
      a) Form of warranty: Form acceptable to Roofing Manufacturer and Owner
      b) Scope of Warranty: Work of this section
      c) Warranty Period: 5 years from date of completion.
   4. The Manufacturer shall also provide a Ten (10) year roof maintenance service agreement program on the East Central High School completed roof sections included in this project. Roof maintenance program shall cover yearly inspections during the 10-year program, proactive preventative maintenance, and housekeeping of the roofs as well as a 24 hour a day leak reporting response and tracking service. The specific areas covered shall be as follows:
      a. Roof Inspection includes:
         1. Visual inspection of the roof membrane and roof surface conditions.
         2. Inspection of the flashing systems including the metal

edges, base flashings on equipment and adjoining walls, counterflashing's and termination details, soil stacks and vents, and inspections of rooftop projections and equipment including, pitch pans, HVAC equipment and access hatches.

3. Roof manufacturer shall provide reports from these roof inspections. The reports shall become part of the roof database maintained on the roof system. This database shall be updated after each inspection.

b. Preventative Roof Maintenance Services shall include:
   1. Metal edge components – tears, splits and breaks in roof membrane flashings will be repaired with appropriate repair mastics and membranes.
   2. Tears and splits in flashing membrane will be repaired with appropriate repair mastics and membranes. Unsecured rooftop equipment will be secured. Exposed fasteners will be sealed. Termination bars and counterflashing's will be sealed.
   3. Roof membrane repairs shall consist of tears, breaks, and splits in the flashing membrane. All splits and blisters which threaten the roof integrity of the roof membrane will be cleaned, primed, and repaired with appropriate repair materials. Metal projections (hoods and clamps) will be sealed.

c. Housekeeping shall include:
   1. Removal of incidental debris (i.e., leaves, branches, paper, and similar items).
   2. Removal of debris from roof drains, scuppers, gutters, and downspouts.

d. Leak response service shall include:
   1. 24 hour a day toll free leak response phone number.
   2. List of local and qualified roof contractors who will respond to leaks within established timelines.
   3. Roof Manufacturer shall provide quarterly leak reports of leak activity in calendar quarters where leaks have occurred.

e. Web-based Information Management System:
   1. To manage roofing assets, the roof system manufacturer shall provide to the Tulsa Public Schools a web-based computerized data management program to monitor all yearly roof inspections, completed maintenance and leak reports, review specifications, drawings, and photographs.

Data will always be available in a secure, password-protected environment.

5. Maintenance Program Renewal: Prior to the expiration of the 10-year roof maintenance service agreement, the roofing system manufacturer shall provide TPS with a written proposal for renewal or extension of the maintenance program for an additional term, at rates to be negotiated. The manufacturer's obligation to submit a renewal proposal is a condition of this contract. TPS is under no obligation to accept the renewal proposal, but the manufacturer's failure to submit one constitutes a breach of the service agreement terms.

1.12 MILESTONE SITE VISITS, PHOTOGRAPHIC DOCUMENTATION, & INSPECTION RIGHTS

A. Pre-Construction Documentation: Prior to any work commencing, the contractor shall:
   1. Photograph all drop ceiling areas directly below Roof Sections 2, 2A, 2B, 2C, 2D, and 2E, documenting existing conditions of ceiling tiles, grid systems, light fixtures, and any pre-existing damage.
   2. Photograph the underside of all roof penetration points from the Building interior, including: all roof drains at the interior drain bowl and underdeck clamp locations; all plumbing vent stacks at their interior penetration point through the structural deck; mechanical equipment supports, conduit and piping penetrations, and any other location where a roof element passes through or is connected to the structural deck.
   3. Submit all pre-construction photos to the TPS Maintenance Manager or their specifier within 48 hours of the pre-construction walkover and prior to any work commencing.
      NOTE: Failure to document pre-existing interior conditions prior to commencing work will result in the contractor assuming full liability for any interior damage discovered during or after the project. Pre-construction photos establish the baseline condition for all damage claims.

B. Milestone Photograph Requirements: The contractor shall photograph each Roof section at each of the following milestones before advancing to the next phase of work. All photographs shall be date and time-stamped and submitted within 24 hours of milestone completion, organized by roof section and milestone stage, in full resolution:
   1. Milestone 1: Existing roofing assembly completely removed down to steel decking.
   2. Milestone 2: steel decking inspection complete; all deck repairs, reattachments, and rust inhibitive treatment completed as needed.
   3. Milestone 3: Base layer polyisocyanurate insulation mechanically fastened per manufacturer's requirements.
   4. Milestone 4: Tapered insulation system and gypsum fiber coverboard

fully adhered per manufacturer’s requirements.

5. Milestone 5: First ply of three-ply BUR system installed and adhered per manufacturer's requirements.
6. Milestone 6: Second ply of three-ply BUR system installed and adhered per manufacturer's requirements.
7. Milestone 7: Third ply completed and adhered per manufacturer's requirements.
8. Milestone 8: Flood coat and aggregate broadcast complete per manufacturer’s requirements.
9. Milestone 9: All flashings, counterflashings, pitch pans, and metal work complete per manufacturer’s requirements.
10. Milestone 10: Final completed roof surface, all sections.
11. Milestone 11: Post-completion underside photographs of all penetration points.
12. Milestone 12: Post-completion interior drop ceiling documentation.

C. Milestone Site Visit Process:

1. Milestone Notification and Authorization: Upon reaching each milestone, the contractor shall immediately submit a milestone completion notification with photographs to the TPS Maintenance Manager or their specifier via email or text message during normal TPS business hours (7:00 AM to 4:30 PM, Monday through Friday, excluding TPS holidays). No subsequent work phase shall commence without TPS written authorization to proceed. All milestone site visits shall be conducted during normal TPS business hours. The contractor shall not request or require TPS to conduct inspections outside of these hours. All authorizations shall be in writing and shall identify the specific milestone number, roof section, and date. Each authorization applies only to the identified milestone and does not constitute permission to proceed past any subsequent milestone.

D. TPS Response Time and Contractor’s Right To Proceed:

1. TPS Response Window: TPS shall respond to a milestone completion notification submitted during normal business hours by the end of the next full business day. If TPS does not respond within one full business day, the contractor may submit a comprehensive photographic record, provide written notice of intent to proceed under the no-response provision, and advance to the next phase. Notifications submitted after 3:00 PM on a Friday or on weekends, holidays, or TPS school breaks shall not start the response clock until 7:00 AM on the next business day.

E. Uncovering of Work and Inspection Rights:

1. Uncovering Authorized Work: If TPS suspects non-compliance in work properly authorized to proceed, TPS may require the contractor to uncover the work for inspection. If non-compliant, the contractor shall

bear all costs of uncovering, correcting, and recovering, with no time extension. If compliant, the contractor may submit a cost request for uncovering and recovering, per AIA A201-2017, Section 12.1.2. Uncovering Authorized Work: If the contractor proceeds to any subsequent phase without obtaining required milestone authorization, TPS may require uncovering of all work performed without authorization. All costs of uncovering, inspecting, correcting, and recovering are the contractor's responsibility, with no cost to TPS and no time extension, regardless of compliance. Uncovering shall be completed within one (1) business day of written notice from TPS.

PART II - PRODUCTS

2.01 GENERAL

A. Comply with quality control, references, specifications, and manufacturer's data. **PRODUCTS CONTAINING ASBESTOS ARE PROHIBITED ON THIS PROJECT. USE ONLY ASBESTOS-FREE PRODUCTS.**

B. Use products with personal protection. Users must read container labels and material safety data sheets prior to use.

2.02 MANUFACTURERS

A. Basis of Design: The roof system specified in this Section is based upon products of Tremco CPG Inc, Beachwood, OH (800) 562-2728, www.tremcoroofing.com that are named in other part 2 articles. Provide specified products.

B. Source Limitations: Obtain components for roofing system from same manufacturer as membrane roofing or manufacturer approved by membrane roofing manufacturer.

2.03 ROOF DECKING

A. Metal Roof Deck:
   1. To match existing steel deck configuration.

B. Rust inhibitive paint:
   1. Alkyd based paint with primer by Anchor or approved equal.

C. Steel Deck Overlayment:
   1. 22 ga. flat galvanized steel.

2.04 WOOD BLOCKING & CARPENTRY

A. Lumber:
   1. Southern Pine; No. 2 grade; free from warping and visible decay; pressure-treated with alkaline copper quaternary (ACQ) to meet

AWPB, LP-22, 0.40 retention, and marked.

B. Cant Strips:
   1. Fibered Cant

2.05 INSULATION

A. Bottom Layer: Class 1, Polyisocyanurate
   1. Johns Manville ENRGY 3, Atlas AC Foam III or approved equal. Starting Insulation Thickness: 1.5”

B. Tapered Insulation System: Class 1, Polyisocyanurate
   1. Johns Manville ENRGY 3, Atlas AC Foam III or approved equal.
   2. Thickness ¼” per ft/slope.
   3. Cricket Thickness: ½” per ft/slope.
   4. Submit tapered drawing to roof system manufacturer for approval prior to ordering.

C. Top Layer: Gypsum Roof Board
   1. DensDeck Prime or approved equal.
   2. Thickness: ½”

D. Insulation Adhesive:
   1. Single component low rise foam insulation adhesive by Tremco or approved equal.

2.06 MECHANICAL FASTENERS

A. Wood to wood:
   1. Galvanized, common, annular ring nail.
   2. Length: Sufficient to penetrate underlay blocking 1-1/4 inches.

B. Wood to masonry:
   1. Anchor bolts, 1/2-inch diameter with 5/8-inch washer.

C. Galvanized sheet steel to wood blocking:
   1. Type II, Style 20, roofing nails, galvanized steel wire, flat head, diamond point, round, barbed shank.
   2. Length: Sufficient to penetrate wood blocking 1-1/4 inches minimum.

D. Drawband:
   1. Gold Seal stainless steel worm gear clamp by Murray Corporation, Cockeysville, MD.
   2. Power-Seal stainless steel worm drive clamps by Breeze Clamp Company, Saltsburg, PA.

E. Insulation to Steel Decking:

1. Trufast #12 DP or Trufast #14 HD with Trufast 3" Metal Insulation Plate or approved equal.
2. Length: Sufficient to provide a minimum of ¾" steel penetration and engage the top flute of the steel deck.

F. Termination Bar to Wood/Metal:
1. UltraFast #12 Fastener.
2. Length: Sufficient to provide a minimum of 1.5" embedment minimum.

2.07 ROOFING MATERIALS

A. Adhesives:
1. Interply adhesive:
a) BURmastic cold process adhesive by Tremco or approved equal.

B. Base sheet and roofing plies:
1. Polyester/Fiberglass Mat/Polyester Trilaminate reinforced high strength ply sheet manufactured by Tremco or approved equal.

C. TRA Elastomeric Sheeting:
1. 45 mil reinforced EPDM/SBR sheeting by Tremco or approved equal.

E. Roof Replacement Interply Adhesive and Flood Coat:
1. BURmastic cold process adhesive by Tremco or approved equal.

F. Related materials:
1. Asphalt mastic:
a) ASTM D 4586-86 fibrated asphalt mastic by Tremco or approved equal.
2. Asphalt primer:
a) ASTM D 41-85.
3. Cant strip:
a) ASTM C 208-72 (1982), impregnated fiberboard.
4. Flashing End Lap Seam Elastomer:
a) Polyroof LV by Tremco or Approved Equal.
6. Flashing surfacing:
a) Ready-mixed aluminum coating by Tremco or approved equal.
7. Flashing membrane:
a) 45 Mil TRA elastomeric Sheeting by Tremco or approved equal.
9. Pitch pan cement:
a) ASTM C 928-89, rapid hardening non shrink grout.
10. Pitch pan mastic:
a) ASTM D 4586-86 fibrated asphalt mastic by Tremco or approved equal.
11. Roofing aggregate:
a) Hard, durable, opaque; washed free of clay, loam, sand, or other

foreign substances.

b) Do not use: Crushed gravel, white dolomite (marble chips), Joplin chats, scoria, limestone, volcanic rock, crushed oyster and clam shells, crushed brick tile, or cinders.

c) ASTM D 1863-86, size six (6).

12. Sealants:
    a) Drawband Sealant:
        1) Single Component, polyurethane sealant by Tremco or approved equal.
    b) T-bar sealant:
        1) Single Component, polyurethane sealant by Tremco or approved equal.
13. Walkway panels:
    a) Three (3) ft. by four (4) ft., granule surfaced, fiberglass reinforced panel by Tremco or approved equal.
14. Expansion Joint Sheeting:
    a) 45 mil TRA polyester reinforced flashing membrane by Tremco or approved equal.
15. TRA Sheeting adhesive:
    a) Black elastomeric sheeting adhesive by Tremco or approved equal.
16. Insulation Adhesive:
    a). Expandable Foam insulation adhesive by Tremco or approved equal.
17. Reinforcement Mesh:
    a) Woven glass mesh by Tremco or approved equal.

2.08 METAL FLASHINGS

A. Termination bar:
1. ASTM B 2221-85a - aluminum bar:
    a) 3/16 x 1 inch.

B. Parapet Coping Covers and Area Divider Metal Caps:
1. Pre-painted Galvanized Steel: ASTM A 526-85, sheet steel with 1.25 oz./sq. galvanized coating.
    a) Gage: Twenty-four (24).
2. Paint finish at exposed sides: Factory baked-on two (2) coat system comprised of One (1) coat of full 70% resin fluorocarbon (polyvinylidene fluoride PV2) by Kynar 500 or approved equal.
3. Roof Contractors shall provide color chart displaying metal color options.

C. Metal Counterflashing:
1. Galvanized Steel: ASTM A 526-85, sheet steel with 1.25 oz./sq. galvanized coating.
    a) Gage: Twenty-four (24).

D. Pitch pans with hood:
   1. Galvanized Steel: ASTM A 526-85, sheet steel with 1.25 oz./sq. galvanized coating.
      a) Gage: Twenty-four (24).
      b) Solder: ASTM B32-89, alloy grade 50A. Neutralize flux after soldering.
   2. All seams and joints shall be either soldered or a hem interlock break installed in accordance with the manufacturer's roof detail drawings.

E. Piping through roof box:
   1. Galvanized Steel: ASTM A 526-85, sheet steel with 1.25 oz./sq. galvanized coating.
      a) Gage: Twenty-four (24).
      b) Solder: ASTM B32-89, alloy grade 50A. Neutralize flux after soldering.

F. Drains:
   1. Roof drains shall be sized and discharged in accordance with local building and plumbing codes.
   2. All drain components shall be cast iron. Including drain body, clamping ring, underdeck clamp and strainer. 4" minimum diameter.
      1. Acceptable manufacturers:
         a) Donovan Manufacturing Co., North Reading, MA.
         b) Josam Manufacturing Co., Michigan City, IN.
         c) Smith Manufacturing Co., Inc., Montgomery, AL.
         d) Tyler Pipe, Tyler, TX.
         e) Zurn Industries, Inc., Erie, PA.

G. Lead Flashings:
   1. ASTM B 29-79(1984), four (4) lb. sheet lead.

H. Work shall be in accordance with Architectural Sheet Metal Manual, as issued by Sheet Metal and Air Conditioning Contractors' National Association, Inc., (SMACNA).

2.09 ROOF SYSTEM PERFORMANCE REQUIREMENTS:

A. THREE-PLY ROOFING SYSTEM CONSISTING OF THREE-PLIES OF POLYESTER/FIBERGLASS MAT/POLYESTER TRILAMINATE REINFORCED HIGH STRENGTH BASE PLIES WITH COLD PROCESS INTERPLY ADHESIVE

Property	Typical Value	Test Method
Tensile Strength	495.1 lbf/in MD 386.2 lbf/in XMD	ASTM D 2523

Elongation	3.9% MD 3.5% XMD	ASTM D 2523

B. POLYESTER/FIBERGLASS MAT/POLYESTER TRILAMINATE REINFORCED HIGH STRENGTH BASE PLY

Property	Typical Value	Test Method
Thickness	60 mils (1.5mm)	ASTM D 5147
Weight	38 lb/100 ft2	ASTM D 5147
Tensile Strength @ 77º F	165 lbf/in MD 150 lbf/in XMD	ASTM D 5147
Tensile Strength @ 0º F	190 lbf/in MD 180 lbf/in XMD	ASTM D 5147
Pliability, 1/2 in.	No failures (13mm) radius	ASTM D 5147
Mass of desaturated, mat, min	3 lb/100 ft2	ASTM D 228
Tear strength @ 77º F	260 lbf MD 230 lbf XMD	ASTM D 5147
Asphalt	10.0 lb/100 ft2 minimum	ASTM D 228

C. FIBRATED ASPHALT MASTIC

Property	Typical Value	Test Method
Asbestos content	None	ASTM D 276-87
Viscosity @ 77 F	480,000 - 1,000,000 cP	ASTM D 2196-86
Density @ 77 F	9.3 lb/gal	ASTM D 1475-85
Nonvolatile Matter	80%	ASTM D 4586-86
Behavior at 140 degrees F.		

D. TRA ELASTOMERIC FLASHING MEMBRANE

Property	Typical Value	Test Method
Thickness	0.045 inch (1.1mm)	ASTM D 751
Breaking strength, minimum	350 lbf MD 300 lbf XMD	ASTM D 751
Tear Strength, minimum	77 lbf MD 77 lbf XMD	ASTM D 751

E. BURMASTIC COLD PROCESS INTERPLY ADHESIVE

Property	Typical Value	Test Method

Asbestos content	None	EPA 600/R-93/11 6
Viscosity @ 25 deg. C.	25 – 75 Pa s	ASTM D2196
Density @ 25 deg. C	7.2-7.6 lbs/gal	ASTM D6511
Nonvolatile Matter	72%	ASTM D6511

PART III - EXECUTION

3.01 EXAMINATION

A. Verify conditions as satisfactory to receive work.

B. Do not begin roofing until all unsatisfactory conditions are corrected. Beginning work constitutes acceptance of conditions.

C. Verify that work of other trades penetrating roof deck or requiring men and equipment to traverse roof deck has been approved by the Tulsa Public Schools, roof manufacturer, and roofing contractor.

D. Check projections, curbs, and deck for inadequate anchorage, foreign material, moisture, or unevenness that would prevent the quality and execution of the new roofing system.

3.02 GENERAL WORKMANSHIP

A. Substrate: Free of foreign particles prior to laying roof membrane.

B. Phased application: Not permitted. All plies shall be completed each day.

C. Traffic and equipment: Kept off completed plies until adhesive has set.

D. Wrapper and packaging materials: Not to be included in roofing system.

E. Entrapped aggregate: Not permitted within new membrane. Its discovery is sufficient cause for rejection.

F. Ply shall never touch ply, even at roof edges, laps, tapered edge strips, and cants.

G. Fit plies into roof drain rims; install lead flashing and finishing plies; secure clamping collars; install domes.

H. Extend roofing membrane to top edge of cant at wall and projection bases.

I. Cut out fishmouths/side laps which are not completely sealed, patch. Replace all sheets which are not fully and continuously bonded.

J. Cold Process Tanker: Free of contaminants.

K. Application rates: Bitumen quantities for waterstop/tie-offs, flashings, miscellaneous detail applications, and minimum kettle capacity are not included in application rates. To account for these factors, add approximately twenty-five (25) percent additional bitumen on a total-job average basis.

L. Mechanical fasteners:
1. Seated firmly in discs with fastener heads flush or below disc's top surface.

M. Length: Sufficient to accommodate roof insulation thickness and engage steel deck ¾" inch minimum.

N. Insulation:
1. Install insulation boards in courses parallel to roof edges mopping surface up.
   a) Firmly butt each insulation board to surrounding boards. Do not jam or deform boards.
   b) Eliminate open joints and uneven surfaces.
2. Maximum insulation gap: 1/4 inch.
3. Fill insulation board joint gaps larger than 1/4 inch with roof insulation.
4. Maximum elevation variation between boards at joints: 1/8 inch.
5. Cut and fit insulation boards where roof deck intersects vertical surfaces. Cut the board 1/4 inch from vertical surface.
6. Stagger joints at least six (6) inches.
7. Filler size: Eighteen (18) inches in length or width, minimum.

O. Insulation: Form continuous insulation joints over deck flange. Do not cantilever insulation edges over deck ribs. Minimum bearing surface: 1-1/2 inches.

P. Clean Surface Installation Requirement:
1. Clean Surface Installation: All materials shall be installed to clean, properly prepared surfaces. Where existing sealants, mastics, coatings, caulking, or adhesive residue are present at any surface receiving new material — including but not limited to drain bowl perimeters, pitch pan fills, counterflashing reglets, T-bar terminations, plumbing vent base seals, coping laps, and all field-applied sealant locations — the contractor shall remove all existing material to the greatest extent practicable prior to applying new products. Applying new sealant, mastic, or coating over existing deteriorated, incompatible, or inadequately bonded material is expressly prohibited. Surfaces shall be cleaned of all dirt, oil, rust, loose material, and incompatible residue and primed as required per the manufacturer's written instructions before any new material is applied.

The TPS Maintenance Manager or their specifier, or the manufacturer's technical representative, may inspect any surface prior to the application of new material and shall have the authority to reject non-compliant work at no additional cost to TPS.

3.03 PREPARATION

A. Protection:

1. The Roof Contractor shall be responsible for the protection of property during the course of work. Lawns, shrubbery, paved areas, and buildings shall be protected from damage. Repair damage at no extra cost to the Tulsa Public Schools.
2. Provide at jobsite prior to commencing removal of debris, a dumpster or dump truck to be located adjacent to building directed by the Tulsa Public Schools. Where roof elevations extend beyond two stories, roof contractors shall construct an enclosed chute from roof for removal of debris from roof area. Roof contractors shall protect building surfaces at chute/set-up areas with tarpaulin. Secure tarpaulin appropriately to ensure the tarp remains in place throughout project progress. Remove dumpster from premises when full and empty at approved dumping or refuse area. Deliver dumpster to site for further use. Upon job completion, dumpster/chute shall be removed from premises. Spilled or scattered debris shall be cleaned up immediately. Removed material to be disposed from roof as it accumulates.
3. Roofing, flashings, membrane repairs, and insulation shall be installed and sealed in a watertight manner on the same day of installation or before arrival of inclement weather.
4. At the start of each workday drains within the daily work area shall be plugged. Plugs are to be removed at the end of each workday or before the arrival of inclement weather.
5. Preparation work shall be limited to those areas that can be covered with installed roofing material on the same day and before the arrival of inclement weather.
6. Arrange work sequence to avoid use of newly constructed roofing for storage, walking surface, and equipment movement. Move equipment and ground storage areas as work progresses.
7. Protect building surfaces at chute/set-up areas with tarpaulin. Secure tarpaulin. Remove dumpster from premises when full and empty at approved dumping or refuse area. Deliver empty dumpster to site for further use. Upon job completion, the dumpster shall be removed from the premises. Spilled or scattered debris shall be cleaned-up immediately. Removed material to be disposed from roof as it accumulates.
8. At the end of each working day, removal areas shall be sealed with water stops along edges to prevent water entry.

9. Provide clean plywood walkways and take other precautions required to prevent tracking of aggregate/debris from existing membrane into new work area where aggregate/debris pieces can be trapped within new roofing membrane. Contractor shall instruct and police workmen to ensure that aggregate/debris is not tracked into new work areas on workmen's shoes or equipment wheels. Discovery of entrapped aggregate/debris within new membrane is sufficient cause for its rejection.

B. Surface Preparation:
   1. Remove: Existing roofing, insulation to roof deck.
   2. Sweep clean steel deck and dispose of debris appropriately.

3.04 CARPENTRY

A. Parapet Coping Cover:
   1. Mechanically attach 2X to match the width of the existing coping. Install wood blocking and secure to the existing substrate with fasteners spaced twelve (12) inches O.C. Pre-drill into substrate where required to install anchors.
   2. Install nervastral vinyl barrier over wood blocking and secure to the interior and exterior edge of the wood blocking eight (8) inches O.C., with the appropriate roofing nail.
   3. Follow detailed drawing for the attachment of the continuous cleat.

B. Area Dividers:
   1. Fabricate and install new 24 ga. cap metal over area dividers. If applicable, build up raised area divider to accommodate tapered saddles and crickets. Add wood nailer to meet the existing width of area divider. Maintain minimum 8” flashing height. Run flashing membrane up and fasten to top side of wood nailer. Follow attached detail drawing.

B. Wall and Curbs transitions:
   1. Install 45-degree fibered cants.

3.05 ROOF DECK REPAIRS

A. Metal roof deck repairs (If Applicable):
   1. Deck Reattachment:
      a) Mechanically reattach loose sections of deck to steel support members 12 inches O.C., within the field of the roof and no more than 6 inches O.C., within the roof perimeter and corner zones.
      b) Side laps: Mechanically fasten 18 inches O.C.
   2. Deck Replacement:
      a) Remove defective metal decking. Examine support. If it is unsound, contact the Tulsa Public Schools representative

immediately for future action.

b) Install new metal decking in accordance with SDI, Design Manual for Roof Decks.

3. Deck Protection:

a) Remove rust scales and apply rust inhibitive paint at a rate of 150 sq. ft. per gallon.

3.06 THERMAL INSULATION

A. Insulation System:

1. Mechanically attach bottom layer insulation system to steel decking at the rate of One (1) fastener every two (2) sq. ft. Install 50% additional fasteners along perimeter edge and 100% additional along building corners and ensure insulation board is firm under foot.
2. Ensure the insulation board joints are staggered a minimum of six (6) inches.
3. Filler insulation requires two (2) fasteners per piece.
4. Install the subsequent tapered insulation system in ribbon applications of low-rise foam. Set boards in bead applied insulation adhesive at the rate of 0.3 gallons per 100 sq. ft., spaced at no more than 12" O.C. within the field of the roof, no more than 6" O.C. within the roof perimeter zone, and no more than 4" O.C. within all corners. Walk boards immediately into adhesive.
3. Install ½" tapered crickets and saddles at building corners, between drains, high sides of curbs etc., to minimize ponding water conditions. Maintain positive drainage.
4. **Contractor to provide tapered layout prior to start of the project.**

B. Overlayment Installation:

1. Set the specified ½" cover board in ribbon applications of insulation adhesive at the rate of 1.5 gallons or 0.3 gallons per 100 sq. ft. spaced at no more than 12" O.C. within the field of the roof, no more than 6" O.C. within the roof perimeter zone, and no more than 4" O.C. within all corners. Ensure insulation board joints are staggered a minimum of six (6) inches and immediately walk insulation boards into adhesive to ensure complete bond.

3.07 ROOF SYSTEM APPLICATION

A. Install three (3) ply roofing sytem of Polyester/Fiberglass Mat/Polyester Trilaminate reinforced high strength ply sheets in alternate applications of cold process adhesive as specified. Place ply sheets to ensure water will flow over parallel to; but, never against exposed edges.

B. Immediately after installation, broom and/or roll ply sheet. Ensure

continuous seal and contact between adhesive and felts, including ends, edges, and laps without wrinkles, fish mouths or blisters.

C. Apply uniform and continuous pressure to exposed edges and end laps to ensure complete adhesion.

D. Avoid walking on plies until adhesive has set.

e. Overlap previous day's work 24 inches. Provide headers where new roof membrane terminates the previous day's work

E. Lap ply membrane ends four (4) inches. Stagger end laps three (3) feet minimum.
   1. Embed each ply in a uniform and continuous application of interply cold processed adhesive. Interply application Rate: 2 gallons per 100 sq. ft.
   2. Apply flood coat of cold processed adhesive as specified at 5 gallons per 100 sq. ft. Broadcast new clean aggregate as specified at a rate of 500 lbs per 100 sq. ft.

3.08 GENERAL WATER STOP/TIE-INS

A. Remove embedded dirt/debris from top ply of felt among termination.

B. Width: 18 inches.

C. Adhere 12 and 18 inch wide ply sheets from exposed deck to existing roofing with a continuous 1/16 inch thick application of tie-off mastic. Glaze cut-off with surfacing mastic. Extend 18 inches wide felt 3 inches either side 12 inches felt.

D. Install "deadman" insulation filler at insulation staggers.

E. Extend the roofing system at least 12 inches onto prepared area of adjacent roofing. Seal edge with 6-inch-wide reinforcing membrane embedded between alternate courses of tie-off mastic.

F. At the beginning of the next day's work, remove temporary connection by cutting felts evenly along edge of existing roof system. Remove "deadman" insulation fillers.

E. Roof contractor is to ensure all tie-ins including wall and curb flashings, projection details, area dividers, etc., are completely sealed prior to leaving the project at days end. Flashings are to be sealed with (1) ply of reinforcing membrane set between alternate applications of the specified mastic. Tie-ins are to remain in place until the appropriate detail is completed.

3.09 FLASHINGS

A. General flashing requirements:

1. Wall and Curb Flashings:
   a) Cut elastomeric flashing sheeting in lengths not to exceed ten (10) feet. Apply sheeting bond adhesive in a continuous 1/16-inch-thick application to flashing surface. Adhere sheeting membrane to bonding adhesive. Lap flashing membrane ends four (4) inches; extend membrane six (6) inches beyond toe of cant; press sheet firmly in place. Ensure complete bond and continuity without wrinkles or voids. Adhere laps with flashing adhesive. Seal vertical laps and base of sheeting membrane with two (2) plies of reinforcing mesh membrane embedded between alternate continuous courses of flashing elastomer as specified.
   b) Secure flashing with T-bar secured 8" O.C., with the appropriate fastener.
   c) Flashing Height: Minimum 8"

2. Two-Ply Stripping:
   a) Where applicable, set flange in asphalt mastic. Seal flange with two (2) plies of membrane flashing embedded between alternate applications of stripping asphalt mastic.

3. Counterflashing:
   a) Along masonry wall, saw cut new reglet joint with a minimum flashing height of eight (8) inches and install new counterflashing. Seal top of new counterflashing with sealant as specified. Tool neatly.
   b) Where wall panels exist, trim wall panels to accommodate new flashing height. Fabricate and install new counterflashing to match existing and secure 8" O.C. with appropriate fastener.

E. At plumbing vents:

1. Wedge plumbing vent tight against steel deck.
2. Apply 1/16 inch uniformly thick layer of asphalt mastic to surface receiving metal flange .
3. Fabricate and install plumbing vent flashing from 4 lb lead. Flange 4 inches minimum. Extend completely around the periphery of vent flashing. Set flange into mastic. Neatly dress flange with wood block.
4. Prime lead flange with asphalt primer.
   a) Pipe outside diameter greater than 2 inches: Bend lead inside pipe 1 inch minimum with pliers or rubber/plastic mallet;

replace cracked lead.

b) Pipe outside diameter 2 inches or less: cut lead at vent top; fabricate and install integral lead cap.

5. Install two (2) ply stripping described in General Flashing requirements section.

F. At pitch pockets:

1. Fabricate pitch pans. Sides: 4 inches high, hemmed to outside at top edge. Flange: 4 inches wide, completely around the periphery. Clearance between projection and pitch pan: 2 inches. Set flange in mastic.
2. Pack gap between roof-penetrating element and deck with compressible insulation. Seal with reinforcing membrane embedded between alternate courses of asphalt mastic.
3. Nail flange to wood blocking 3 inches O.C. staggered.
4. Prime metal flange, projection, and pitch pan interior with asphalt primer.
5. Install two (2) ply stripping described in general flashing requirements section.
6. Fill the pitch pan with asphalt mastic. Double fill if necessary.
7. Fabricate and install umbrella with drawband over pitch pan. Tighten drawband.
8. Wipe clean top of umbrella and projection with a metal cleaner. Primer surface with metal primer.
9. Caulk stack/sheet metal interface. Provide watershed. Tool neatly.

F. At roof drains:

1. Install tapered edge strip around drains to provide sumps. Seal toe of tapered edge to drain rim with reinforcing membrane embedded between alternate courses of asphalt mastic.
2. Install the roofing system into sump and onto drain rim.
3. Apply 1/16 inch uniformly thick layer of asphalt mastic to surface receiving lead flashing.
4. Set single piece lead flashing in mastic centered over drain; extend lead 6 inches beyond drain rim. Neatly dress lead with wood block.
5. Clamp flashing collar to drain in bed of mastic.
6. Neatly cut lead/felts within drain at rim. Extend it to 1 inch into bowl.
7. Prime lead with asphalt primer.
6. Install two-ply stripping described in general flashing requirements section. Stripping shall not extend under clamping ring.

J. At equipment stands (pipe):

1. Apply 1/16 inch uniformly thick layer of asphalt mastic to surface receiving metal flange.
2. Fabricate and install sleeve flashing. Height: 8 inches. Flange

width: 4 inches. Flange to extend completely around flashing periphery. Solder all joints. Double solder vertical joints.
3. Nail flange to wood blocking 3 inches O.C., staggered.
4. Prime flange with asphalt primer.
5. Install two (2) ply stripping described in the general flashing requirements section.
6. Fabricate storm collar with bolted connection. Cover sleeve flashing 3 inches minimum. Tighten bolts.
7. Wipe clean top of storm collar and projection with metal cleaner. Prime surface with metal primer. Caulk projection/sheet metal interface. Provide watershed. Tool neatly.

K. At metal sleeve and storm collar(s):
1. Apply 1/16 inch uniformly thick layer of asphalt mastic to surface receiving metal flange.
2. Fabricate and install sleeve flashing. Height: 8 inches. Flange width: 4 inches. Flange to extend completely around flashing periphery. Solder all joints. Double solder vertical joints.
3. Nail flange to wood blocking 3 inches O.C., staggered.
4. Prime flange with asphalt primer.
5. Install two (2) ply stripping described in the general flashing requirements section.
6. Fabricate storm collar with bolted connection. Cover sleeve flashing 3 inches minimum. Tighten bolts.
7. Wipe clean top of storm collar and projection with metal cleaner. Prime surface with metal primer. Caulk projection/sheet metal interface. Provide watershed. Tool neatly.

L. At piping through roof deck (if applicable):
1. Fabricate and install a two-piece pipe box. Bottom portion fabricated with 4 inch flange. Top section notched to fit over piping.
2. Set flange in mastic, nail flange to wood blocking 3 inches O.C. Prime flange.
3. Fill the box interior with batt insulation.
4. Fasten top and closure detail to bottom.
5. Wipe the clean metal surfaces of the box and piping with metal cleaner. Prime metal with metal primer. Caulk joint between box and piping. Tool neatly.
6. Install two (2) ply stripping described in the general flashing requirements section.

M. At gas lines and equipment runners:
1. All gas lines greater than 3” shall be resting on wood blocking and resting on ¼” steel plate and protection pad consisting of polyester/walktred set in the specified adhesive. Spacing shall be

4' O.C. Remaining piping smaller than 3" shall be resting on new 4 X 4 redwood runners and installed over polyester/walktred set in the specified adhesive. Rest piping on new block runner and attach galvanized preformed strap and secure to blocking with the appropriate fastener.

3.10 SURFACING TREATMENT ON FLASHING

A. Apply one (1) coat of the specified aluminum reflective coating to flashing surfaces, expansion joints, drain domes, plumbing vents, galvanized vent stacks, pitch pans and walk protection landings at an approximate rate of 120 sq. ft. per gallon.

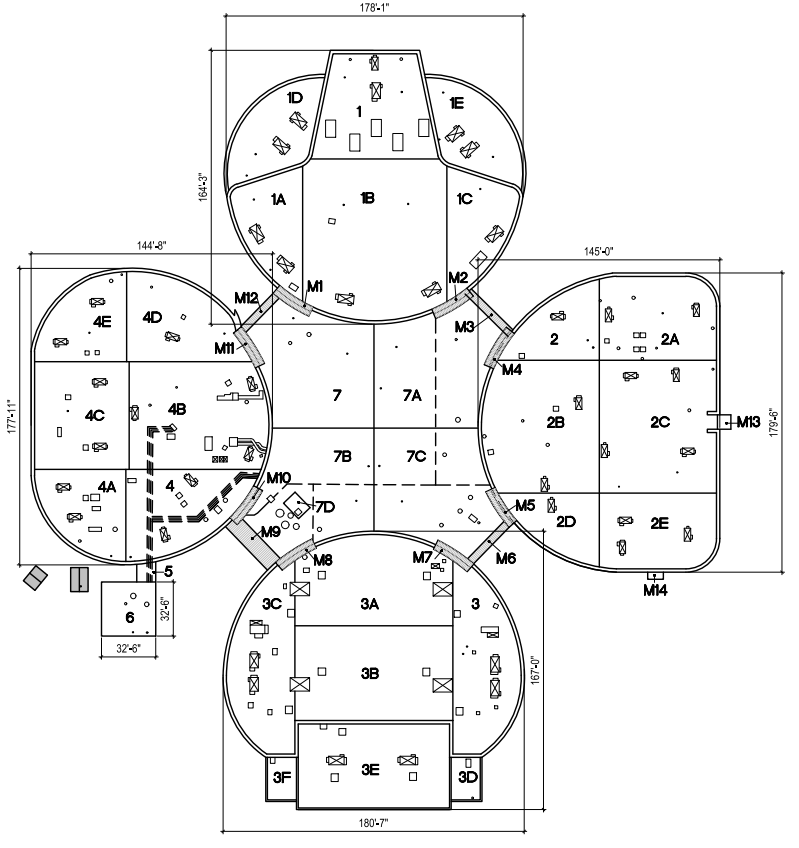
3.11 WALKWAYS

A. Install new walkway panels around access doors, ladders and working sides of mechanical equipment. Set landings in solid applications of cold process adhesive.

3.12 ADJUSTING AND CLEANING

A. Repair of deficiencies:
   1. Installations of details noted as deficient during Final inspection must be repaired and corrected by applicator, and made ready for re-inspection, within five (5) working days.

B. Clean-up:
   1. Immediately upon job completion, roof membrane and flashing surfaces shall be cleaned of debris.
   2. Clean drains, scuppers, downspouts etc., of all debris and ensure they are free flowing.
   3. Remove all loose trash and debris from surrounding building grounds. Correct grounds around staging area by filling with dirt, packing and spreading neatly.



Bldg.	Roof Area	Square Footage	Building Sq. Ft.
1	1	4,365	22,836
	1A	2,564	
	1B	8255	
	1C	2,564	
	1D	2,544	
	1E	2,544	
2	2	2,107	22,383
	2A	3,687	
	2B	5,545	
	2C	5,751	
	2D	1,954	
	2E	3,339	
3	3	4,296	24,479
	3A	4,838	
	3B	5,342	
	3C	4,296	
	3D	489	
	3E	4,729	
	3F	489	
4	4	3,470	20,953
	4A	2,561	
	4B	5,387	
	4C	3,800	
	4D	3,228	
	4E	2,507	
5			128
6			128
7	7	4,565	18,583
	7A	4,612	
	7B	4,625	
	7C	4,656	
	7D	125	
Total			109,490

M1	148
M2	148
M3	171
M4	152
M5	148
M6	175
M7	150
M8	150
M9	380
M10	148
M11	150
M12	158
M13	70
M14	39
Total	2,187

Roof Plan

SCALE 1" = 60'-0"

0' 40' 80' 120'

TREMCO
Roofing & Building Maintenance

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DISTRIBUTION DATE: 05.22.26

DRAWN BY: RLW

LEGEND:
- PENETRATION
- OR CURB
- HVAC UNIT
- NOT IN CONTRACT

NOTE: ALL PENETRATIONS ARE APPROXIMATE IN SIZE AND LOCATIONS TO USED AS REFERENCE POINTS ONLY.

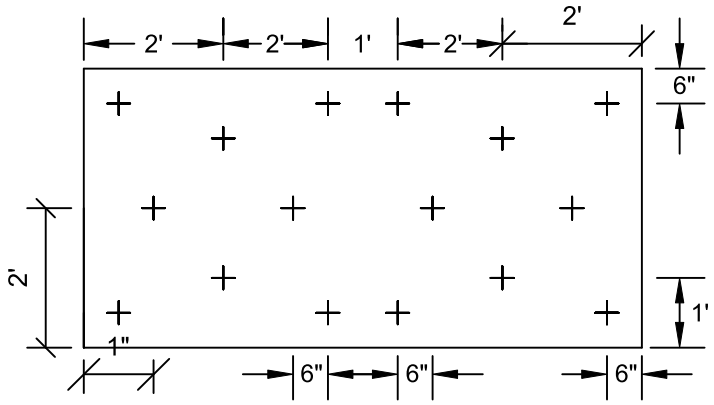
East Central High School
12150 E. 11th St.
Tulsa, OK 74128

DIMENSIONS TO BE FIELD VERIFIED BY CONTRACTOR

SHEET NAME
ROOF PLAN

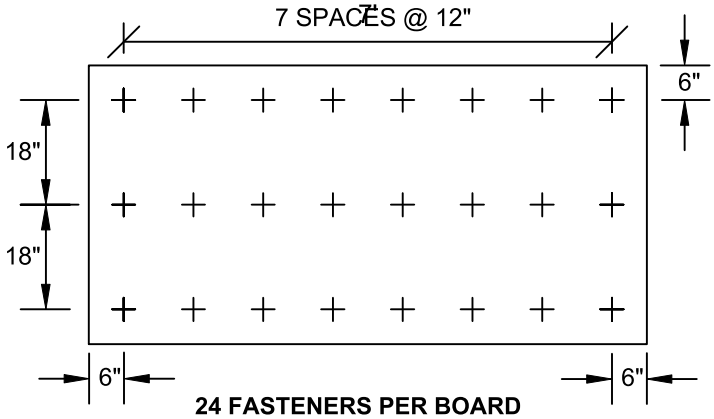
SHEET NO.
R1.0

FIELD FASTENER PLACEMENT



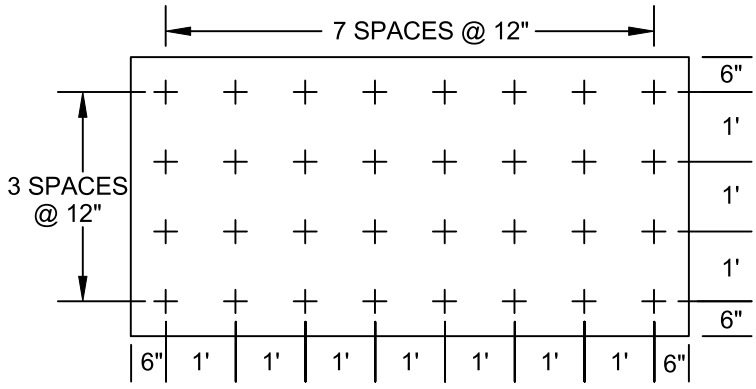
16 FASTENERS PER BOARD

PERIMETER FASTENER PLACEMENT



24 FASTENERS PER BOARD

CORNER FASTENER PLACEMENT

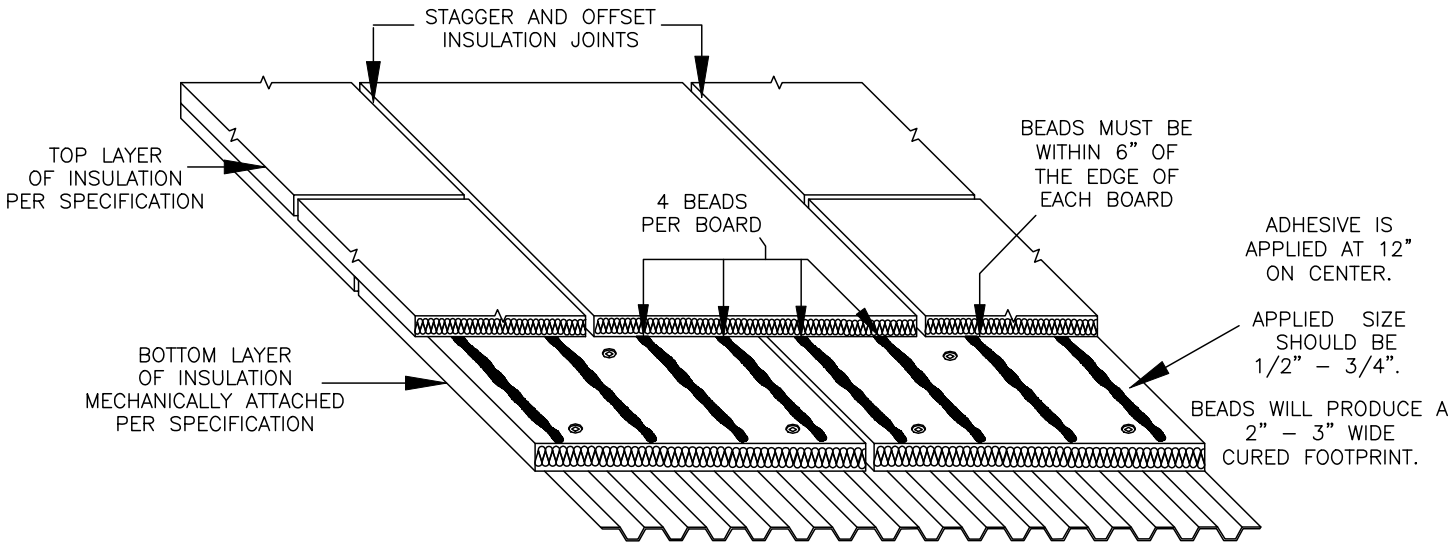


32 FASTENERS PER BOARD

THE FOLLOWING GUIDELINES APPLY FOR FASTENER DENSITIES NOT SHOWN:

1. ENSURE EDGE FASTENERS ARE 6 INCHES FROM THE BOARD EDGES, WITH TOLERANCE AS ABOVE.
2. ENSURE FASTENERS ARE EVENLY DISTRIBUTED OVER THE BOARD AREA.
3. ENSURE ALL FASTENERS ENGAGE THE TOP FLANGE OF STEEL DECKING.
4. REFER TO FM GLOBAL PROPERTY LOSS PREVENTION DATA SHEETS 1-29 FOR FASTENER PLACEMENT RECOMMENDATIONS.

TREMCO *Roofing & Building Maintenance*	SHEET TITLE: BUILT-UP ROOFING HOT/COLD INSULATION FASTENER PLACEMENT FOR 4 FT. X 8 FT. BOARDS	SCALE: NTS DRAWING No.: DWG NO. 22



NOTE:

1. INSULATION BOARDS MUST BE PLACED INTO THE ADHESIVE AS SOON AS IT STARTS TO FOAM (WITHIN 15 SECONDS). STEP BOARDS INTO PLACE. DO NOT REPOSITION BOARDS ONCE THEY ARE SET. DO NOT PUDDLE OR MOUND THE ADHESIVE AS THIS CAN LEAD TO EXCESSIVE RISE AND BOARD SURFACE UNEVENNESS.
2. IDEAL AMBIENT TEMPERATURE FOR APPLICATION IS 45F AND RISING. MATERIAL TEMPERATURE MUST BE BETWEEN 70F AND 85F.
3. APPLY ADHESIVE AT 12" O.C. AT THE FIELD OF THE ROOF (4 BEADS PER BOARD).
4. APPLY ADHESIVE AT 6" O.C. IN PERIMETER AREAS (8 BEADS PER BOARD) AND 4" O.C IN CORNER AREAS (12 BEADS PER BOARD).

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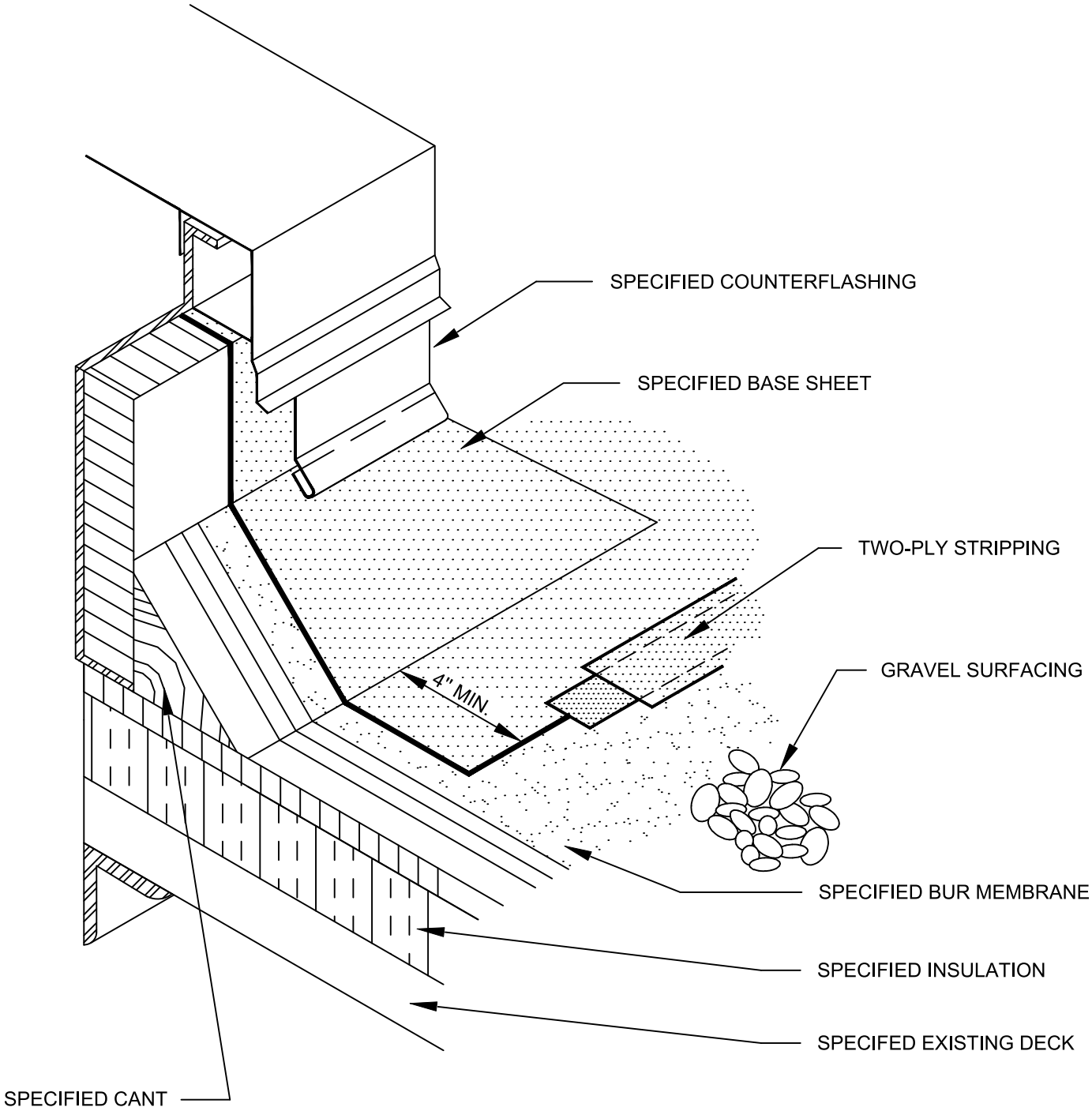
SHEET TITLE:

TREMCO LOW RISE FOAM
INSULATION ADHESIVE

SCALE: NTS

DRAWING No.: TLRFIA-002

2023



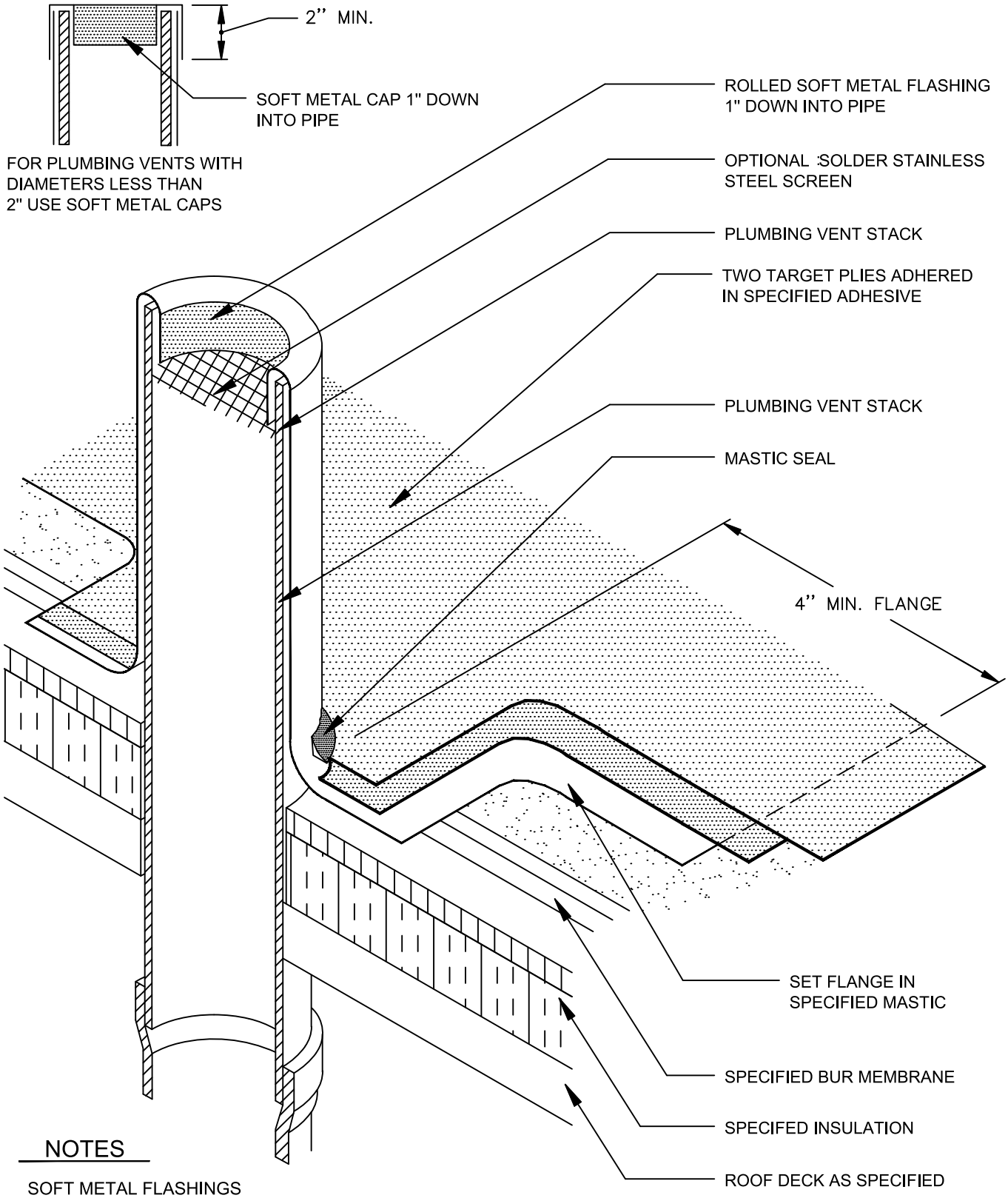
TREMCO
Roofing & Building Maintenance

SHEET TITLE:
BUILT UP ROOFING
HOT/COLD ROOF HATCH

SCALE:
NTS

DRAWING No.:
DWG NO. 25

2023



NOTES

SOFT METAL FLASHINGS

1. SHEET LEAD: MINIMUM 4 LB. (20kg^2/m) PER SQ.FT.
2. SHEET COPPER: MINIMUM 16 OZ. IF COPPER FLASHING IS INSTALLED OVER AN IRON OR STEEL PIPE, WRAP AN ASPHALT COATED ROOFING FELT TO PREVENT DIRECT CONTACT BETWEEN TWO DISSIMILAR METALS.

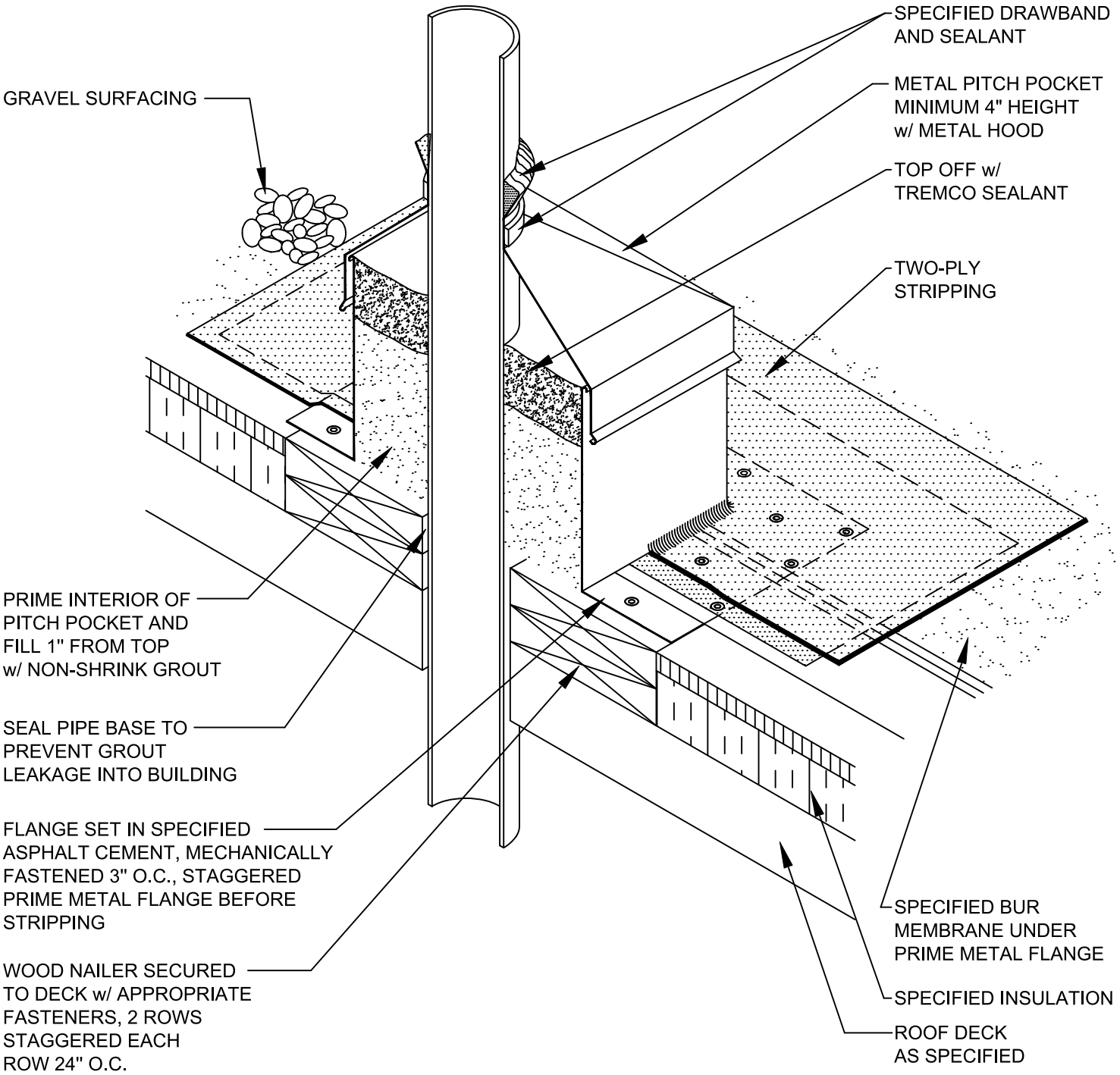
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Roofing & Building Maintenance

SHEET TITLE:
BUILT-UP ROOFING HOT/COLD PLUMBING VENT FLASHING

SCALE:
NTS

DRAWING No.:
DWG NO. 08

2023



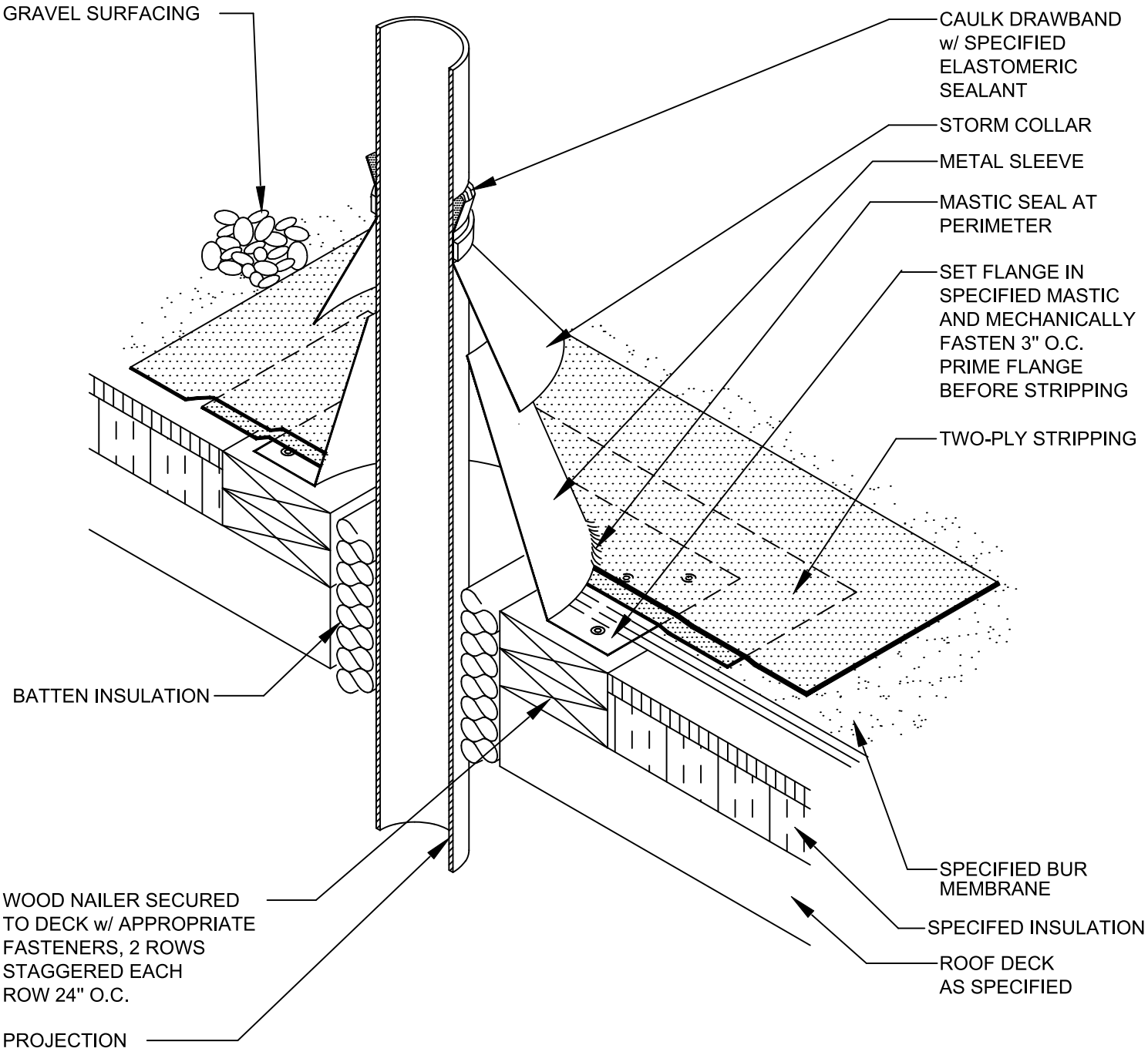
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SHEET TITLE:
BUILT UP ROOFING
HOT/COLD PITCH POCKET WITH GROUT

SCALE:
NTS

DRAWING No.:
DWG NO. 33

2023



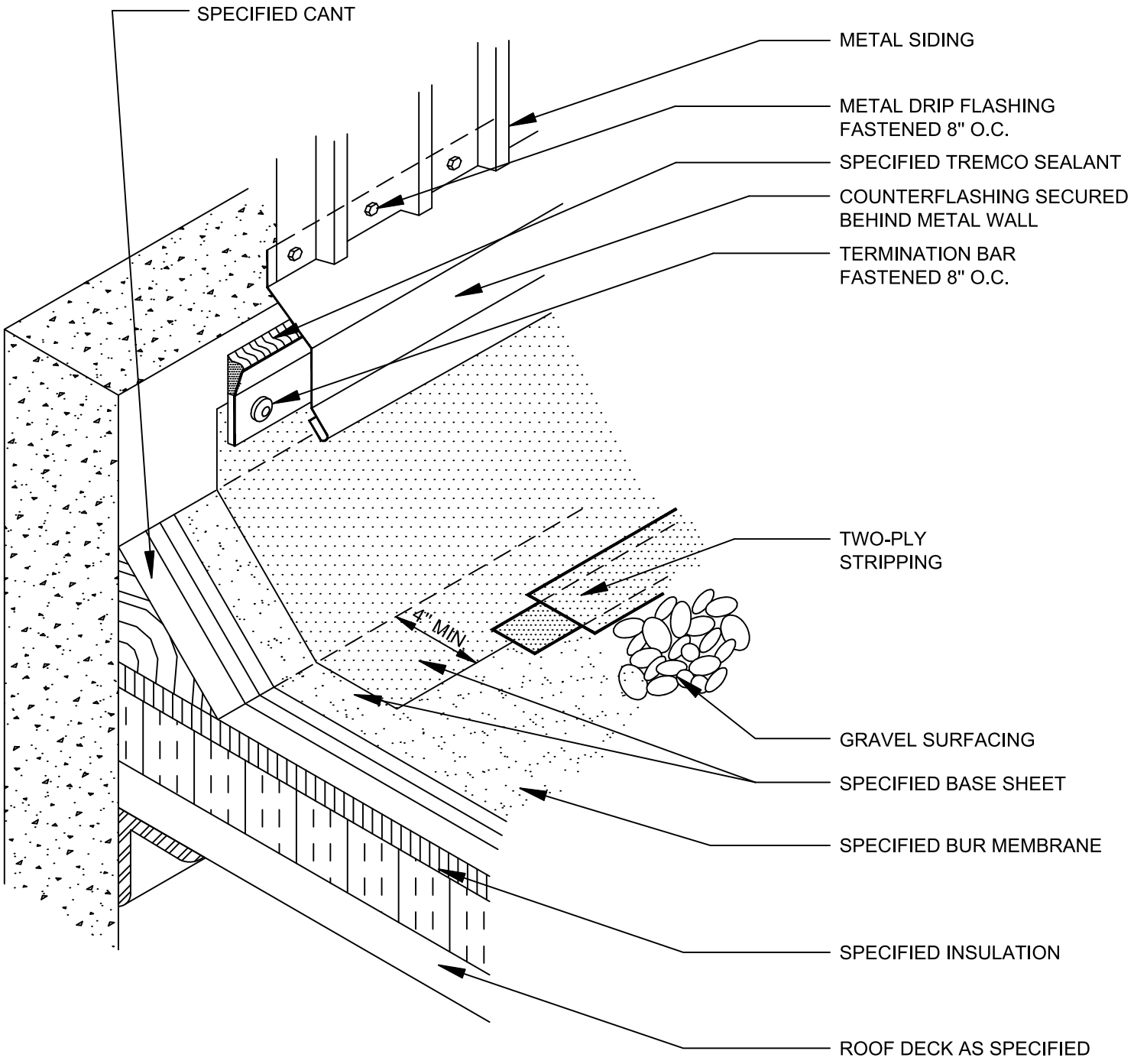
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Roofing & Building Maintenance

SHEET TITLE:
BUILT-UP ROOFING HOT/COLD
METAL SLEEVE AND STORM COLLAR

SCALE:
NTS

DRAWING No.:
DWG NO. 06

2023



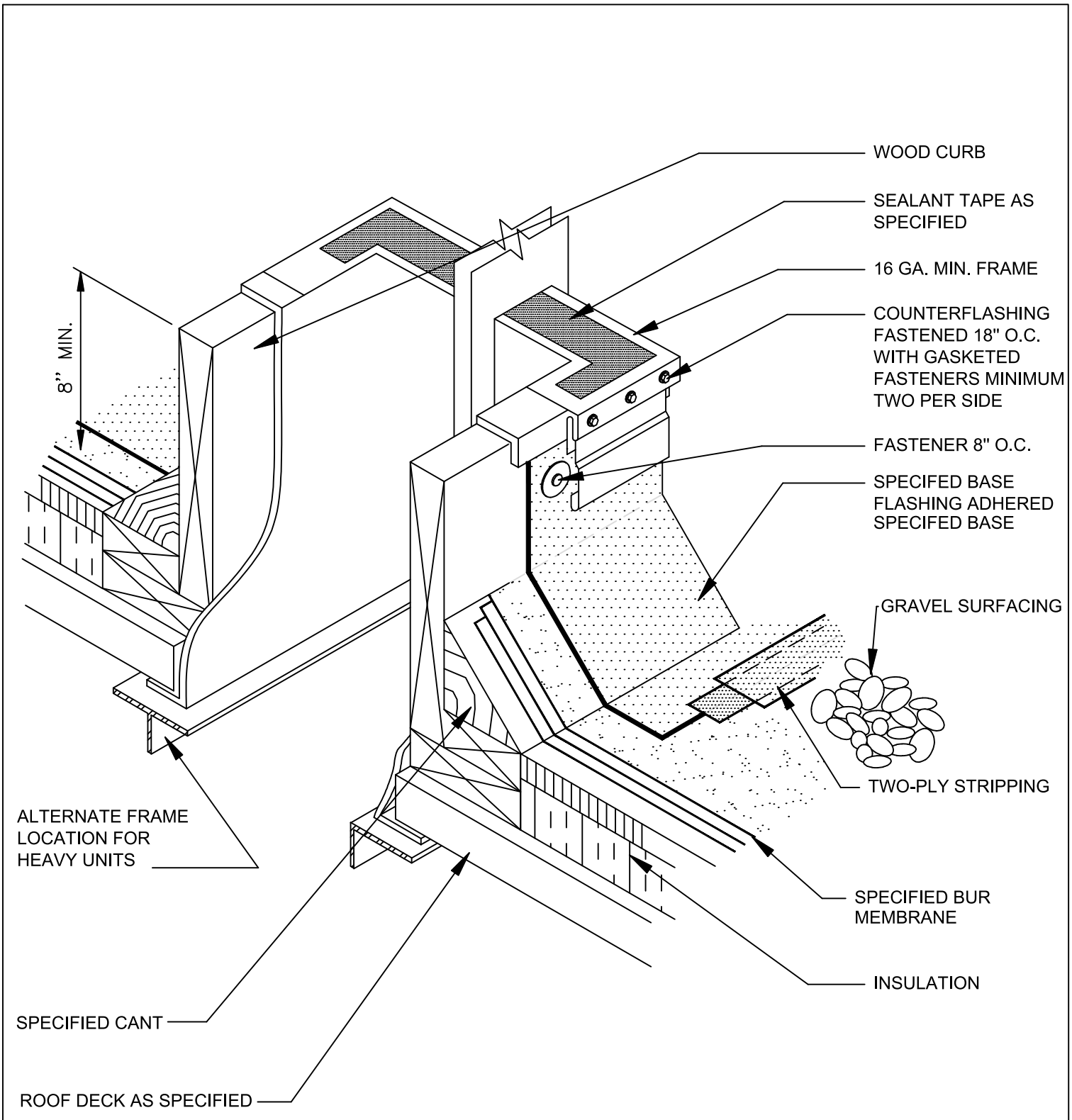
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SHEET TITLE:
BUILT UP ROOFING
HOT/COLD METAL WALL FLASHING

SCALE:
NTS

DRAWING No.:
DWG NO. 39

2023



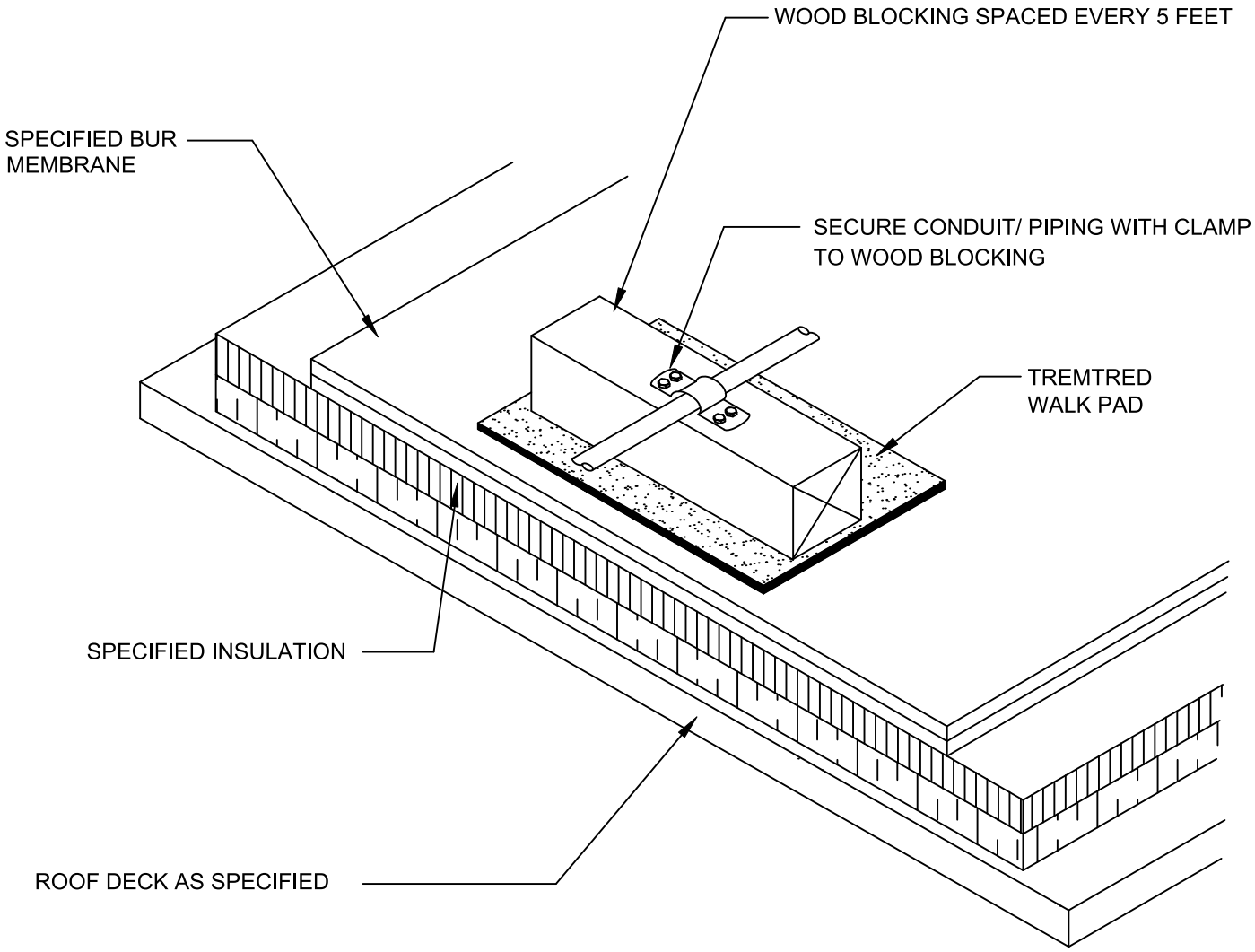
TREMCO
Roofing & Building Maintenance

SHEET TITLE:
BUILT-UP ROOFING
HOT/COLD BASE FLASHING
CURB FOR AIR HANDLING UNIT

SCALE:
NTS

DRAWING No.:
DWG NO. 03

2023



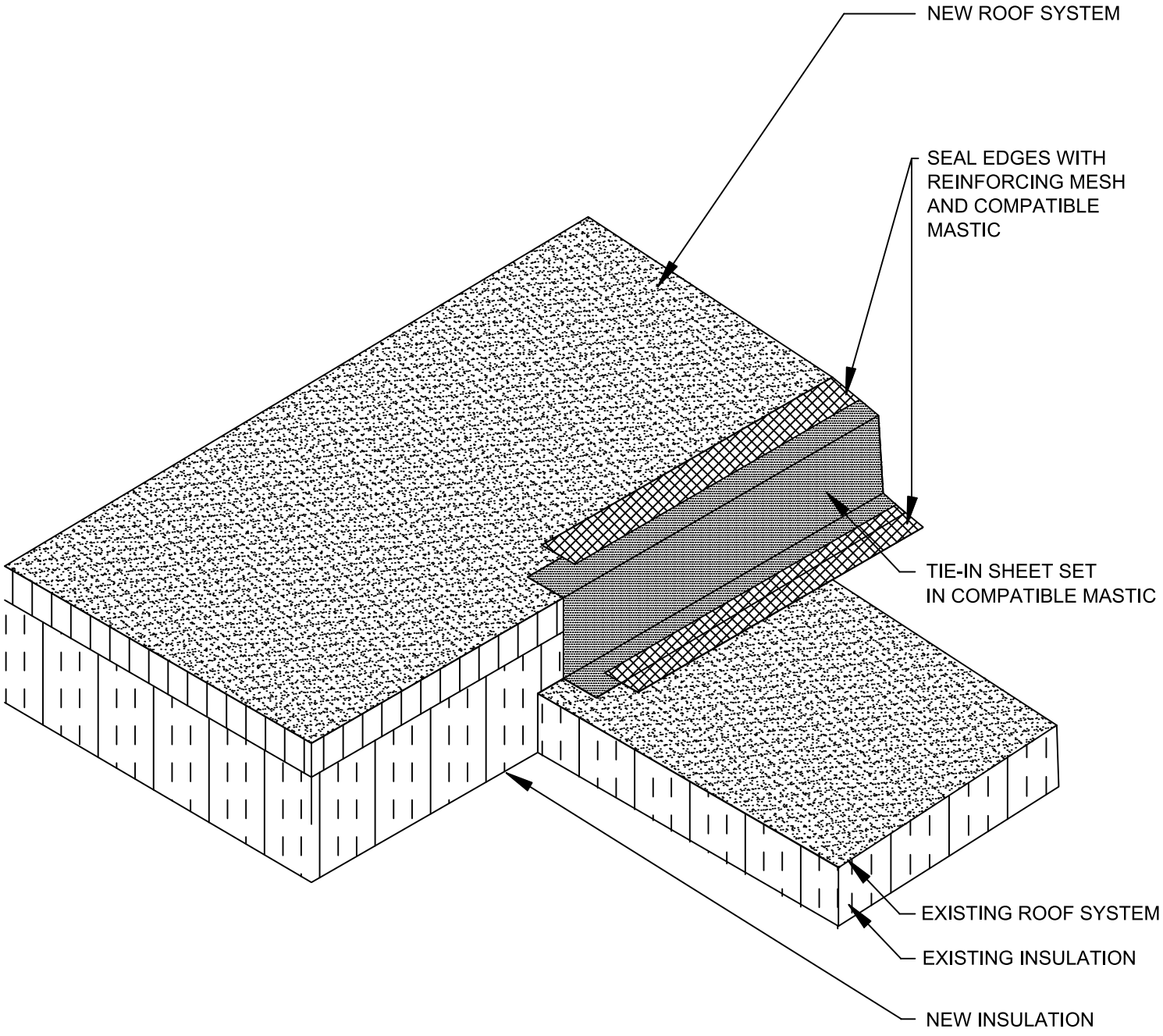
TREMCO
Roofing & Building Maintenance

SHEET TITLE:
BUILT UP ROOFING
HOT/COLD CONDUIT OR
PIPING SUPPORT

SCALE:
NTS

DRAWING No.:
DWG NO. 28

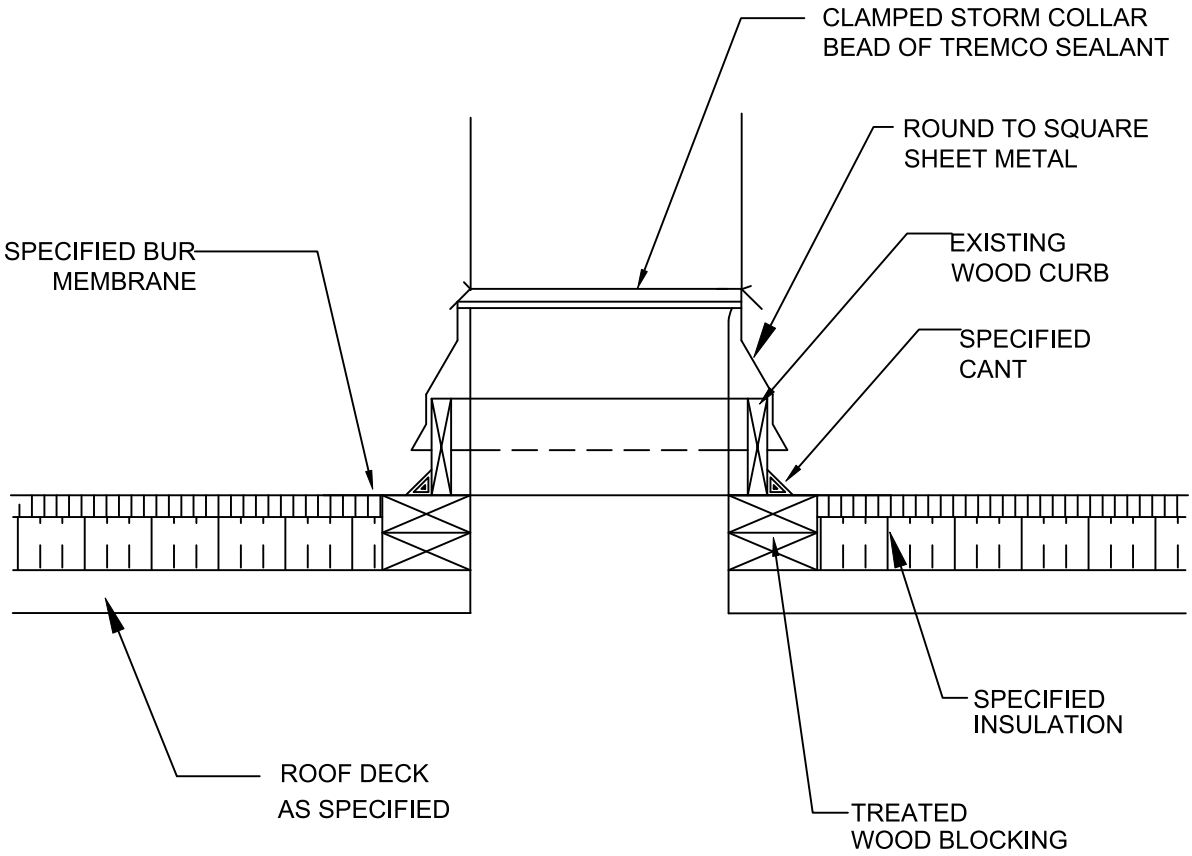
2023



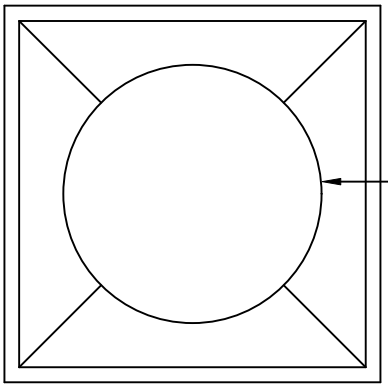
NOTES

1. BEFORE NEXT DAY'S WORK, REMOVE TEMPORARY TIE-IN AND INSULATION FILLERS
2. EXTEND TIE-IN SHEET MINIMUM OF 6-INCHES ONTO BOTH SURFACES

TREMCO Roofing & Building Maintenance	SHEET TITLE: ASPHALTIC ROOFING SYSTEMS DAILY WATERSTOP / TIE-IN	SCALE: NTS DRAWING No.: DWG NO. 30A

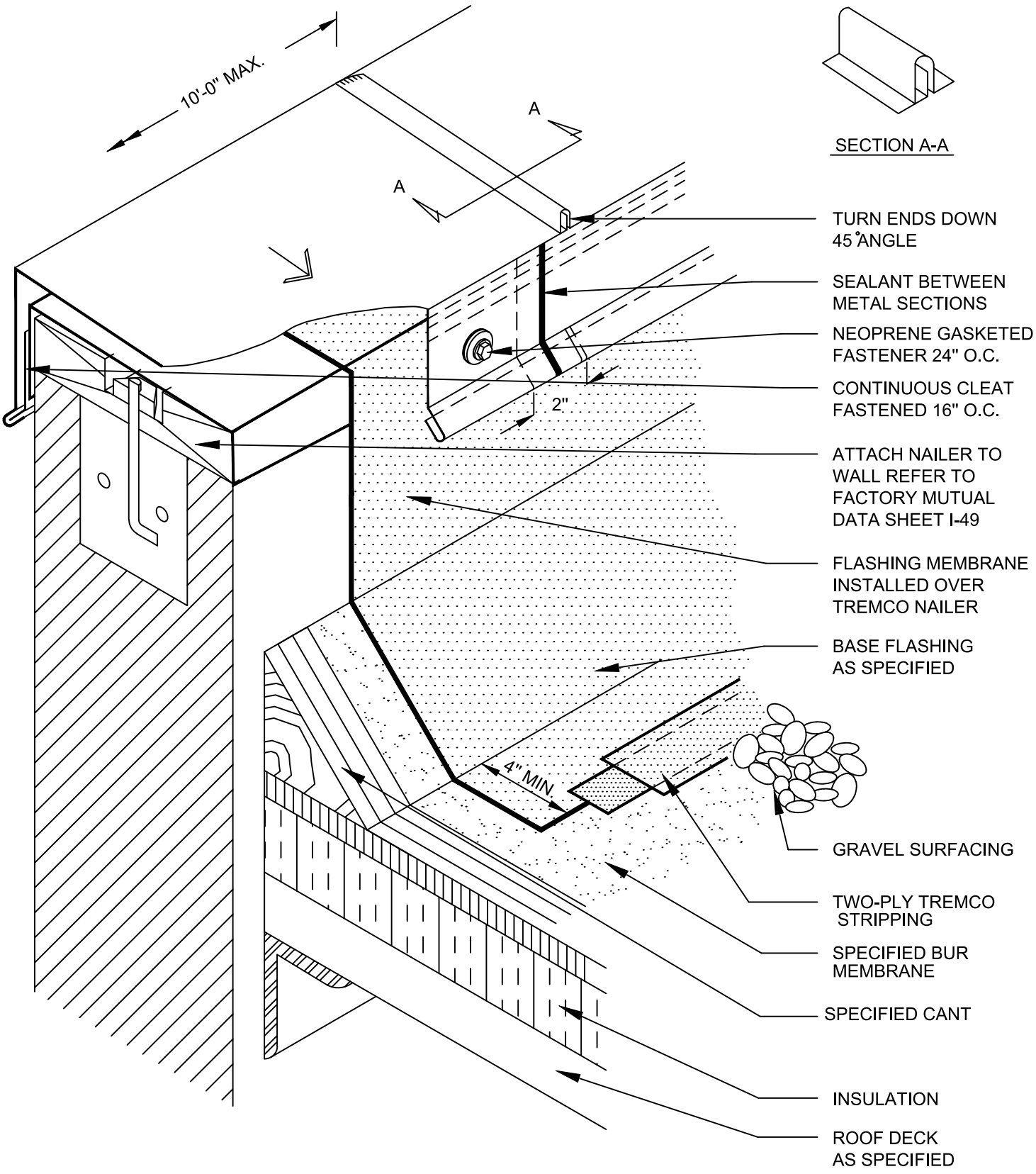


FABRICATED ROUND TO SQUARE SHEET METAL
TWO PIECE SOLDERED IN FIELD.



TREMCO Roofing & Building Maintenance	SHEET TITLE: BUILT-UP ROOFING HOT/COLD ROUND TO SQUARE METAL FLASHING	SCALE: NTS DRAWING No.: DWG NO. 20

2023



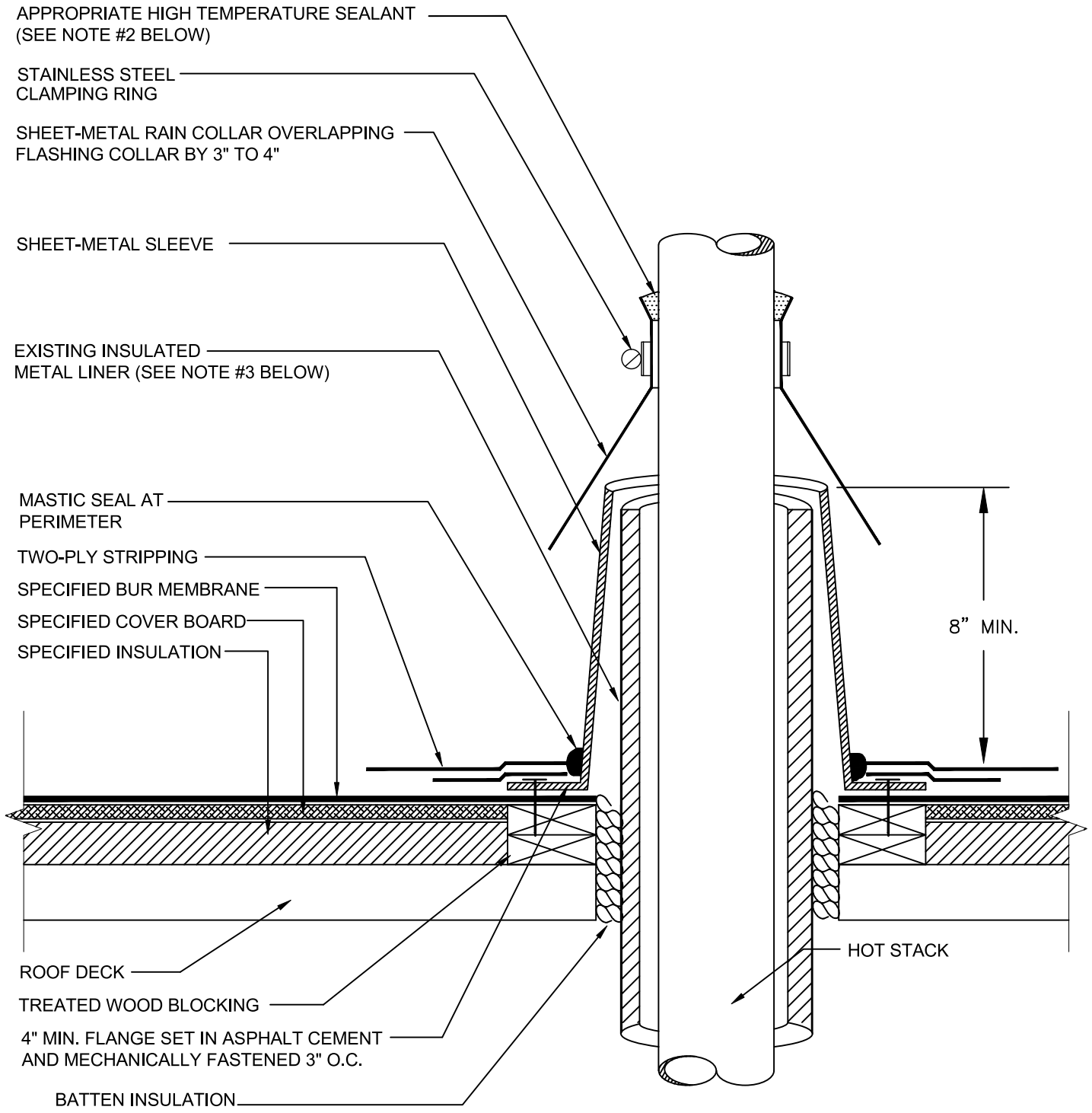
TREMCO
Roofing & Building Maintenance

SHEET TITLE:
BUILT UP ROOFING
HOT/COLD LIGHT METAL PARAPET CAP

SCALE:
NTS

DRAWING No.:
DWG NO. 36

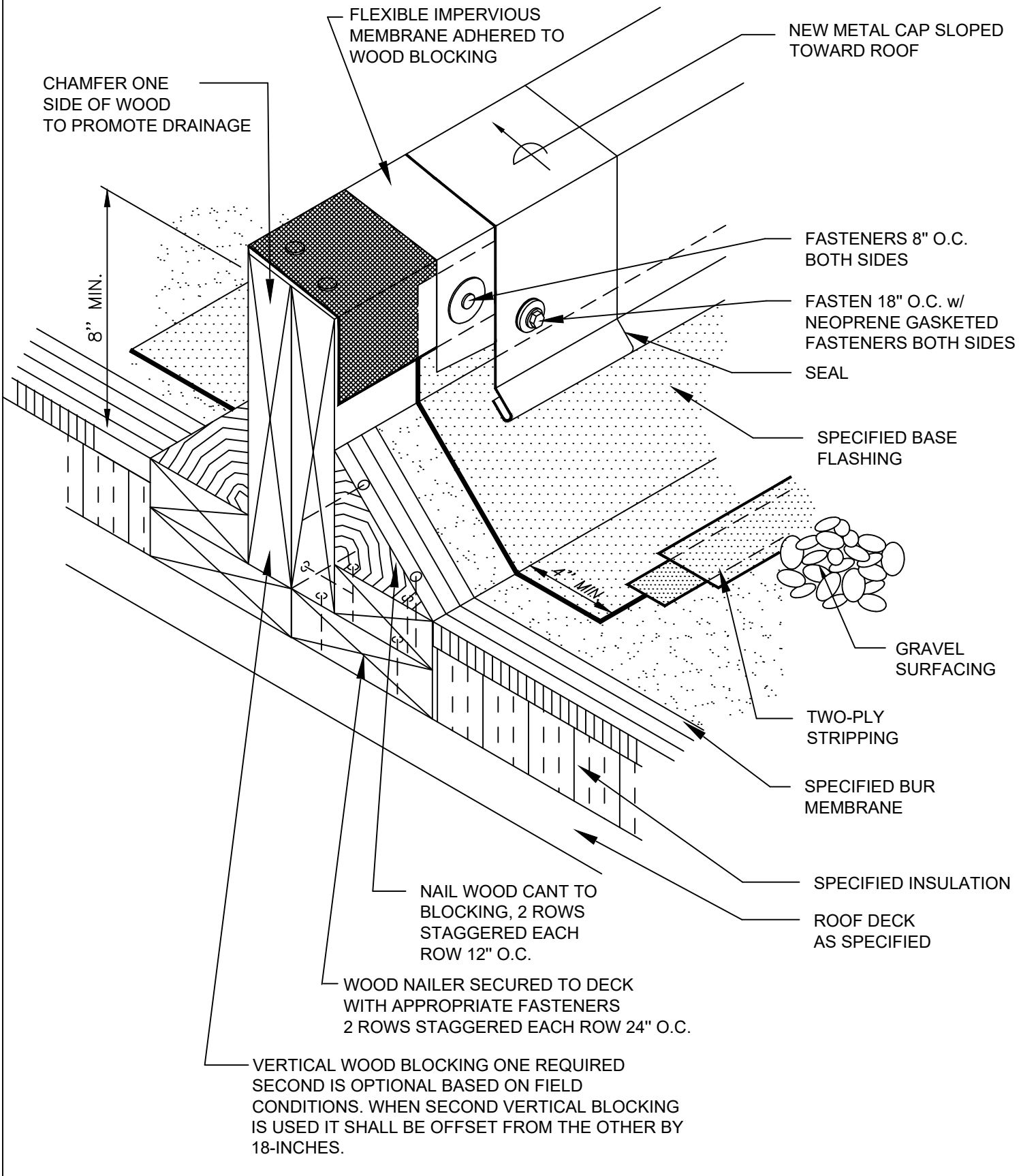
2023



NOTES

1. PRIME ALL METAL SURFACES THAT WILL COME INTO CONTACT WITH THE SPECIFIED ADHESIVE.
2. WHEN HOT STACK SERVICE TEMPERATURE EXCEEDS 400 DEGREES, WELD OR SOLDER RAIN COLLAR TO PIPE IN LIEU OF INSTALLING SEALANT.
3. THE CLEARANCE REQUIRED BETWEEN THE HOT PIPE AND INSULATED METAL LINER WILL DEPEND ON THE TEMPERATURE OF THE MATERIAL HANDLED BY THE STACK.

TREMCO Roofing & Building Maintenance	SHEET TITLE: BUILT-UP ROOFING HOT/COLD HOT STACK PENETRATION	SCALE: NTS DRAWING No.: DWG NO. 07



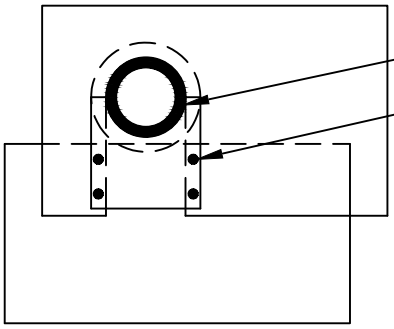
TREMCO
Roofing & Building Maintenance

SHEET TITLE:
BUILT-UP ROOFING
HOT/COLD BASE FLASHING
AREA DIVIDER

SCALE:
NTS

DRAWING No.:
DWG NO. 01

2023



CLOSURE DETAIL

INSULATE INSIDE OF METAL WORK IN COLD CLIMATES

GRAVEL SURFACING

SHEET METAL HOOD CROSS BREAK OR SLOPE FOR DRAINAGE

SEAL

SHEET METAL COLLAR

FASTENERS 8" O.C.

SLOPE PIPES DOWN AND AWAY FROM HOOD

ASPHALT CEMENT SEAL

FLANGE SET IN SPECIFIED ASPHALT CEMENT, MECHANICALLY FASTENED 3" O.C., PRIME METAL FLANGE BEFORE STRIPPING

WOOD NAILER SECURED TO DECK w/ APPROPRIATE FASTENERS, 2 ROWS STAGGERED EACH ROW 24" O.C.

TWO-PLY STRIPPING

SPECIFIED BUR MEMBRANE

INSULATION

ROOF DECK AS SPECIFIED

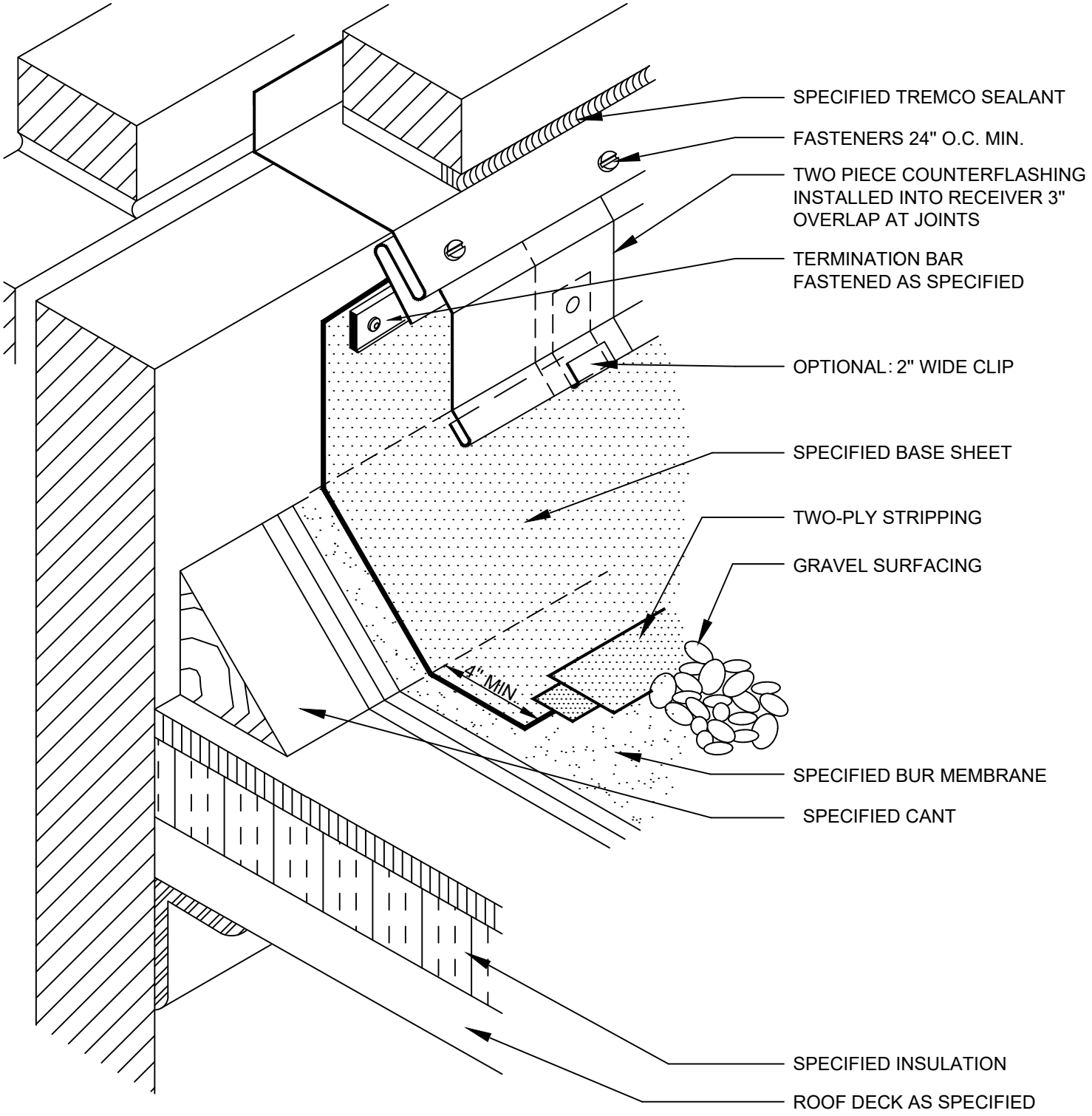
TREMCO
Roofing & Building Maintenance

SHEET TITLE:
BUILT UP ROOFING
HOT/COLD PIPING THROUGH ROOF DECK

SCALE:
NTS

DRAWING No.:
DWG NO. 18

2023



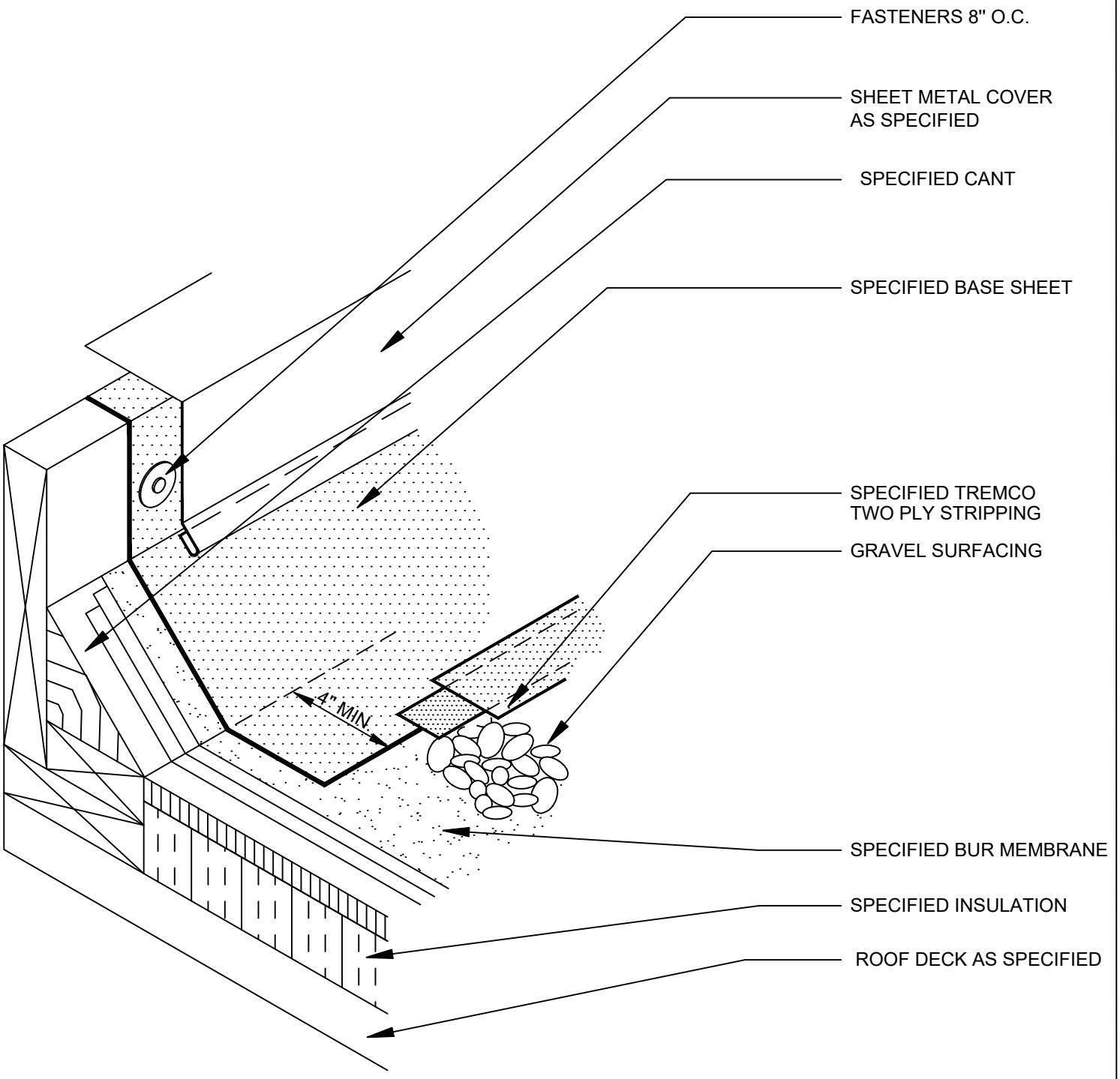
TREMCO
Roofing & Building Maintenance

SHEET TITLE:
BUILT UP ROOFING HOT/COLD WALL FLASHING WALL SUPPORTED DECK

SCALE:
NTS

DRAWING No.:
DWG NO. 38

2023



TREMCO
Roofing & Building Maintenance

SHEET TITLE:
BUILT-UP ROOFING
HOT/COLD WOOD CURB

SCALE:
NTS

DRAWING No.:
DWG NO. 17

2023



TULSA PUBLIC SCHOOLS

Independent School District No. One, Tulsa, Oklahoma

SPRINGDALE ELEMENTARY SCHOOL

ROOF IMPROVEMENTS

SCOPE OF WORK

2510 E. Pine St., Tulsa, OK 74110

The preceding sections of this Project Manual - the standard front-end (Division 00) and the East Central High School Library Roof Replacement specification - conclude here. The following Scope of Work applies solely to Springdale Elementary School.

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Exhibit A — Metal Roof Scope Area

SPRINGDALE ELEMENTARY SCHOOL
ROOF IMPROVEMENTS - SCOPE OF WORK

Metal Roof Edge Repairs, Penetration Boots, Fascia, Soffit, Gutters, Downspouts, Leaf Guards, and Related Roof-Edge Work
2510 E. Pine St., Tulsa, OK 74110

IMPORTANT SCOPE CLARIFICATION - READ FIRST

This project is focused on the sloped metal roof edge areas, roof penetrations within the metal roof scope area, roof-edge repairs where the existing rotted wood fascia and soffits are located, fascia, soffits, gutters, downspouts, leaf guards, downspout-to-storm-drain connections, and related flashing/seal repairs.

This project does not include full replacement, restoration, repair, coating, or modification of the flat built-up (BUR) roof membrane or the TPO roof membrane. The roof membrane on the flat (YELLOW, Exhibit A) areas will be handled under a separate project unless specifically added by written change order approved by TPS. However, the fascia, soffit, gutters, downspouts, leaf guards, and roof-edge / wall-transition work along the edges of those flat (YELLOW) roof areas ARE included in this project.

Limited incidental work at a built-up roof or TPO roof edge may be performed only where the contractor must temporarily loosen, remove, reset, re-secure, terminate, or reconnect a roof-edge component directly impacted by the fascia, soffit, gutter, downspout, or metal roof-edge work. Any such work shall be limited to what is necessary to maintain a watertight connection at the impacted roof edge.

No full roof coating system, elastomeric coating system, spray-applied coating system, foam coating system, or full metal roof coating/restoration system will be considered as part of this project.

TPS has attached a marked aerial roof exhibit as Exhibit A (at the end of this document) identifying the work areas. On Exhibit A: RED areas are the sloped metal roofs and receive the full roof-edge scope. YELLOW areas are the flat built-up (BUR) and TPO roofs - the roof membrane on these areas is a separate project, but these areas STILL receive new fascia, soffit, gutters, downspouts, leaf guards, and roof-edge / wall-transition work under this project. The BLUE area (southeast corner addition) receives NO work under this project. The contractor shall field-verify all quantities and conditions before submitting a bid.

MANDATORY PRE-BID WALKTHROUGH: June 30, 2026 immediately following the East Central High School Pre-Bid walkthrough, Springdale Elementary School, 2510 E. Pine St., Tulsa, OK 74110. Attendance is required for a responsive bid. See Section 1.

1. PRE-BID WALKTHROUGH

A mandatory pre-bid walkthrough will be held at Springdale Elementary School, 2510 E. Pine St., Tulsa, OK 74110, on June 30, 2026 following the East Central High School Pre-Bid walkthrough. Attendance is mandatory; bids from contractors who did not attend may be rejected at TPS's discretion.

The walkthrough is the contractor's opportunity to field-verify all roof areas, edges, lengths, penetrations, downspout locations, chimney conditions, transitions, access, and staging constraints shown on Exhibit A. Approximate quantities (fascia, soffit, and gutter linear footage and downspout count) will be confirmed at the walkthrough; stated quantities are for comparison only and do not relieve the contractor of field verification. Questions raised at the walkthrough will be answered by written addendum issued to all bidders. Only written addenda are binding; verbal statements at the walkthrough are not binding on TPS.

2. PROJECT INTENT

The intent of this project is to perform roof-edge repairs and penetration repairs at the metal roof areas where the existing rotted wood fascia and soffits are currently located, remove the existing deteriorated wood fascia/soffit assemblies, replace them with new flat metal fascia and soffit panels, replace gutters and downspouts, replace all roof penetration boots within the metal roof scope area, and restore watertight roof-edge transitions.

The focus of this project is the metal roof edge, fascia, soffit, gutters, downspouts, roof penetrations, roof-to-wall contact points, chimney flashing conditions, and associated drainage connections.

The contractor shall provide all labor, supervision, materials, equipment, lifts, scaffolding, permits, licensed trades, subcontractors, demolition, disposal, temporary protection, substrate preparation, blocking, flat metal panels, roof-edge metal, gutters, downspouts, leaf guards, cleanout connections, pipe boots, flashing, sealants, fasteners, documentation, and incidental work required for a complete and watertight project.

3. BASE BID SCOPE OF WORK

The Base Bid shall include, but is not limited to:

- Field verification of all existing conditions and quantities.
- Removal and disposal of existing wood fascia, soffit, soffit trim, decorative roof-edge trim, and related exterior wood trim at the metal roof areas.
- Roof-edge repair where the existing wood fascia and soffits are removed and replaced.
- Removal and disposal of existing gutters, downspouts, straps, hangers, cast iron downspout connectors, splash blocks, and related drainage accessories.
- Replacement of all vent pipe boots, sewer vent pipe boots, plumbing vent boots, and other pipe penetration boots within the metal roof scope area. This includes all existing pipe boots within the project area, not only visibly failed boots.
- Localized seal and flashing repairs at metal roof penetrations, roof edges, roof-to-wall transitions, chimney flashing, ridge, hip, rake, valley, and eave conditions where the work impacts the watertight roof edge.
- Replacement of loose, failed, or deteriorated fasteners and washers at impacted roof-edge and penetration areas.
- Installation of new flat metal fascia panels and new flat metal soffit panels.
- Installation of new metal trim, closures, flashing, drip edges, cleats, starter pieces, inside/outside corners, and required accessories.
- Installation of new commercial-grade gutters with durable secured leaf guard covers.
- Installation of new commercial-grade downspouts tied into existing underground stormwater pipes, with cleanout access at each downspout-to-underground-storm-drain connection before the pipe goes below grade.
- Replacement of rotten, deteriorated, or unsuitable nailers, blocking, sheathing, or backing where discovered after removal and approved under unit price or allowance provisions.
- Substrate preparation, priming, sealing, or field treatment of wood materials as required by this scope, manufacturer requirements, and accepted construction practice.
- Maintaining the building in a watertight condition at all times during construction; before, during, and after photo documentation; final cleanup, closeout, warranties, and punch list completion.

3.1 Stated Dimensions Are Minimums.

Clarification (apples-to-apples): All panel gauges and thicknesses, gutter and downspout sizes, and similar dimensional requirements stated in this scope are minimums. Where drainage calculations, manufacturer requirements, wind design, or applicable code require a larger or heavier size, the Contractor shall provide it at no added cost as part of the Base Bid. In no case shall the Contractor furnish a size, gauge, or thickness smaller or lighter than specified.

3.2 Basis of Design and Acceptable Manufacturers (applies to Sections 12-17).

Clarification (apples-to-apples): To establish a common quality, profile, and finish standard for bidding, a basis-of-design product is named for each major metal component in Sections 12 through 17, followed by acceptable manufacturers. Products of PAC-CLAD (Petersen Aluminum), Berridge Manufacturing, and Fabral that meet or exceed the stated requirements are acceptable, or approved equal. A bidder proposing an "approved equal" shall submit, before bid or with the substitution request, manufacturer product data demonstrating equal or better substrate, thickness, profile, concealed-fastening, finish, testing, and warranty. The burden of demonstrating equivalency is on the bidder; TPS's written approval is required. Absent an approved substitution, bidders shall base their price on the named basis-of-design product so that all bids cover the same product. Aluminum is the basis substrate for panels, gutters, and downspouts; prefinished steel/Galvalume is accepted only as an approved equal matching the basis-of-design profile, finish, and warranty.

4. WORK NOT INCLUDED

The following are not included in the Base Bid unless specifically added by written change order approved by TPS:

- Full flat built-up roof replacement, restoration, coating, or repair.
- Full TPO roof replacement, restoration, coating, or repair.
- Full metal roof replacement; full metal roof coating or elastomeric roof coating system.
- Replacement of roof structure, rafters, trusses, or major framing unless specifically approved by TPS.
- Underground storm sewer replacement beyond the immediate downspout connection point unless approved by TPS.
- Work in the BLUE area shown on Exhibit A (southeast corner addition), which receives no work under this project. (Note: the flat BUR/TPO - YELLOW - areas are NOT excluded from edge work; their fascia, soffit, gutters, downspouts, and roof-edge work are included. Only the flat roof membrane itself is separate.)
- The southeast corner addition, which already has metal fascia/soffit panels, unless a specific area within it is noted by TPS in Exhibit A or by written direction.
- Interior repairs unless caused by the contractor's failure to maintain watertight conditions.
- Limited roof-edge work at the BUR or TPO roof areas may be performed only where necessary to remove, install, reconnect, or maintain watertight roof-edge conditions directly impacted by the fascia, soffit, gutter, downspout, or roof-edge work.

5. CONTRACTOR QUANTITY RESPONSIBILITY AND FIELD VERIFICATION

The contractor shall visit the site, examine existing conditions, and verify all measurements, quantities, roof edges, gutter lengths, downspout locations, wall transitions, pipe penetrations, chimney conditions, roof slope, roof access, staging constraints, and existing drainage tie-ins before submitting a bid.

The contractor is responsible for determining the quantity of fascia, soffit, gutters, downspouts, trim, fasteners, sealants, pipe boots, flashing, and related materials required for a complete project. Change orders

will not be approved for missed quantities, inaccurate measurements, failure to verify existing conditions, or failure to include standard materials and labor necessary for a complete installation.

6. HAZARDOUS MATERIALS

The existing building was constructed before 1978. Painted wood, coatings, sealants, caulks, mastics, and concealed materials shall be treated as suspect hazardous materials until testing confirms otherwise. The contractor shall not disturb suspect hazardous materials until required testing, coordination, and abatement procedures are completed.

Lead-safe work practices, asbestos abatement, containment, disposal, worker protection, air monitoring, and required notifications shall be performed by properly licensed or certified firms where required by law. Contractor shall review applicable TPS hazardous-material information and shall obtain required TPS hazardous-material clearance before beginning work. Contractor shall immediately stop work and notify TPS in writing if suspect asbestos-containing material, PCB-containing material, lead-containing material, or other suspect hazardous material is encountered. Hazardous material testing and abatement may be carried as an allowance if directed by TPS (see Allowance No. 1, Section 28).

6.1 LEAD-BASED PAINT — REMOVAL AND DISPOSAL

The existing building was constructed before 1978 (see Section 6). The wood fascia, soffit, and related wood trim removed under this project shall be taken off in their entirety as intact members, with all existing coatings — including any lead-based paint that may lie beneath later latex coatings — left adhered to the wood. Removing these members intact, without disturbing the coating film, is the method intended by this scope and is consistent with applicable EPA requirements and Oklahoma Department of Environmental Quality (DEQ) requirements for the handling of lead-based paint debris.

The Contractor shall not strip, sand, grind, or power-tool clean any painted surface of the wood fascia, soffit, or trim being removed. No abrasive, mechanical, or chemical paint-removal method shall be used on these members. The members shall be removed and disposed of in the condition in which they are taken down.

Disposal of lead-bearing debris shall be performed in compliance with applicable federal, State of Oklahoma (DEQ), and local requirements. Because this is a non-residential (public) structure, a documented hazardous-waste determination shall be made for the removed material before disposal. The costs of any required lead-bearing debris testing and disposal shall be carried under the hazardous-material allowance (see Allowance No. 1, Section 28). Where the work disturbs lead-based surface coatings on a building constructed before 1978, lead-safe work practices and any required firm and personnel certifications shall apply as set out in Section 6 and Section 22.

7. DEMOLITION AND REMOVAL

The contractor shall carefully remove existing materials to the maximum extent practical without damaging masonry, roof panels, roof deck, windows, doors, louvers, walls, existing roof systems outside the scope, or other components intended to remain.

TPS acknowledges that portions of the existing wood fascia, soffit, trim, and related materials are old, brittle, deteriorated, and may not be removable without some incidental breakage. Damage to materials scheduled for removal, or incidental breakage that is unavoidable due to age, deterioration, concealed fastening, or embedded construction, shall not be considered contractor damage. However, the contractor remains responsible for damage caused by improper methods, excessive force, uncontrolled prying, lack of protection, dropped materials, improper lift/scaffold operation, failure to maintain watertight protection, or damage to existing construction not scheduled for removal.

The contractor shall not pry directly against exposed brick, stone, terra cotta, roof panels, windows, doors, or other finished surfaces unless protected blocking or another approved method is used. Removed materials become the property of the contractor and shall be legally disposed of off-site unless TPS directs otherwise.

8. TEMPORARY PROTECTION AND WATERTIGHT REQUIREMENT

The contractor shall maintain a watertight building at all times. No roof, fascia, soffit, flashing, penetration, gutter, wall transition, or roof-edge condition shall be left open or unprotected overnight or during rain, wind, or other weather events. Only remove the amount of material that can be safely protected, temporarily dried-in, or permanently completed the same day.

Temporary protection shall be secured against wind and weather and shall not create ponding, leaks, unsafe conditions, or damage to existing building components. The contractor is responsible for any damage, not including documented pre-existing damage, that occurs from the contractor's failure to maintain a watertight condition during the project.

9. SUBSTRATE INSPECTION, DOCUMENTATION, AND HIDDEN CONDITIONS

After removal of existing fascia, soffit, gutters, trim, and related components, the contractor shall inspect exposed blocking, nailers, wood framing, sheathing, metal roof edges, roof panel edges, wall interfaces, and attachment surfaces. The contractor shall document areas removed, areas repaired, and areas ready to be covered before installing new metal panels.

The contractor shall not cover repaired or exposed substrate with new metal fascia, soffit, trim, flashing, or roof-edge metal until the area has been documented and is ready for review. After the flat metal fascia and soffit panels are installed, the metal work shall be checked and documented before gutters are installed. The contractor shall notify TPS in writing of concealed deterioration before covering the condition. Repairs to hidden conditions shall be completed only after TPS approval, unless immediate action is required to prevent water intrusion or an unsafe condition. Unit prices and allowances shall be used for approved hidden-condition work.

10. WOOD SUBSTRATE PROTECTION, PRIMING, AND SEALING BEFORE METAL COVERING

The contractor shall not cover wet, rotten, mold-contaminated, structurally unsound, or unsuitable wood with metal panels. All new wood blocking, nailers, backing, or sheathing installed as part of the project shall be exterior-grade material suitable for roof-edge and exterior concealed conditions.

Where preservative-treated wood is used, field cuts, drilled holes, and notches shall be treated with field-applied preservative/end-cut treatment compatible with the wood treatment and adjacent metal materials. Where existing bare wood remains in place and will be concealed behind new metal fascia or soffit panels, the contractor shall clean, dry, and prime or seal the remaining exposed wood surfaces before covering, unless TPS approves otherwise in writing.

Primer/sealer shall be compatible with the substrate, sealants, metal panels, roofing materials, and manufacturer installation requirements. Barrier coats shall be provided over incompatible primers or substrates where required. Do not install metal panels over uncured primer, wet substrate, trapped moisture, or active deterioration.

11. ROOF REPAIR ALLOWANCE

The contractor shall include a roof repair allowance in the Base Bid for unforeseen localized roof damage discovered during the work. This allowance may be used for approved unforeseen roof damage directly related to this scope, including metal roof edge damage, penetration-related damage, roof-to-wall transition damage, or limited BUR/TPO edge connection damage where the project impacts the connection. The metal roof edge is an example of where this allowance may be needed; the allowance is not limited only to metal

roof work if the fascia, soffit, gutter, downspout, or roof-edge scope impacts a BUR or TPO roof-edge connection.

The roof repair allowance shall not be used for: full metal roof replacement; full BUR roof replacement; full TPO roof replacement; full roof coating systems; contractor quantity errors; contractor damage; work that should have been included in the Base Bid; or work performed without TPS approval, except emergency temporary weather protection.

The contractor shall track the allowance separately. Any unused portion of the allowance shall be retained by TPS or credited back to TPS by deductive change order at project closeout. This is the same roof-repair allowance carried as Allowance No. 2 on the Bid Form (Section 28); it is carried once and not duplicated.

12. NEW FLAT METAL FASCIA AND SOFFIT PANELS

The contractor shall furnish and install new flat metal fascia and flat metal soffit panels at all locations where existing wood fascia, wood soffit, or wood soffit trim is removed. The Base Bid shall be flat panel construction and is not intended to reproduce existing decorative wood molding profiles. The new panels shall match the material type, profile, and finish quality of the existing metal fascia/soffit panel system on the southeast corner addition (see Exhibit A, Reference Photo A), with final color selected by TPS.

12.1 Basis of design and material (apples-to-apples).

Clarification (apples-to-apples): Basis of design: PAC-CLAD (Petersen) Flush Panel and Flush/Reveal Soffit. Acceptable equals: Berridge flush wall/soffit panel system; Fabral Decor-Flush panel with Posi-Lock soffit; or approved equal per Section 3.2.

- Flat metal fascia and soffit panels: minimum .032" prefinished aluminum (.040" aluminum acceptable), roll-formed flush profile with concealed fasteners and factory-formed lengths. 24-gauge prefinished steel or Galvalume is accepted only as an approved equal that matches the basis-of-design profile, finish, and warranty. Bidders shall base the Base Bid on aluminum.
- Vented soffit panels (only where required to maintain existing attic/eave ventilation): .032" aluminum, factory-vented/perforated, providing net free ventilation area not less than the existing condition. A steel substrate shall not be required where venting is required.
- Finish: full-strength 70% PVDF (Kynar 500 / Hylar 5000) fluoropolymer - e.g., PAC-CLAD Fluropon, Berridge, or Fabral Flurobond - with a manufacturer finish warranty of not less than 30 years.
- Color: a single color from the manufacturer's standard PVDF color line, selected by TPS from submitted samples, matching the existing SE-addition panels (Exhibit A, Reference Photo A) to the extent practical. Custom or non-standard colors are not included in the Base Bid.
- Profile: the Base Bid is a flush-profile interlocking panel with concealed fasteners (the basis-of-design Flush Panel). A formed break-metal fascia cover is acceptable only at short fascia bands, per the manufacturer's fascia-edge detail and only where field-measured fascia-face height does not warrant a panelized appearance.

Remaining requirements: exposed edges hemmed, returned, or otherwise finished to remove sharp edges and improve rigidity; fasteners corrosion-resistant, compatible with panels and substrates, gasketed where exposed, and color-matched where visible; concealed fasteners where practical, exposed fasteners only where approved by TPS and required by manufacturer details; continuous blocking, nailers, cleats, stiffeners, furring, or substrate as required to prevent loose, wavy, buckled, oil-canned, or distorted panels; do not block required ventilation; do not create flat ledges or pockets that hold water. Shop drawings and manufacturer installation requirements shall control final installation details.

13. GUTTERS

The contractor shall remove all existing gutters within the scope area and install new commercial-grade prefinished metal gutters with durable secured leaf guard covers. Gutters shall be sized based on roof area,

slope, rainfall intensity, and expected drainage volume, using SMACNA roof drainage methods and applicable plumbing/building code requirements.

13.1 Basis of design and size (apples-to-apples).

Clarification (apples-to-apples): Basis of design: PAC-CLAD (Petersen) PAC-Tite Gutter and Downspout System, FM-approved and ANSI/SPRI GT-1 compliant. Acceptable equals: Berridge or Fabral commercial gutter systems, or a fabricated commercial box gutter meeting ANSI/SPRI GT-1; or approved equal per Section 3.2. Minimum gutter: commercial box gutter not less than 7" wide x 5" deep (nominal); provide the next standard size up (e.g., 8" x 5") where drainage calculations require; in no case smaller than 7" x 5". Minimum .040" prefinished aluminum (24-gauge prefinished steel/Galvalume accepted as an approved equal). Factory-applied 70% PVDF (Kynar 500 / Hylar 5000) finish, color to match panels and existing.

Gutter color shall match the existing gutters/downspouts and the existing metal panels, to the extent practical, subject to TPS approval of color samples. Additional requirements: proper slope to drain without standing water; expansion joints where required by manufacturer, SMACNA, and sheet-metal standards (with internal baffle and cover at intervals not exceeding the SMACNA-recommended maximum run and at all manufacturer-required locations); heavy-duty hangers, brackets, straps, cleats, and fasteners at manufacturer-required spacing and project wind design; sealed and mechanically fastened corners, outlets, end caps, and miters; outlets (drop outlets) sized to match the downspout cross-section and calculated drainage, minimum one outlet per downspout, soldered or sealed and riveted and extending into the downspout; wire or metal leaf strainers/baskets at each gutter outlet. No roof runoff shall drain behind fascia, into soffits, into walls, or against masonry. Gutters shall be cleaned and tested before final acceptance. Final gutter size and profile shall be shown on shop drawings; provide sizing calculations or manufacturer sizing data when requested by TPS.

14. LEAF GUARD COVERS

All new gutters shall receive durable commercial-grade leaf guard covers.

14.1 Basis of design (apples-to-apples).

Clarification (apples-to-apples): Basis of design: a rigid, commercial-grade metal leaf guard with a stainless micro-mesh screen on a structural aluminum frame, mechanically fastened to the gutter - basis of design Gutterglove Pro (or Leaf Solution stainless micro-mesh); or approved equal per Section 3.2 meeting all criteria below. Plastic snap-in residential screens are not acceptable. Brush-style gutter inserts are not acceptable unless specifically approved by TPS in writing.

Leaf guard covers shall be: metal (stainless steel, aluminum, galvanized steel, or other TPS-approved commercial-grade material); mechanically secured to the gutter system; compatible with the selected gutter profile and metal roof edge; designed to maintain required roof drainage capacity; removable or serviceable for future cleaning and maintenance; secured according to manufacturer requirements for wind loads applicable to the project location and current adopted code; and installed so they do not force water behind the gutter, fascia, or roof edge.

15. DOWNSPOUTS AND STORM DRAIN TIE-INS

The contractor shall remove and replace all downspouts within the scope area. Downspouts shall be sized based on roof area, slope, rainfall intensity, gutter capacity, and expected drainage volume, using SMACNA roof drainage methods and applicable plumbing/building code requirements.

15.1 Basis of design and size (apples-to-apples).

Clarification (apples-to-apples): Basis of design: PAC-Tite downspout (or the downspout matching the selected gutter manufacturer); acceptable equals / approved equal per Section 3.2. Minimum downspout: not less than 4" x 4" (nominal); provide larger (e.g., 5" x 5" or 4" x 6") where drainage calculations require; in no case smaller than 4" x 4". The downspout outlet cross-sectional area shall not be less than the gutter outlet area. Minimum .040" prefinished aluminum (24-gauge prefinished steel/Galvalume accepted as an approved equal). Factory-applied 70% PVDF finish; color-matched straps and fasteners.

Downspout color and straps/fasteners shall match the existing downspouts/gutters and existing metal panels, to the extent practical, subject to TPS approval. Continuous downspout size from gutter outlet to discharge/connection point unless approved by TPS. Straps mechanically fastened into appropriate substrate, spaced not more than 6 feet on center and within 12 inches of the top, bottom, and each elbow. Downspouts shall not discharge across sidewalks, entrances, accessible routes, or areas where ice may create a hazard. Downspouts shall tie into existing underground stormwater pipes where the existing cast iron connectors are currently connected. Existing cast iron downspout connectors/boots shall be removed and disposed of and shall not be reused. The contractor shall verify that the underground pipe at each tie-in is open and capable of accepting water at the immediate connection point; if blocked, collapsed, misaligned, or unsuitable beyond the immediate connection point, the contractor shall notify TPS before proceeding. Replacement or repair of underground storm piping beyond the approved connection scope shall be by written change order only.

15.2 Downspout-to-Storm-Drain Cleanout Detail.

Each downspout-to-underground-storm-drain connection shall include an accessible cleanout installed before (upstream of) the point where the drain pipe goes below grade, providing a serviceable access point so the underground line can be rodded/cleared in the future without excavation.

- Cleanout body, fittings, and removable plug shall be Schedule 40 PVC or ABS (DWV plastic), sized to match the receiving underground drain line (typically 4-inch minimum, or larger to match the existing line).
- A PVC/ABS test tee, wye, or cleanout tee shall be installed at the base of each downspout transition where the vertical metal downspout meets the underground line, with the cleanout opening oriented for straight-line rodding access into the underground pipe.
- The cleanout shall be fitted with a removable threaded cleanout plug and a cleanout cover/access cap accessible at or just above finished grade. In traffic or walk areas, provide a cast/metal cleanout access cover set flush and rated for the location; elsewhere a standard plastic cleanout cap is acceptable.
- The metal downspout shall connect to the plastic cleanout assembly with a manufactured downspout-to-pipe adapter or boot and a stainless-steel or compatible clamp; the joint shall be sealed watertight. Do not rely on caulk alone.
- All PVC/ABS solvent-weld joints shall be primed and cemented per the pipe manufacturer's instructions; dissimilar-material joints made with approved mechanical/rubber transition couplings where connecting to existing cast iron or clay. Install plumb, supported, and backfilled so it will not shift, settle, or be crushed and the plug remains accessible.
- After installation, each cleanout and tie-in shall be water-tested for flow and watertightness before backfill is concealed, and documented by photograph.

16. PIPE BOOTS AND ROOF PENETRATION FLASHINGS

The contractor shall replace all existing pipe boots and penetration flashings within the metal roof scope area, including vent pipes, sewer vent pipes, plumbing vents, exhaust penetrations, and other pipe penetrations through the metal roof within the project area.

16.1 Basis of design (apples-to-apples).

Clarification (apples-to-apples): Basis of design: a high-grade silicone or EPDM metal-roof pipe flashing - e.g., Dektite (Roof Industries) or Master Flash (Aztec Washer) - compatible with the pipe material, roof-panel material, temperature exposure, and roof slope; high-temperature silicone at any flue or heat-producing penetration; Oatey or approved equal per Section 3.2.

Boots shall be properly sized to each pipe and located on the flat portion of metal panels where practical; boot flanges shall not bridge ribs, seams, or panel laps unless the manufacturer provides an approved detail. Apply compatible sealant or butyl sealant under the boot flange; mechanically fasten boot flanges with gasketed fasteners per manufacturer requirements; tool sealant at pipe and flange; use stainless steel draw bands, storm collars, or clamps where required. Do not rely on surface caulk alone. Replace cracked, split, UV-damaged, loose, improperly sized, or poorly sealed boots. Pipe boot and roof-to-wall transition installation shall follow the boot manufacturer's installation instructions and SMACNA/NRCA practice; provide manufacturer detail sheets with the shop drawing submittal.

17. ROOF-TO-WALL AND VERTICAL TRANSITION REPAIRS

Where the metal roof meets a vertical wall, masonry wall, parapet, chimney, curb, or raised condition, the contractor shall inspect, clean, repair, and reseal the transition where it is within or directly impacted by the project scope. Work shall include removal of failed loose sealant; cleaning of contact surfaces; replacement of failed closure strips; installation of compatible butyl tape, sealant, flashing, counterflashing, receiver, reglet, or termination bar where required; proper shingling of metal flashings to shed water; no exposed horizontal ledges that trap water; and no sealant-only repair where flashing, counterflashing, closure, or mechanical repair is required.

Clarification (apples-to-apples): Where new roof-edge metal, drip edge, or gravel stop is installed at a BUR or TPO roof perimeter within this scope, it shall be an ANSI/SPRI/FM 4435 (ES-1) compliant edge system - basis of design PAC-CLAD PAC Snap Edge / PAC-Tite fascia, or approved equal per Section 3.2. The flat-roof membrane itself remains a separate project.

18. ALTERNATE BID NO. 1 - CHIMNEY LOWERING

Provide an alternate price to lower the existing chimney located on the pitched metal roof near the center-north of the building (see Exhibit A). The goal of lowering the chimney is to reduce the risk of wind shear damage while maintaining any required venting function. Before work begins, the contractor shall verify whether the chimney is active, abandoned, structural, nonstructural, venting any equipment, or required by any code or mechanical system.

The alternate shall include all labor, lifts, scaffolding, demolition, masonry removal, temporary protection, debris disposal, structural verification, roof infill, metal roof repair, flashing, sealing, cap, vent termination, and finish work required to lower the chimney. Unless otherwise directed by TPS, the alternate shall be based on lowering the chimney to the minimum practical height above the sloped metal roof while maintaining code-compliant venting, clearance, flashing, and termination requirements.

The lowered chimney shall be capped with a code-compliant cap, vent, rain cap, spark arrestor, or other termination appropriate to the actual use of the chimney. If the chimney is abandoned, the cap shall be a vented cap (not a fully sealed cap) that allows natural air movement so moisture is not trapped, while preventing rain, snow, debris, and animal entry, with screened vent openings; a fully airtight/sealed cap that could trap moisture is not acceptable. If the chimney is abandoned and TPS approves full termination below the roof plane, the roof opening shall be framed, decked, covered with compatible metal roof panel material, flashed, sealed, and made watertight, with provision for venting/drainage of the remaining masonry shaft. If the chimney remains active, the contractor shall provide the code-compliant vent termination height, cap, flashing, and material details with the alternate.

19. SHOP DRAWINGS AND SUBMITTALS

Before fabrication or installation, the contractor shall submit: metal fascia and soffit panel shop drawings; gutter and downspout shop drawings; gutter and downspout sizing data or calculations; leaf guard product data and fastening method; pipe boot and penetration flashing product data; roof-to-wall transition flashing details; chimney lowering alternate details (if accepted); proposed color samples; fastener and sealant

product data; metal roof localized repair details; manufacturer installation requirements; wood substrate primer, sealer, preservative, and field-cut treatment product data; safety plan, fall protection plan, lift/scaffold plan, and staging plan; and schedule and milestone inspection plan.

Shop drawings and manufacturer installation requirements shall be used for final installation. Where shop drawings conflict with manufacturer requirements, code, or TPS direction, the stricter requirement shall apply unless TPS approves otherwise in writing.

20. CONTRACTOR QUALIFICATIONS

The contractor (company) shall have a minimum of 5 years of documented commercial roofing, architectural sheet-metal, gutter/downspout, or metal roof repair experience on projects of similar size and complexity. The on-site superintendent or foreman shall have a minimum of 10 years of experience in roofing or sheet-metal work of similar nature and scope. The contractor shall provide at least three comparable commercial or school projects completed within the last five years, including owner contact, project description, contract amount, and completion date.

The contractor shall be properly licensed, insured, bonded, and authorized to perform the work and is responsible for all licensed trades, subcontractors, permits, inspections, and specialty work necessary to complete the project; required licensed trades or specialty subcontractors shall be included in the bid. TPS may require the contractor to maintain a service office, yard, or normal emergency response capability within a 55-mile radius of the project site, subject to TPS Purchasing and legal approval.

21. TPS STANDARD CONSTRUCTION BID DOCUMENTS, BONDS, INSURANCE, AND CONTRACT REQUIREMENTS

The contractor shall comply with TPS standard construction bid documents, including TPS front-end documents, instructions to bidders, special conditions, general conditions, supplemental conditions, bid forms, affidavits, insurance requirements, bond requirements, addenda, drawings, specifications, and any project-specific documents issued by TPS. The contractor shall include all bond and insurance costs in the bid and provide all required bonds (bid bond/security when required, performance bond, payment bond, maintenance/warranty bond, and any additional statutory bond for public construction). For bids over the applicable TPS or statutory threshold, performance, payment, and warranty/maintenance bonds shall be required unless TPS specifically states otherwise. All surety companies shall be authorized to issue bonds in Oklahoma and shall meet TPS and statutory requirements.

The contractor shall provide certificates of insurance before beginning work, including commercial general liability, workers' compensation, automobile liability, property insurance/builder's risk where required, umbrella or excess liability where required by TPS, and subcontractor insurance certificates when requested. Certificates shall name the contractor and Tulsa Public Schools as required by TPS bid documents; insurance shall remain in force through completion and acceptance. The contractor shall comply with TPS affidavit requirements, including business relationship, non-discrimination, felony-free, payment-of-debts, release-of-liens, and other required forms.

21.1 Order of precedence and cost inclusion (clarification).

Clarification (apples-to-apples): In the event of a conflict among the contract documents, the more stringent requirement and the higher quality/quantity shall govern. Documents take precedence in this order: (1) the executed Agreement and any Addenda; (2) the Supplementary/Special Conditions and Instructions to Bidders (front-end); (3) this Springdale Scope of Work and its Exhibits; (4) referenced manufacturer details and industry standards. Nothing in this Scope reduces a requirement of the front-end; where this Scope is more stringent, this Scope governs. All labor, materials, equipment, hoisting, protection, permits, cleanup, and incidentals necessary to complete the work described or reasonably inferable are included in the Total Base Bid, whether or not specifically itemized.

22. PERMITS, CODES, STANDARDS, AND REFERENCES

The contractor is responsible for obtaining and paying for all permits, inspections, licenses, trade permits, and approvals required for the work. Work shall comply with all applicable federal, state, and local requirements, including but not limited to: City of Tulsa adopted building codes; Oklahoma Uniform Building Code Commission requirements; International Building Code; International Existing Building Code; International Plumbing Code storm drainage requirements; International Fire Code where applicable; National Electrical Code where electrical work is required; OSHA requirements; EPA lead-safe renovation requirements where applicable; EPA/OSHA asbestos requirements where applicable; SMACNA Architectural Sheet Metal Manual for roof drainage and sheet-metal work; ANSI/SPRI/FM 4435/ES-1 for roof-edge metal where applicable; ANSI/SPRI GT-1 for gutter systems where applicable; NRCA roofing repair guidance where applicable; AWPA standards for preservative-treated wood and field treatment of cuts where applicable; manufacturer installation instructions; TPS standard construction bid documents; and AIA contract administration and closeout forms where required by TPS. AIA documents are industry-standard contract forms and are not regulatory codes; regulatory requirements shall come from the applicable authorities having jurisdiction and adopted codes.

23. SCHOOL OPERATIONS AND WORKING HOURS

The contractor shall coordinate all work with TPS Facilities, the TPS Maintenance Manager or their specifier, and the Springdale Elementary School site administrator.

Springdale Elementary School is an occupied, operating school during the school year. Once teachers and staff return to the building for the new school year (anticipated on or around August 5, 2026; exact date to be confirmed by TPS), and on any scheduled school day thereafter while the building is occupied, no work of any kind shall be performed between the hours of 7:00 AM and 3:05 PM, Monday through Friday. Per the Tulsa Public Schools published bell times, Springdale Elementary School bell times are 7:30 AM (opening bell) to 2:35 PM (dismissal bell). The 30-minute buffer on each end of the school day accounts for student arrival and departure.

This restriction applies to all phases of work, including demolition, tear-off, fascia and soffit removal and installation, gutter and downspout work, roof-edge and penetration work, material staging and delivery, lift and scaffold operation, equipment operation, and any activity generating noise, fumes, debris, vibration, or safety hazards accessible to building occupants. No work shall be performed when students are present on a scheduled school day unless specifically approved in writing by TPS and the site administrator for a limited activity that does not create noise, access, safety, debris, or student exposure concerns.

On non-school days, including summer break, intersession, and other days when students and staff are not present, work may be performed during hours approved by TPS and the site administrator, provided the work complies with City of Tulsa noise and construction ordinances. Weekend work shall be approved in advance by TPS and the site administrator and shall comply with City of Tulsa ordinances. The contractor shall submit the written weekly work schedule required under Section 26, including the planned scope of work for each day, milestones expected to be reached, anticipated milestone notification dates, and a request for TPS to confirm availability for milestone site visits. Written communication for all purposes under this contract shall be via email or text message to the TPS Maintenance Manager or their specifier, retained by both parties as part of the permanent project record. The contractor shall maintain safe access, emergency access, fire lanes, accessible routes, sidewalks, entrances, and exits at all times unless a specific closure plan is approved in writing by TPS and the site administrator.

24. STAGING, SITE PROTECTION, AND RESPONSIBILITY FOR PROJECT MATERIALS

All material storage, equipment staging, lift locations, scaffold locations, dumpster locations, and contractor parking shall be approved in writing by TPS and the site administrator before use. If TPS approves staging or storage on site, the contractor assumes responsibility for all project materials, tools, equipment, removed components, new materials, existing components temporarily removed, and TPS-owned items associated with the project until the work is accepted by TPS. The contractor is responsible for the protection and security of the work and the project until TPS provides written acceptance of substantial completion or final completion, as applicable. The contractor shall protect landscaping, sidewalks, paving, windows, doors, masonry, roof surfaces, playgrounds, utilities, and adjacent property.

25. PHOTO DOCUMENTATION

Before work begins, the contractor shall photograph all work areas, staging areas, access routes, roof edges, gutters, downspouts, exterior walls, sidewalks, windows, doors, landscaping, and adjacent areas that may be impacted. The contractor shall photograph each stage of work before covering, and all completed work. Any damage found around the work areas that is not documented by pre-project photos showing it existed before the project will be presumed to be the contractor's responsibility. Photos shall be organized by date, location, and milestone and provided to TPS electronically.

26. WEEKLY SCHEDULE AND MILESTONE INSPECTIONS

The contractor shall provide a written weekly schedule to TPS identifying: work areas planned for the week; daily work activities; crew size; staging changes; lift/scaffold locations; material deliveries; areas to be demolished; areas to be dried-in; areas ready for milestone inspection; and anticipated disruptions to access, parking, sidewalks, or building use.

Minimum milestone activities shall include: pre-construction meeting; staging and site protection approval; existing-condition photo review; first fascia/soffit/gutter mockup; post-demolition substrate inspection before covering; hidden-condition review (when applicable); substrate priming/sealing or field-treatment review before covering (when applicable); metal fascia/soffit review before gutter installation; pipe boot and penetration flashing review; roof-to-wall transition flashing review before final closure; gutter/downspout/leaf guard mockup; downspout-to-storm-drain cleanout/tie-in review; chimney lowering review (if Alternate No. 1 is accepted); final water-shedding/drainage review; punch list inspection; and final acceptance inspection.

The contractor shall notify TPS in writing when the contractor wants to schedule a milestone activity and shall provide more than one full business day between the request and the proposed milestone meeting time (for example, a request sent Monday shall not request a milestone meeting earlier than Wednesday, unless TPS approves an earlier time in writing). Milestone inspections may be performed during normal business hours if approved by TPS and the site administrator.

If TPS does not respond within one full business day after a properly submitted milestone inspection request, the contractor may proceed to the next stage, provided that: the work is not a code-required inspection; the work is not a permit-required inspection; the work is not unsafe; the contractor provides clear photographs of the work before covering; and proceeding does not waive TPS's right to reject nonconforming work. If TPS misses, waives, or approves the cancellation of a milestone inspection, that action applies only to that specific milestone; it does not waive, cancel, or excuse any remaining milestone inspections or relieve the contractor of the requirement to request and complete all other milestone inspections required by this scope.

27. CHANGE ORDER LIMITATIONS

Change orders will not be approved for: contractor failure to verify quantities; missed fascia, soffit, gutter, downspout, trim, flashing, fastener, sealant, or boot quantities; standard lifts, access, mobilization, staging, or temporary protection; contractor-caused damage; failure to maintain watertight conditions; failure to include required licensed trades or subcontractors; failure to include standard manufacturer-required accessories; rework required due to poor workmanship; rework required due to noncompliance with shop drawings or manufacturer installation requirements; roof coating systems; full metal roof replacement; or full BUR/TPO roof replacement, restoration, or coating.

Change orders may be considered only for: concealed deterioration not reasonably visible before demolition; hidden structural damage discovered after removal; hazardous material abatement not included in the Base Bid; underground storm drain failure beyond the immediate tie-in point; owner-directed added scope; code-required work that could not reasonably be identified before bid; approved use of the roof repair allowance; approved use of contingency funds; and limited BUR or TPO roof-edge connection work where the fascia, soffit, gutter, downspout, or roof-edge scope directly impacts the existing connection.

28. UNIT PRICES, ALLOWANCES, ALTERNATES, AND CONTINGENCY

Clarification (apples-to-apples): The allowances below are stated (fixed) dollar amounts, set by TPS and identical for every bidder, and are included in the Total Base Bid. Use of any allowance requires written TPS approval; the Contractor shall track each allowance separately, and any unused portion shall be credited back to TPS by deductive change order at closeout. Unit Prices No. 1-7 are for add/deduct adjustment only and are NOT included in the Total Base Bid; each bidder shall fill in every unit price. Award is based on the Total Base Bid. All amounts are entered on the Bid Form.

Unit Price No. 1 - Remove and replace deteriorated wood blocking or nailers discovered after demolition - per linear foot.

Unit Price No. 2 - Remove and replace deteriorated sheathing or roof-edge backing discovered after demolition - per square foot.

Unit Price No. 3 - Localized roof panel repair associated with roof-edge, penetration, wall-transition, or drainage work - per square foot.

Unit Price No. 4 - Localized roof trim, closure, ridge, rake, hip, valley, eave, or wall-transition metal repair - per linear foot.

Unit Price No. 5 - New downspout installation beyond existing downspout locations requested by TPS - per linear foot.

Unit Price No. 6 - New downspout-to-underground-storm-drain cleanout/tie-in assembly beyond existing downspout locations requested by TPS - per each.

Unit Price No. 7 - Additional roof penetration boot installation for new penetrations requested by TPS and not existing at time of bid - per each.

Allowance No. 1 - Hazardous material testing and/or abatement allowance, if directed by TPS.

Allowance No. 2 - Roof repair allowance for unforeseen localized roof repairs directly related to this scope, including approved metal roof, BUR roof-edge, or TPO roof-edge connection work (this is the roof-repair allowance described in Section 11; carried once).

Allowance No. 3 - Contingency allowance for owner-approved unforeseen conditions. Use of contingency funds shall require TPS approval; unused contingency funds shall be retained by TPS or credited back by deductive change order at closeout.

Alternate No. 1 - Lower existing chimney located on pitched metal roof as described in this scope (see Section 18 and Exhibit A).

29. WORKMANSHIP AND ACCEPTANCE

Finished work shall be straight, secure, watertight, properly sloped, properly flashed, properly documented, and uniform in appearance. TPS may reject work that is loose, wavy, buckled, dented, scratched, oil-canned, distorted, misaligned, improperly sealed, holding water, blocking ventilation, damaging masonry, or inconsistent with approved shop drawings or manufacturer installation requirements. Final acceptance shall follow TPS standard construction bid documents and AIA-style industry closeout procedures, including substantial completion review, punch list, correction of nonconforming work, warranty documentation, final cleanup, and final acceptance by TPS. The contractor shall submit required closeout documents, including AIA G704 Certificate of Substantial Completion, AIA G702 final application for payment when required, contractor affidavits, consent of surety, warranty documents, product data, and final photo documentation.

30. WARRANTY

The contractor shall provide a minimum 1-year workmanship warranty from the date of final acceptance. Manufacturer warranties shall be provided for metal panels, finish, gutters, downspouts, leaf guards, pipe boots, sealants, and related products. The workmanship warranty shall include correction of leaks, loose components, failed fasteners, failed seams, failed sealant, gutter/downspout detachment, and installation defects.

EXHIBIT A - METAL ROOF SCOPE AREA

Springdale Elementary School - 2510 E. Pine St., Tulsa, OK 74110. Attachment to the Base Bid Scope of Work (referenced in "Important Scope Clarification - Read First").

Scope legend: RED areas are the sloped metal roofs and receive the full roof-edge scope. YELLOW areas are the flat built-up (BUR) and TPO roofs - the roof membrane on these areas is a separate project, but these areas still receive new fascia, soffit, gutters, downspouts, leaf guards, and roof-edge / wall-transition work under this project. The BLUE area (southeast corner addition) receives NO work under this project.

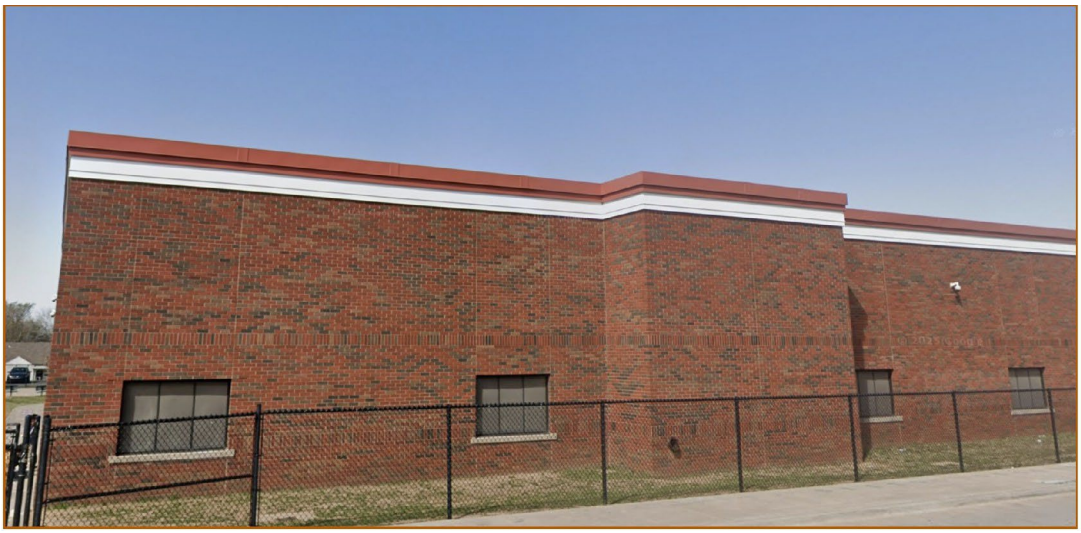
Scope boundaries are approximate and for identification only - field-verify all conditions. Aerial base image: Google. The marked aerial roof exhibit and reference photographs (existing SE-addition panels and existing-condition transitions, Reference Photo A) are provided as separate attached sheets following this page; reference photos illustrate intent only and are not as-built documentation.

EXHIBIT B - FASCIA & SOFFIT CONSTRUCTION DETAILS

Fascia and soffit construction details (panel profiles, roof/fascia transitions, outside/inside corners, fascia edge, and soffit conditions) are provided as a separate attached detail set following this page, for reference in pricing and installation of the work in Section 12. Where the detail sheets conflict with manufacturer installation requirements, code, or TPS direction, the stricter requirement shall apply unless TPS approves otherwise in writing.

EXHIBIT A — REFERENCE PHOTOS

REFERENCE PHOTO A - MATERIAL & DESIGN STANDARD (SE addition)



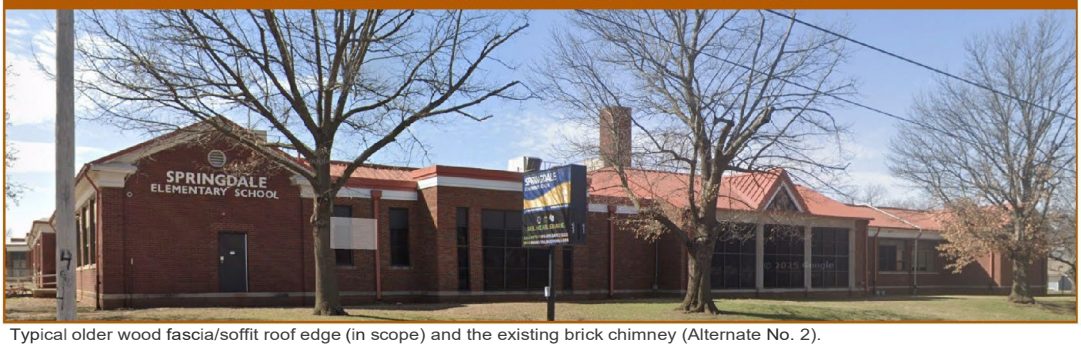
Existing white flat metal fascia/soffit panel system with red coping band on the newer SE addition. New flat metal fascia & soffit panels (Base Bid, Section 11) shall match this material type, profile, and finish quality. Final color selected by TPS. The SE addition itself is NOT in scope (Exhibit A).

REFERENCE PHOTO B - TRANSITION: new metal panels → old wood fascia/soffit



Left/raised section shows the existing white metal panel system; the adjoining lower section shows the original wood fascia/soffit to be removed and re-covered with new matching flat metal panels.

REFERENCE PHOTO C — TRANSITION / TYPICAL OLDER ROOF EDGE & CHIMNEY



Typical older wood fascia/soffit roof edge (in scope) and the existing brick chimney (Alternate No. 2). Illustrates the finished appearance the new metal fascia/soffit should achieve across the older building.

SPRINGDALE ELEMENTARY SCHOOL • 2510 EAST PINE STREET, TULSA, OK

Fascia & Soffit — Construction Details

Reference details excerpted from the Fabral Architectural Products Handbook of Construction Details (Form A-400).

The sheets that follow cover the **flush-panel fascia**, **soffit**, and **soffit-to-fascia transition** conditions applicable to this project. Roof-panel details — ridge/hip, peak, end wall, pitch break, gable, eave, valley, curb, pipe boot, dormer, and construction joints — have been intentionally omitted, as no sloped standing-seam roof panels occur within the fascia and soffit scope of work.

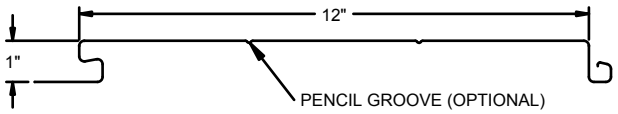
Included Detail Sheets

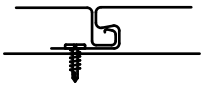
1. Panel Profiles (Decor-Flush flush panel; Posi-Lock Soffit)	**Handbook p. 7**
2. Roof / Fascia Transition (three conditions)	**Handbook pp. 35–37**
3. Fascia — Outside Corner	**Handbook p. 38**
4. Fascia — Inside Corner	**Handbook p. 39**
5. Fascia — Edge	**Handbook p. 40**
6. Soffit Details (J-flashing, Z-channel, support flashing)	**Handbook p. 45**

Fascia panel vs. formed fascia. Where fascia faces are tall enough to warrant a panelized appearance, use the flush fascia panel (Decor-Flush or approved equal). At short fascia bands, a formed break-metal fascia cover (per the Fascia Edge detail) may be substituted. Final selection to be confirmed by field measurement of fascia face heights.

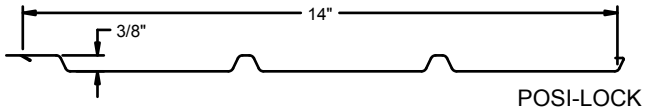
Finish. Soffit, fascia, and all associated trim to match the selected roof/wall system finish and color (70% PVDF / Kynar 500 on aluminum or Galvalume steel).

PANEL PROFILES



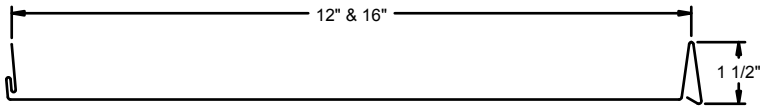


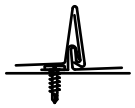
DECOR-FLUSH



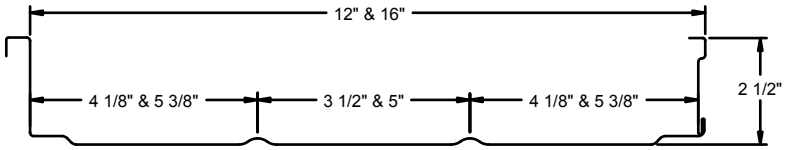


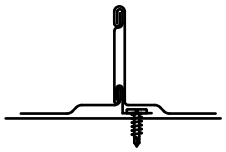
POSI-LOCK



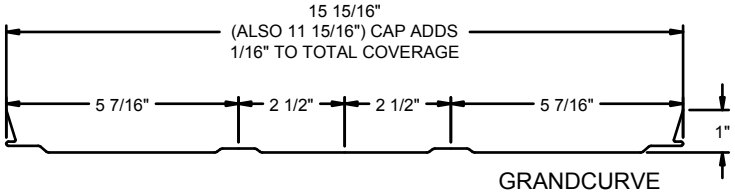


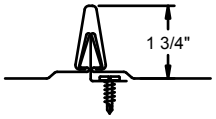
SLIM SEAM





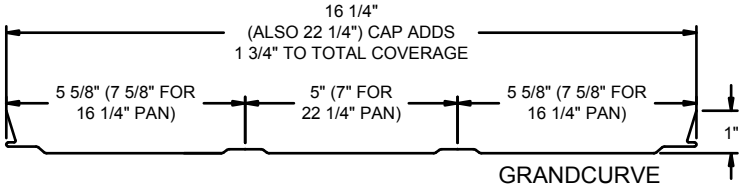
STAND'N SEAM

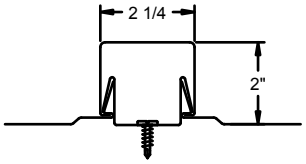




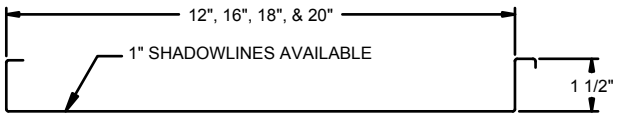
GRANDCURVE
(NARROW BATTEN)

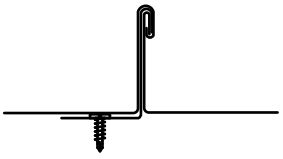
NOTE: THE 11 15/16" PAN HAS ONE CENTERED STIFFENER BEAD ONLY.





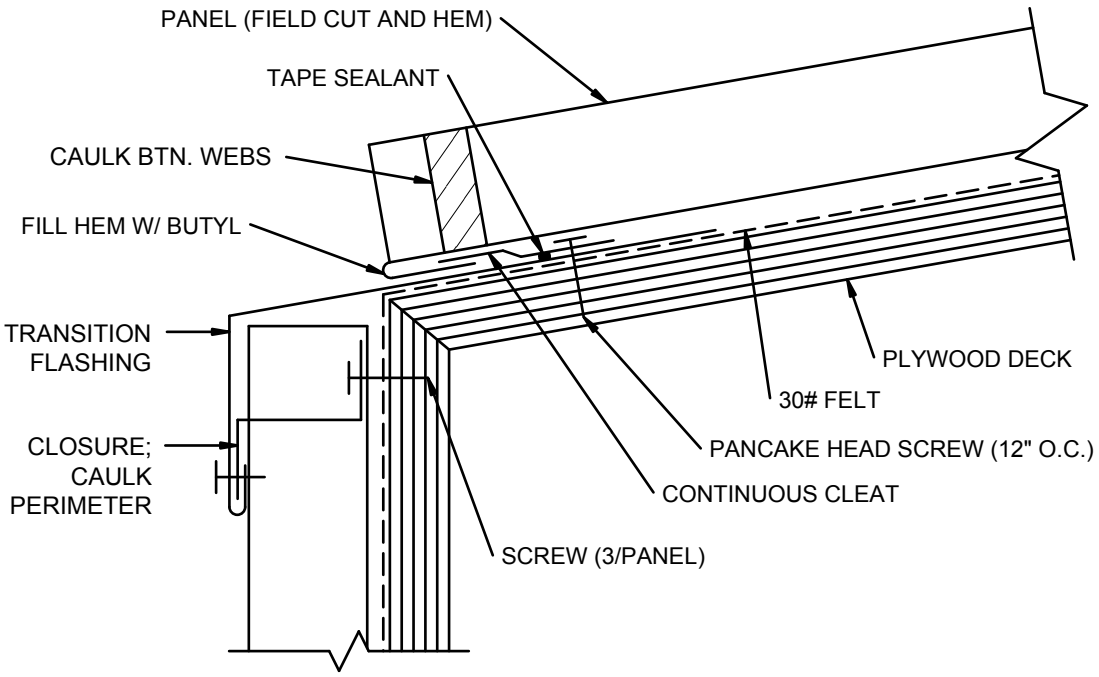
GRANDCURVE
(WIDE BATTEN)



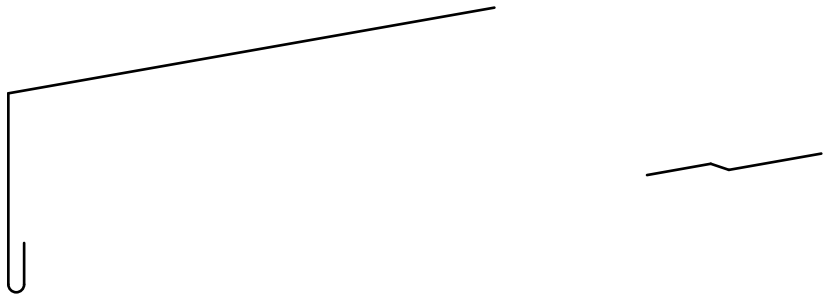


DOUBLE LOCK

ROOF/FASCIA TRANSITION

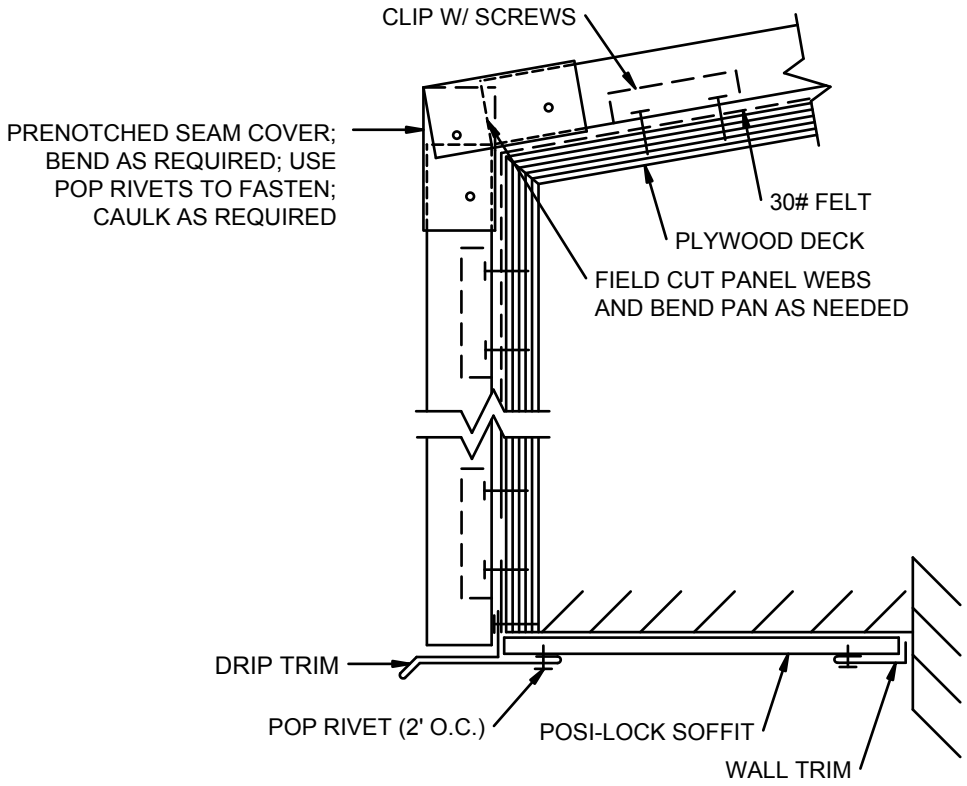


SLIDING ROOF PANEL AT TRANSITION, FIXED FASCIA PANEL AT TRANSITION

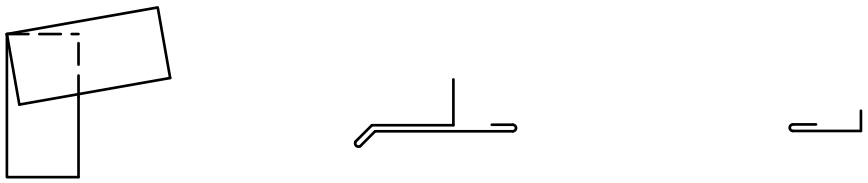


ADD DIMENSIONS TO FLASHINGS

ROOF/FASCIA TRANSITION

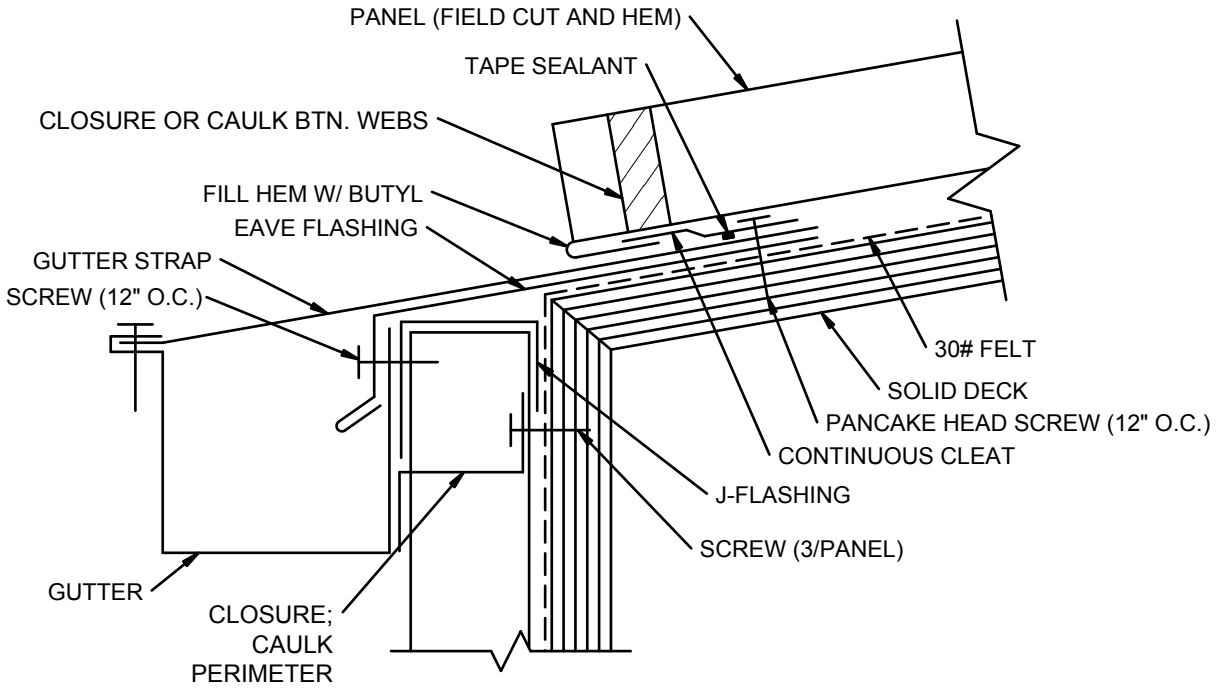


FIXED AT TRANSITION; REQUIRES SLIDING RIDGE/HIP AND SLIDING END

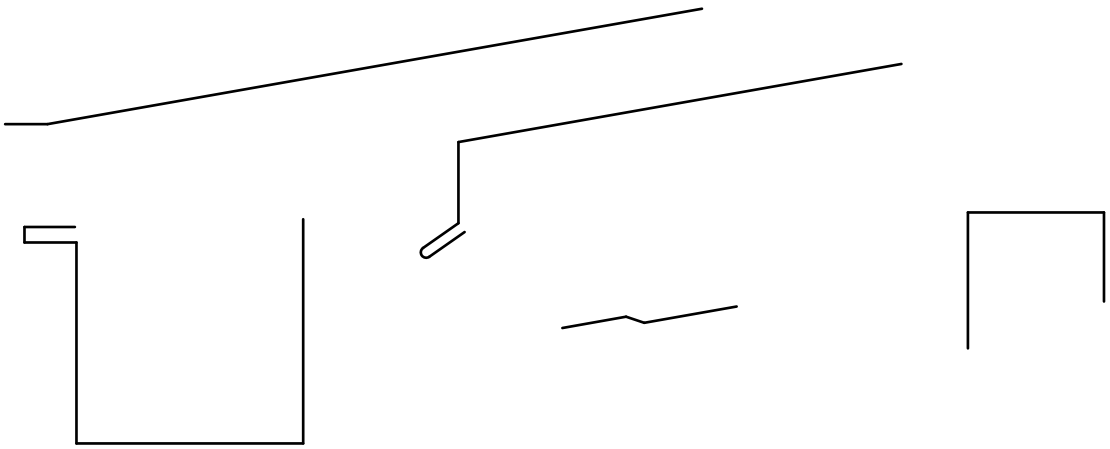


ADD DIMENSIONS TO FLASHINGS

ROOF/FASCIA TRANSITION

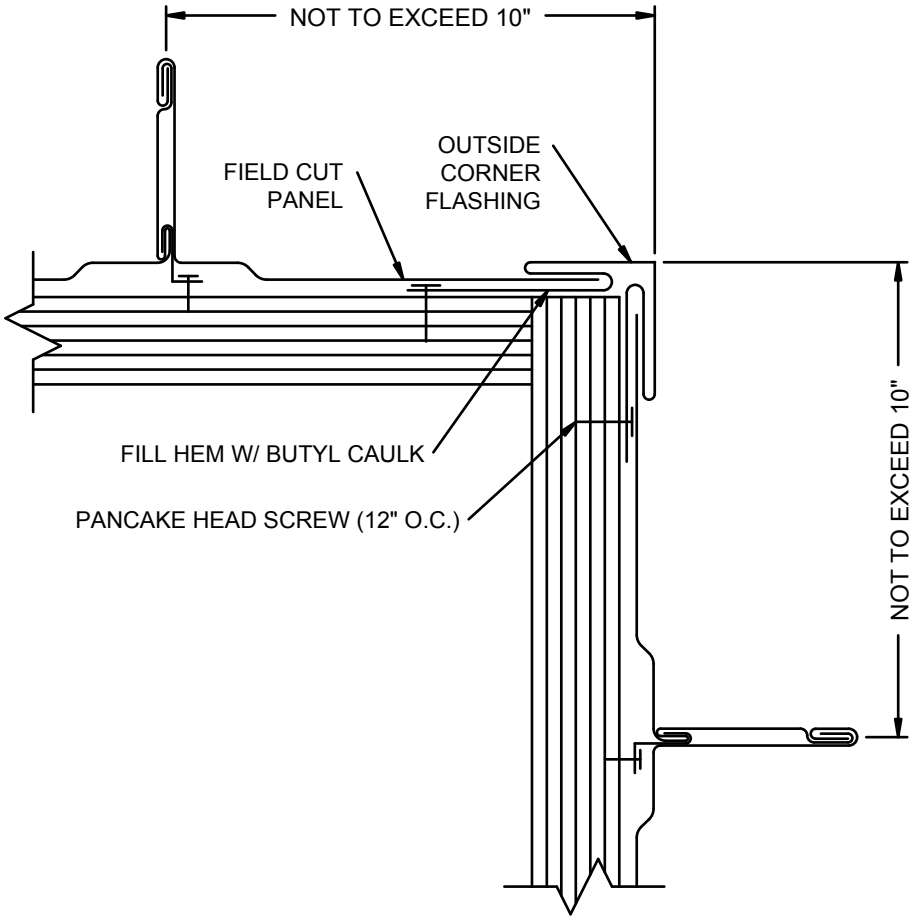


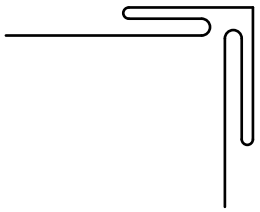
SLIDING ROOF PANEL AT TRANSITION, FIXED FASCIA PANEL AT TRANSITION



ADD DIMENSIONS TO FLASHINGS

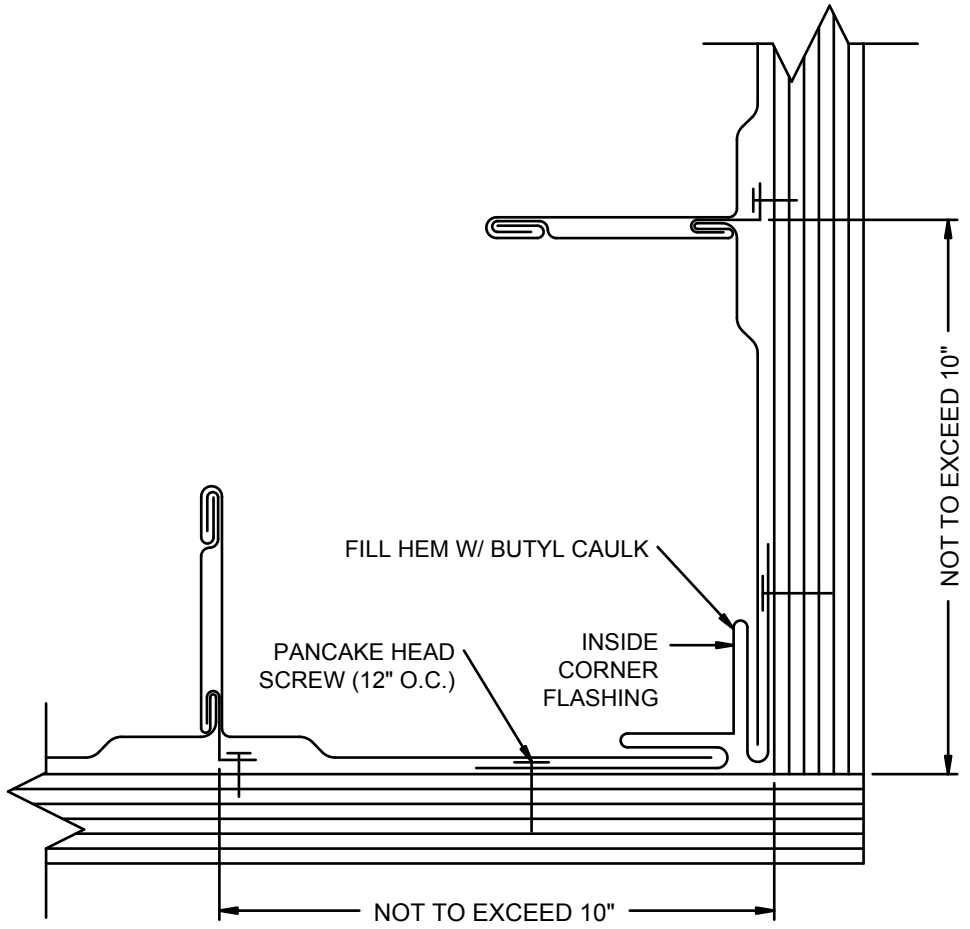
FASCIA OUTSIDE CORNER

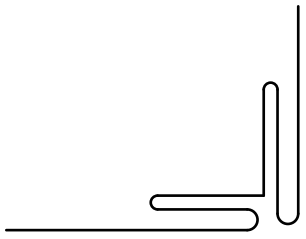




ADD DIMENSIONS TO FLASHING

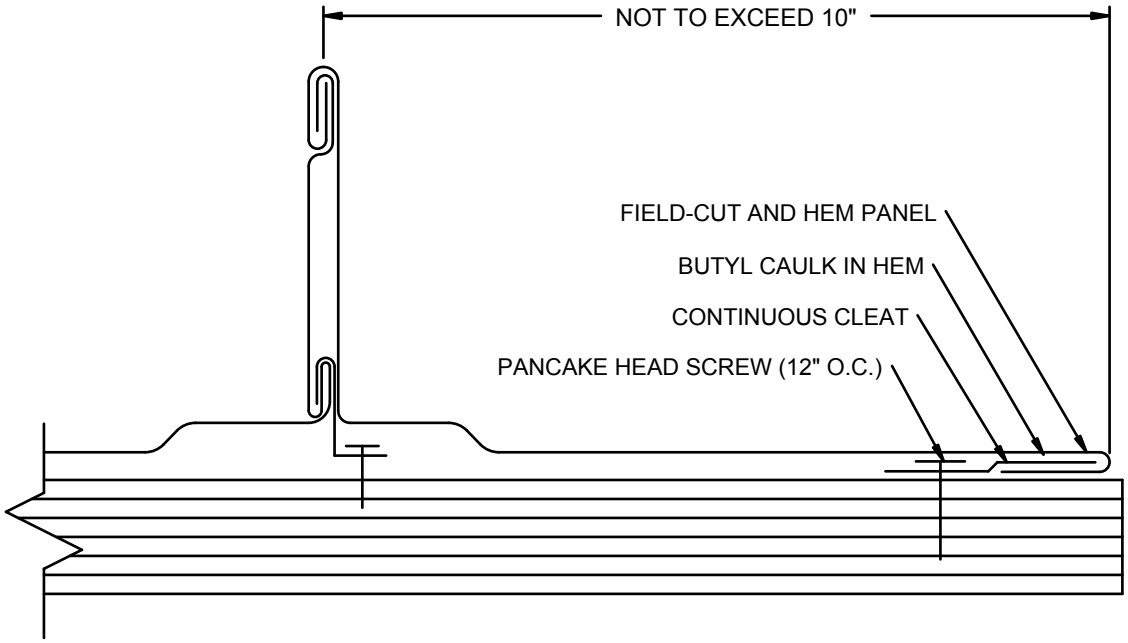
FASCIA INSIDE CORNER





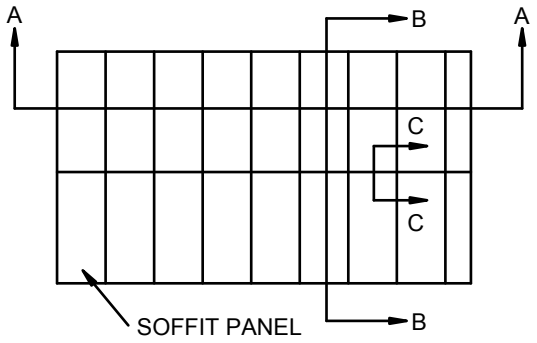
ADD DIMENSIONS TO FLASHING

FASCIA EDGE

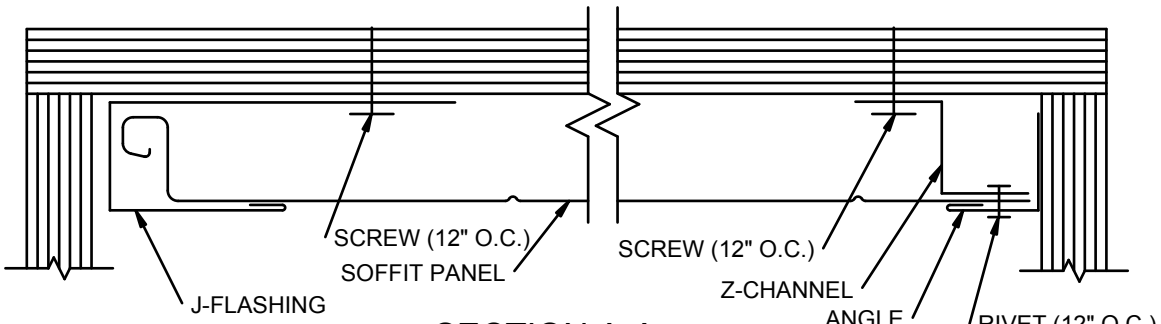


ADD DIMENSIONS TO FLASHING

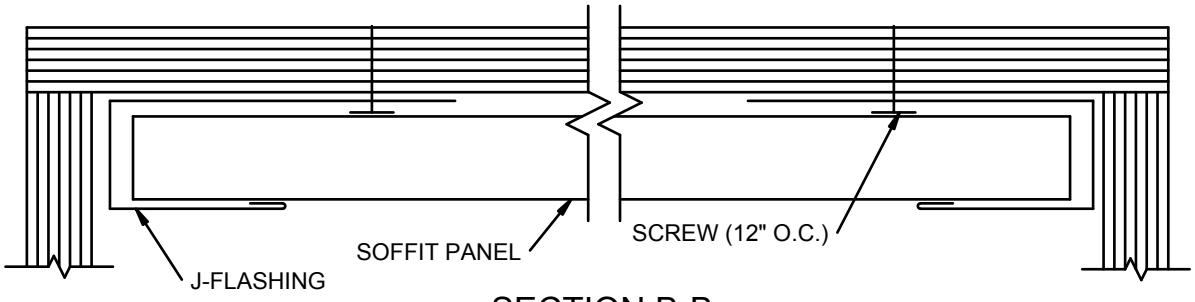
SOFFIT DETAILS



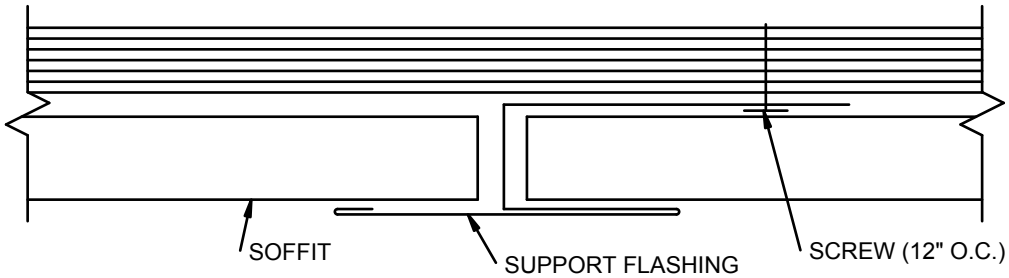
SOFFIT PLAN VIEW



SECTION A-A



SECTION B-B



SECTION C-C