



INVITATION TO BID
CITY OF NAPLES
PURCHASING DIVISION
CITY HALL, 735 8TH STREET SOUTH
NAPLES, FL 34102
PH: 239-213-7100 FX: 239-213-7105

NOTIFICATION DATE: 03/1/12	TITLE Naples Preserve Roof Replacement	NUMBER: 030-12	OPENING DATE & TIME: 03/29/12 2:00 PM
PRE-BID DATE, TIME AND LOCATION: (Non-Mandatory) March 9, 2012; 10:00 AM at 1690 Tamiami Trail N., Naples, FL 34102			

NAME OF PARTNERSHIP, CORPORATION OR INDIVIDUAL:	
MAILING ADDRESS:	
CITY-STATE-ZIP:	
PH:	EMAIL:
FX:	WEB ADDRESS:

<p>I certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies, or equipment and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder. In submitting a bid to the City of Naples the bidder offers and agrees that if the bid is accepted, the bidder will convey, sell, assign or transfer to the City of Naples all rights, title, and interest in and to all causes of action it may now or hereafter acquire under the Anti-trust laws of the United States and the State of FL for price fixing relating to the particular commodities or services purchased or acquired by the City of Naples. At the City's discretion, such assignment shall be made and become effective at the time the City tenders final payment to the bidder.</p>		
AUTHORIZED SIGNATURE	DATE	PRINTED NAME/TITLE
<small>Please initial by all that apply I acknowledge receipt of the following addendum</small>		
____Addendum #1	____Addendum #2	____Addendum #3
____Addendum #4		

PLEASE NOTE THE FOLLOWING:

- > This page **must be completed and returned** with your bid.
- > Bids must be **submitted in a sealed envelope, marked with bid number & closing date.**
- > Bids received after the above closing date and time will not be accepted.
- > **If you do not have an email address** and you want a copy of the Bid Tab, please enclose a stamped, self-addressed envelope with your bid.

GENERAL CONDITIONS

TO INSURE ACCEPTANCE OF THE BID, PLEASE FOLLOW THESE INSTRUCTIONS. ANY AND ALL SPECIAL CONDITIONS, ATTACHED HERETO, HAVE PRECEDENCE.

- 1. SEALED BID:** All bids must be submitted in a sealed envelope. The face of the envelope shall contain the bid name and bid number. Bids not submitted on attached bid form shall be rejected. All bids are subject to the conditions specified herein. Those which do not comply with these conditions are subject to rejection.
- 2. EXECUTION OF BID:** Bid must contain a manual signature of authorized representative in the proposal section. Bid must be typed or printed in ink. Use of erasable ink is not permitted. All corrections made by bidder to his bid must be initialed.
- 3. NO BID:** If not submitting a bid, respond by returning the Statement of No Bid and explain the reason in the spaces provided. Failure to respond 3 times in succession without justification shall be cause for removal of the supplier's name from the bid mailing list. NOTE: To qualify as a respondent, bidder must submit a "NO BID," and it must be received no later than the stated bid opening date and hour.
- 4. BID OPENING:** Shall be public, on the date and at the time specified on the bid form. It is the bidder's responsibility to assure that his bid is delivered at the proper time and place of the bid opening. Bids which for any reason are not so delivered will not be considered. Offers by telegram, telephone; or fax are not acceptable. Bid files may be examined during normal working hours.
- 5. WITHDRAWAL OF BIDS:** Withdrawal of a bid within sixty (60) days after the opening of bids is subject to suspension or debarment in accordance with Section 2-668 of the City Code for up to three years.
- 6. PRICES, TERMS and PAYMENT:** Firm Prices include all packing, handling, shipping charges and delivery to the destination shown herein. Bidder is encouraged to offer cash discount for prompt invoice payment. Terms of less than 20 days will not be considered.

 - A. TAXES:** The City of Naples does not pay Federal Excise and Sales taxes on direct purchases of tangible personal property. See exemption number on face of purchase order. This exemption does not apply to purchases of tangible personal property made by contractors who use the tangible personal property in the performance of contracts for the improvement of City-owned real property.
 - B. MISTAKES:** Bidders are expected to examine the specifications, delivery schedule, bid prices, extensions, and all instructions pertaining to supplies and services. Failure to do so will be at bidder's risk. In case of mistake in extension, the unit price will govern.
 - C. CONDITION AND PACKAGING:** It is understood and agreed that any item offered or shipped as a result of this bid shall be a new, current standard production model available at the time of this bid. All containers shall be suitable for storage or shipment, and all prices shall include standard commercial packaging.
 - D. SAFETY STANDARDS:** Unless otherwise stipulated in the bid, all manufactured items and fabricated assemblies shall comply with applicable requirements of Occupational Safety and Health Act and any standards there under.
 - E. UNDERWRITERS' LABORATORIES:** Unless otherwise stipulated in the bid, all manufactured items and fabricated assemblies shall carry U.L. approval and re-examination listing where such has been established.
 - F. PAYMENT:** Payment will be made by the buyer after the items awarded to a vendor have been received, inspected, and found to comply with award specifications, free of damage or defect and properly invoiced. All invoices shall bear the purchase order number. Payment for partial shipments shall not be made unless specified in the bid. Failure to follow these instructions may result in delay in processing invoices for payment. In addition, the purchase order number must appear on bills of lading, packages, cases, delivery lists and correspondence.
- 7. DELIVERY:** Unless actual date of delivery is specified (or if specified delivery cannot be met), show number of days required to make delivery after receipt of purchase order in space provided. Delivery time may become a basis for making an award (see Special Conditions). Delivery shall be within the normal working hours of the user, Monday through Friday, unless otherwise specified.
- 8. MANUFACTURERS' NAMES AND APPROVED EQUIVALENTS:** Any manufacturers' names, trade names, brand names, information and/or catalog numbers listed in a specification are for information and not intended to limit competition. The bidder may offer any brand for which he is an authorized representative, which meets or

exceeds the specification for any item(s). If bids are based on equivalent products, indicate on the bid form the manufacturer's name and number. Bidder shall submit with his proposal, cuts, sketches, and descriptive literature, and/or complete specifications. Reference to literature submitted with a previous bid will not satisfy this provision. The bidder shall also explain in detail the reason(s) why the proposed equivalent will meet the specifications and not be considered an exception thereto. Bids which do not comply with these requirements are subject to rejection. Bids lacking any written indication of intent to quote an alternate brand will be received and considered in complete compliance with the specifications as listed on the bid form.

9. INTERPRETATIONS: Any questions concerning conditions and specifications shall be directed in writing to this office for receipt no later than ten (10) days prior to the bid opening. Inquiries must reference the date of bid opening and bid number. Failure to comply with this condition will result in bidder waiving his right to dispute the bid.

10. CONFLICT OF INTEREST: All bid awards are subject to Section 2-973 Conflict of Interest, City of Naples Code of Ordinances, which states: *"No public officer or employee shall have or hold any employment or contractual relationship with any business entity or any agency which is subject to the regulation of or is doing business with the city; nor shall an officer or employee have or hold any employment or contractual relationship that will create a continuing or frequently recurring conflict between his private interests and the performance of his public duties or that would impede the full and faithful discharge of his public duties. Any member of the city council or any city officer or employee who willfully violates this section shall be guilty of malfeasance in office or position and shall forfeit his office or position. Violation of this section with the knowledge, express or implied, of the person or corporation contracting with or making a sale to the city shall render the contract or sale voidable by the city manager or the city council."*

11. AWARDS: As the best interest of the City may require, the right is reserved to make award(s) by individual item, group of items, all or none, or a combination thereof; to reject any and all bids or waive any minor irregularity or technicality in bids received.

12. ADDITIONAL QUANTITIES: For a period not exceeding ninety (90) days from the date of acceptance of this offer by the buyer, the right is reserved to acquire additional quantities up to but not exceeding those shown on bid at the prices bid in this invitation. If additional quantities are not acceptable, the bid sheets must be noted "BID IS FOR SPECIFIED QUANTITY ONLY." (THIS PARAGRAPH DOES NOT APPLY FOR A TERM CONTRACT.)

13. SERVICE AND WARRANTY: Unless otherwise specified, the bidder shall define any warranty service and replacements that will be provided during and subsequent to this contract. Bidders must explain on an attached sheet to what extent warranty and service facilities are provided.

14. SAMPLES: Samples of items, when called for, must be furnished free of expense, on or before bid opening time and date, and if not destroyed may, upon request, be returned at the bidder's expense. Each individual sample must be labeled with bidder's name, manufacturer's brand name and number, bid number and item reference. Request for return of samples shall be accompanied by instructions which include shipping authorization and name of carrier and must be received with your bid. If instructions are not received within this time, the commodities shall be disposed of by the City of Naples.

15. BID PROTEST: The city has formal bid protest procedures that are available on request.

16. INSPECTION, ACCEPTANCE AND TITLE: Inspection and acceptance will be at destination unless otherwise provided. Title and risk of loss or damage to all items shall be the responsibility of the contract supplier until accepted by the ordering agency, unless loss or damage results from negligence by the ordering

17. DISPUTES: In case of any doubt or difference of opinion as to the items to be furnished hereunder, the decision of the buyer shall be final and binding on both parties.

18. GOVERNMENTAL RESTRICTIONS: In the event any governmental restrictions may be imposed which would necessitate alteration of the material, quality, workmanship or performance of the items offered on this proposal prior to their delivery, it shall be the responsibility of the successful bidder to notify the buyer at once, indicating in his letter the specific regulation which required an alteration. The City reserves the right to accept any

such alteration, including any price adjustments occasioned thereby, or to cancel the contract at no expense to the City.

19. LEGAL REQUIREMENTS: Applicable provision of all Federal, State, county and local laws, and of all ordinances, rules, and regulations shall govern development submittal and evaluation of all bids received in response hereto and shall govern any and all claims and disputes which may arise between person(s) submitting a bid response hereto and the City of Naples by and through its officers, employees and authorized representatives, or any other person, natural or otherwise; and lack of knowledge by any bidder shall not constitute a cognizable defense against the legal effect thereof.

20. PATENTS AND ROYALTIES: The bidder, without exception, shall indemnify and save harmless the City of Naples and its employees from liability of any nature or kind, including cost and expenses for or on account of any copyrighted, patented, or unpatented invention, process, or article manufactured or used in the performance of the contract, including its use by the City of Naples. If the bidder uses any design, device, or materials covered by letters, patent or copyright, it is mutually agreed and understood without exception that the bid prices shall include all royalties or cost arising from the use of such design, device, or materials in any way involved in the work.

21. ADVERTISING: In submitting a bid, bidder agrees not to use the results there from as a part of any commercial advertising.

22. ASSIGNMENT: Any Purchase Order issued pursuant to this bid invitation and the monies which may become due hereunder are not assignable except with the prior written approval of the buyer.

23. LIABILITY: The supplier shall hold and save the City of Naples, its officers, agents, and employees harmless from liability of any kind in the performance of this contract.

24. PUBLIC ENTITY CRIMES: A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

25. DISCRIMINATION: An entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid on a contract to provide goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not award or perform work as a contractor, supplier, subcontractor, or consultant under contract with any public entity, and may not transact business with any public entity.

26. COUNTY TAXES: No proposal shall be accepted from and no contract will be awarded to any person, firm or corporation that is in arrears to the government of Collier County, Florida.

27. OFFER EXTENDED TO OTHER GOVERNMENTAL ENTITIES: The City of Naples encourages and agrees to the successful bidder/proposer extending the pricing, terms and conditions of this solicitation or resultant contract to other governmental entities at the discretion of the successful bidder/proposer.

IF THIS BID IS FOR A TERM CONTRACT, THE FOLLOWING CONDITIONS SHALL ALSO APPLY

28. ELIGIBLE USERS: All departments of the City of Naples are eligible to use this term contract. Such purchases shall be exempt from the competitive bid requirements otherwise applying to their purchases.

29. PRICE ADJUSTMENTS: Any price decrease effectuated during the contract period by reason of market change shall be passed on to City of Naples. Price increases are not acceptable.

30. CANCELLATION: All contract obligations shall prevail for at least one hundred eighty (180) days after effective date of contract. After that period, for the protection of both parties, this contract may be cancelled in whole or in part by either party by giving thirty (30) days prior written notice to the other party.

31. RENEWAL: The City of Naples reserves the option to renew the period of this contract, or any portion thereof for up to two (2) additional periods. Renewal of the contract period shall be by mutual agreement in writing.

32. ABNORMAL QUANTITIES: While it is not anticipated, should any unusual or abnormal requirements arise, the City reserves the right to solicit separate bids thereon.

33. FISCAL NON-FUNDING CLAUSE: In the event sufficient funds are not budgeted for a new fiscal period, the City shall notify the contractor of such occurrence and the contract shall terminate on the last day of the current fiscal year without penalty or expense to the City.

IF THIS BID IS FOR PERFORMING A SERVICE, THE FOLLOWING CONDITIONS SHALL ALSO APPLY

34. ALTERNATIVE BIDS: Bidders offering service delivery methods other than those permitted by the scope of work may submit a separate envelope clearly marked "ALTERNATIVE BID". Alternative bids will be deemed non-responsive and will not be considered for award. All such responses will, however, be examined prior to award. Such examination may result in cancellation of all bids received to permit rewriting the scope of work to include the alternative method, or the alternative method may be considered for future requirements of the City of Naples.

35. ANTITRUST: By entering into a contract, the contractor conveys, sells, assigns and transfers to the City of Naples all rights, titles and interest it may now have or hereafter acquire under the antitrust laws of the United States and the State of Florida that relate to the particular goods or services purchased or acquired by the City of Naples under said contract.

36. BIDDER INVESTIGATIONS: Before submitting a bid, each bidder shall make all investigations and examinations necessary to ascertain all site conditions and requirements affecting the full performance of the contract and to verify any representations made by the City of Naples upon which the bidder will rely. If the bidder receives an award as a result of its bid submission, failure to have made such investigations and examinations will in no way relieve the bidder from its obligation to comply in every detail with all provisions and requirements of the contract documents, nor will a plea of ignorance of such conditions and requirements be accepted as a basis for any claim whatsoever by the contractor for additional compensation.

37. CERTIFICATES AND LICENSES: The Contractor, at time of proposal, shall possess the correct occupational licenses, all professional licenses or other authorizations necessary to carry out and perform the work required by the City of Naples and Collier County for this project pursuant to all applicable Federal, State and Local Laws, Statutes, Ordinances, and rules and regulations of any kind.

38. CHANGE IN SCOPE OF WORK: The City of Naples may order changes in the work consisting of additions, deletions or other revisions within the general scope of the contract. No claims may be made by the contractor that the scope of the project or of the contractor's services has been changed, requiring changes to the amount of compensation to the contractor or other adjustments to the contract unless such changes or adjustments have been made by written amendment to the contract signed by the City of Naples and the contractor. If the contractor believes that any particular work is not within the scope of the project, is a material change, or will otherwise require more compensation to the contractor, the contractor must immediately notify the City in writing of this belief. If the City believes that the particular work is within the scope of the contract as written, the contractor will be ordered to and shall continue with the work as changed and at the cost stated for the work within the scope.

39. CONTRACTOR PERSONNEL: The City of Naples shall, throughout the life of the contract, have the right of reasonable rejection and approval of staff or subcontractors assigned to the work by the contractor. If the City reasonably rejects staff or subcontractors, the contractor must provide replacement staff or subcontractors satisfactory to the City in a timely manner and at no additional cost to the City. The day-to-day supervision and control of the contractor's employees and sub-contractors is the responsibility solely of the contractor.

40. COST REIMBURSEMENT: The contractor agrees that all incidental costs, including allowances for profit and tools of the trade, must be included in the bid proposal rates. If an arrangement is made between the contractor and the City to reimburse the contractor for the cost of materials provided in the performance of the work, the contractor shall be reimbursed in the following manner: The City shall reimburse the contractor on completion and acceptance of

each assigned job, only for those materials actually used in the performance of the work that is supported by invoices issued by the suppliers of the contractor describing the quantity and cost of the materials purchased. No surcharge shall be added to the supplier's invoices or included in the contractor's invoice submitted to the City that would increase the dollar amount indicated on the supplier's invoice for the materials purchased for the assigned job.

41. EXCEPTIONS: Bidders taking exception to any part or section of the solicitation shall indicate such exceptions on the bid form. Failure to indicate any exception will be interpreted as the bidder's intent to comply fully with the requirements as written. Conditional or qualified bids, unless specifically allowed, shall be subject to rejection in whole or in part.

42. FAILURE TO DELIVER: In the event of the contractor to fail to deliver services in accordance with the contract terms and conditions, the City, after due oral or written notice, may procure the services from other sources and hold the contractor responsible for any resulting purchase and administrative costs. This remedy shall be in addition to any other remedies that the City may have.

43. FAILURE TO ENFORCE: Failure by the City at any time to enforce the provisions of the contract shall not be construed as a waiver of any such provisions. Such failure to enforce shall not affect the validity of the contract or any part thereof or the right of the City to enforce any provision at any time in accordance with its terms.

44. FORCE MAJEURE: The contractor shall not be held responsible for failure to perform the duties and responsibilities imposed by the contract due to legal strikes, fires, riots, rebellions and acts of God beyond the control of the contractor, unless otherwise specified in the contract.

45. INDEPENDENT CONTRACTOR: The contractor shall be legally considered an independent contractor and neither the contractor nor its employees shall, under any circumstances, be considered servants or agents of the City of Naples and the City of Naples shall be at no time legally responsible for any negligence or any wrongdoing by the contractor, its servants or agents. The City of Naples shall not withhold from the contract payments to the contractor any federal income taxes, Social Security tax, or any other amounts for benefits to the contractor. Further, the City shall not provide to the contractor any insurance coverage or other benefits, including Workers' Compensation normally provided by the City for its employees.

46. ORAL STATEMENTS: No oral statement of any person shall modify or otherwise affect the terms, conditions or specifications stated in this contract. All modifications to the contract must be made in writing by the City of Naples.

47. QUALIFICATIONS OF BIDDERS: The bidder may be required, before the award of any contract, to show to the complete satisfaction of the City of Naples that it has the necessary facilities, ability, and financial resources to provide the service specified therein in a satisfactory manner. The bidder may also be required to give a past history and references in order to satisfy the City in regard to the bidder's qualifications. The City may make reasonable investigations deemed necessary and proper to determine the ability of the bidder to perform the work, and the bidder shall furnish to the City all information for this purpose that may be requested. The City reserves the right to reject any bid if the evidence submitted by, or investigation of, the bidder fails to satisfy the City that the bidder is properly qualified to carry out the obligations of the contract and to complete the work described therein. Evaluation of the bidder's qualifications shall include:

- > The ability, capacity, skill and financial resources to perform the work or service.
- > The ability to perform the work service promptly or within the time specified, without delay.
- > The character, integrity, reputation, judgment, experience, and efficiency of the bidder.
- > The quality of performance of previous contracts or services.

48. QUALITY CONTROL: The contractor shall institute and maintain throughout the contract period a properly documented quality control program designed to ensure that the services are provided at all times and in all respects in accordance with the contract. The program shall include providing daily supervision and conducting frequent inspections of the contractor's staff and ensuring that accurate records are maintained describing the disposition of all complaints. The records so created shall be open to inspection by the City.

49. RECOVERY OF MONEY: Whenever, under the contract, any sum of money shall be recoverable from or payable by the contractor to the City, the same amount may be deducted from any sum due to the contractor under the

contract or under any other contract between the contractor and the City. The rights of the City are in addition and without prejudice to any other right the City may have to claim the amount of any loss or damage suffered by the City on account of the acts or omissions of the contractor.

50. REQUIREMENTS CONTRACT: During the period of the contract, the contractor shall provide all the services described in the contract. The contractor understands and agrees that this is a requirements contract and that the City shall have no obligation to the contractor if no services are required. Any quantities that are included in the scope of work reflect the current expectations of the City for the period of the contract. The amount is only an estimate and the contractor understands and agrees that the City is under no obligation to the contractor to buy any amount of services as a result of having provided this estimate or of having any typical or measurable requirement in the past. The contractor further understands and agrees that the City may require services in excess of the estimated annual contract amount and that the quantity actually used whether in excess of, or less than, the estimated annual contract amount and that the quantity actually used shall not give rise to any claim for compensation other than the total of the unit prices in the contract for the quantity actually used.

51. TERMINATION FOR CONVENIENCE: The performance of work under the contract may be terminated by the City in whole or in part whenever the City determines that termination is in the City's best interest. Any such termination shall be effected by the delivery to the contractor of a written notice of termination of at least seven (7) days before the date of termination, specifying the extent to which performance of the work under the contract is terminated and the date upon which such termination becomes effective. After receipt of a notice of termination, except as otherwise directed, the contractor shall stop work on the date of the receipt of the notice or other date specified in the notice; place no further orders or subcontracts for materials, services or facilities except as necessary for completion of such portion of the work not terminated; terminate all vendors and subcontracts; and settle all outstanding liabilities and claims.

52. TERMINATION FOR DEFAULT: The City of Naples reserves the right to terminate the contract if the City determines that the contractor has failed to perform satisfactorily the work required, as determined by the City. In the event the City decides to terminate the contract for failure to perform satisfactorily, the City shall give to the contractor at least seven (7) days written notice before the termination takes effect. The seven-day period will begin upon the mailing of notice by the City. If the contractor fails to cure the default within the seven (7) days specified in the notice and the contract is terminated for failure to perform satisfactorily, the contractor shall be entitled to receive compensation for all reasonable, allocable and allowable contract services satisfactorily performed by the contractor up to the date of termination that were accepted by the City prior to the termination. In the event the City terminates the contract because of the default of the contractor, the contractor shall be liable for all excess costs that the City is required to expend to complete the work under contract.

53. STATE AND FEDERAL EMPLOYMENT LAWS: Contractors providing service to the City are required to comply with all state and federal employment laws. This includes, but is not limited to, laws resulting from the Immigration and Reform and Control Act of 1986, wherein all employers are required to verify the identity and employment eligibility of all employees. The Department of Homeland Security, U.S. Citizenship and Immigration Services require employees and employers to complete Form I-9 and the employer must examine evidence of identity and employment eligibility within three business days of the date employment begins. Non compliant contractors will be subject to contract sanctions, up to and including contract termination.

54. CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY, AND VOLUNTARY EXCLUSION: The contractor agrees to comply with Executive Order 12549 "Debarment and Suspension" and 2 CFR 180 "OMB Guidelines to Agencies on Government wide Debarment and Suspension." These rules require all contractors using federal funds not be debarred or suspended from doing business with the Federal Government. This includes sub-recipients and lower tier participant for covered transactions. Signing and submitting this document certified the organization and its principals are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency, and further have not within the preceding three-year period been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction .

THE CITY OF NAPLES IS AN EQUAL OPPORTUNITY EMPLOYER

GENERAL INSURANCE REQUIREMENTS

The Contractor shall not commence work until he has obtained all the insurance required under this heading, and until such insurance has been approved by the Owner, nor shall the Contractor allow any subcontractor to commence work until all similar insurance required of the subcontractor has also been obtained and approved by the Owner.

Certificates of insurance must be issued by an authorized representative of the insurance company at the request and direction of the policyholder and must include sufficient information so as to identify the coverage and the contract for Owner's improvements for which they are issued. Certificates of insurance must be issued by a nationally recognized insurance company with a Best's Rating of no less than B+VII, satisfactory to the Owner, and duly licensed to do business in the state of said Contract.

The Contractor shall procure and maintain, during the life of this Contract, Worker's Compensation Insurance for all of his employees to be engaged in work under this Contract, and he shall require any subcontractor similarly to provide Worker's Compensation Insurance for all of the latter's employees to be engaged in such work, unless such employees are covered by the protection afforded by the Contractor's insurance. In case any employees are to be engaged in hazardous work under this Contract, and are not protected under this Worker's Compensation statute, the Contractor shall provide, and shall cause each subcontractor to provide, adequate coverage for the protection of such employees. It is acceptable to use a State-approved Worker's Compensation Self-Insurance fund.

The Contractor shall take out and maintain during the life of this Contract, Public Liability and Property Damage and shall include Contractual Liability, Personal Injury, Libel, Slander, False Arrest, Malicious Prosecution, Wrongful Entry or Eviction, Broad Form Property Damage, Products, Completed Operations and XCU Coverage to be included on an occurrence basis, and to the full extent of the Contract to protect him, the Owner, and any subcontractor performing work covered by this Contract from damages for personal injury, including accidental death, as well as from claims for property damage, which may arise from operations under this contract, whether such operations be by himself or by a subcontractor, or by anyone directly or indirectly employed by either of them. The Contractor shall also maintain automobile liability insurance including "non-owned and hired" coverage. The entire cost of this insurance shall be borne by the Contractor.

The amount of such insurance shall be no less than \$1,000,000 annual aggregate for bodily injury and property damage combined per occurrence.

The City of Naples must be named as Additional Insured on the insurance certificate and the following must also be stated on the certificate. "This coverage is primary to all other coverage the City possesses for this contract only." The City of Naples shall be named as the Certificate Holder. The Certificate Holder shall read as follows:

The City of Naples
735 Eighth Street South
Naples, Florida 34102

No City Division, Department, or individual name should appear on the Certificate.

No other format will be acceptable.

The Certificate must state the proposal number and title.

When using the "Accord"- 25 Certificate of Insurance only the most current version will be accepted.

The City of Naples requires a copy of a cancellation notice in the event the policy is cancelled. The City of Naples shall be expressly endorsed onto the policy as a cancellation notice recipient.

NAPLES PRESERVE ROOF REPLACEMENT

OVERVIEW

The City of Naples is seeking bid proposals to replace the roof at the Naples Preserve building located at 1690 Tamiami Trail North, Naples, Florida 34102. The goal of this project is to replace the roof without changing the architectural character of the building. To that end, MHK Architecture & Planning was contracted to design the specifications. MHK has provided two specifications. The first specification is to replace the roof as designed today. The second specification is to provide a new membrane coating over the existing roof. It is the City's preference to replace the roof. However, financial constraints are a factor. Interested parties may bid on one or both of the options.

BID SPECIFICATIONS

The specifications to replace the roof are attached as **Exhibit A**. The specification to topcoat the existing roof is listed as **Exhibit B**. Plans are also available for purchase at:

Kelly Blueprinters
977 1st Avenue North
Naples, Florida 34102

BID PROPOSAL

A. Replace the Roof pursuant to Exhibit A: \$ _____

B. Repair the Roof pursuant to Exhibit B: \$ _____

TERMS OF CONTRACT

The resulting contract will commence on award and be in effect until completion of the project. The project is expected to commence within 45 days of award. The CONTRACTOR is expected to schedule the work with Community Services, as to minimally disrupt programming at the Naples Preserve.

PROHIBITION OF CONTACT

Under no circumstances should any prospective organization or individual, or anyone acting for or on behalf of a prospective organization or individual, seek to influence or gain the support of any member of the City Council, public official or City staff favorable to the interest of any prospective organization or individual.

Likewise, contact with City Council, any public official or city staff against the interests of other prospective organization (s) and or individual(s) is prohibited. Any such activities will result in the exclusion of the prospective organization or individual from consideration by the City.

QUESTIONS

Questions regarding this bidder packet must be received in writing in the Purchasing Division, **NO LATER THAN TEN CALENDAR DAYS PRIOR TO THE BID CLOSING DATE TO ENSURE AN ANSWER IS PROVIDED PRIOR TO CLOSING.**

Direct all questions to:

[John Dunnuck, Purchasing Manager](#)

City of Naples, Purchasing Division

735 8th Street South

Naples, Florida 34102

PH: (239) 213-7100 FX: (239) 213-7105

jdunnuck@naplesgov.com

REFERENCES

THIS SHEET MUST BE COMPLETED AND RETURNED WITH BID

PROVIDE AT LEAST THREE REFERENCES FOR WHOM YOUR COMPANY HAS PROVIDED SAME OR SIMILAR SERVICES WITHIN THE LAST 2 YEARS.

COMPANY NAME: _____

ADDRESS: _____

TELEPHONE: _____

CONTACT PERSON: _____

CONTACT E-MAIL ADDRESS: _____

COMPANY NAME: _____

ADDRESS: _____

TELEPHONE: _____

CONTACT PERSON: _____

CONTACT E-MAIL ADDRESS: _____

COMPANY NAME: _____

ADDRESS: _____

TELEPHONE: _____

CONTACT PERSON: _____

CONTACT E-MAIL ADDRESS: _____

STATEMENT OF NO BID

If you will not be bidding on this product/service, please help us by completing and returning only this page to:

City of Naples, Purchasing Division
City Hall, 735 8th Street South
Naples, FL 34102
Fax 239-213-7105

Bid # _____ and Description: _____

We, the undersigned, decline to proposal on the above project for the following reason(s):

- ___ We are not able to respond to the Invitation to Bid or Request for Proposals by the specified deadline.
- ___ Our Company does not offer this product or service.
- ___ Our current work schedule will not permit us to perform the required services.
- ___ Specifications are incomplete or information is unclear (Please explain below).

___ Other (Please specify below)

Company Name _____ PH _____

Name and Title of individual completing this form:

(Printed Name) (Title)

(Signature) (Date)

GENERAL NOTES:

- IT IS THE INTENT OF THESE CONTRACT DOCUMENTS TO DEFINE AND DESCRIBE A COMPLETE FINISHED AND FULLY FUNCTIONING FACILITY, ANY PRODUCT, MATERIAL, SYSTEM, EQUIPMENT, OR ASSEMBLY WHICH NORMALLY WOULD BE REQUIRED TO MEET THIS REQUIREMENT SHALL BE PROVIDED AS IF SPECIFICALLY NOTED.
 - WHEN WORK IS NOT SPECIFICALLY NOTED BUT IS REQUIRED TO COMPLETE THE PROJECT, IT SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER, AND SHALL BE OF THE BEST MATERIALS AND WORKMANSHIP.
 - THE DOCUMENTS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. ADDITIONAL DATA SHALL BE OBTAINED FROM THE ARCHITECT THROUGH WRITTEN CLARIFICATION ONLY. VERIFY ALL EXISTING CONDITIONS, ELEVATIONS, AND DIMENSIONS BEFORE PROCEEDING WITH ANY PORTION OF ANY WORK.
 - ALL WORK AS OUTLINED IN THESE DOCUMENTS SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES IN EFFECT AT THE TIME THESE DOCUMENTS WERE PREPARED. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN AND BE ADHERED TO.
 - THE CONTRACTORS SHALL VISIT THE JOB SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS WHICH MAY AFFECT THE BID.
 - THE CONTRACTORS SHALL BE EXPERIENCED IN THIS TYPE OF WORK. NO ALLOWANCES WILL BE MADE AFTER THE BID FOR LACK OF EXPERIENCE.
 - THE CONTRACTORS SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT THE CONSTRUCTION.
 - ANY EXISTING UTILITIES TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, PLUGGED, OR CAPPED, AS REQUIRED BY CODE OR SOUND CONSTRUCTION PRACTICES.
 - DAMAGED OR DISRUPTED EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO LANDSCAPING, LIGHTING, IRRIGATION, PEDESTRIAN AND VEHICLE ACCESS SHALL BE REPLACED AT THE END OF CONSTRUCTION TO THE SAME STANDARDS OF QUALITY AS EXISTED PRIOR TO CONSTRUCTION DISRUPTION.
 - DISRUPTED ELECTRICAL AND WATER LINES SHALL BE RE-ROUTED DURING PROJECT CONSTRUCTION AND ARE TO REMAIN IN CONTINUOUS SERVICE UNLESS OTHERWISE INDICATED OR INSTRUCTED BY THE OWNER.
 - NO CHANGES, MODIFICATIONS OR DEVIATIONS SHALL BE MADE FROM THE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM THE ARCHITECT.
 - WHERE LACK OF INFORMATION, OR ANY DISCREPANCY SHOULD APPEAR IN THE DRAWINGS OR SPECIFICATIONS, REQUEST WRITTEN INTERPRETATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THAT PART OF THE WORK.
 - WHEN INSTRUCTED, PROVIDE 6 SETS OF SHOP DRAWINGS FOR ALL PRODUCTS, MATERIALS, AND EQUIPMENT TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING. EQUIPMENT INSTALLED WITHOUT APPROVAL SHALL BE SUBJECT TO REJECTION AND REPLACEMENT AT CONTRACTOR'S EXPENSE.
 - UNLESS OTHERWISE NOTED, ELECTRICAL CONDUITS, PLUMBING LINES, ETC SHALL BE RUN CONCEALED AND FRAMING SHALL BE CORRECTLY SIZED TO ACCOMPLISH THIS WITHOUT CREATING VARIATIONS IN THE WALL PLANE.
 - PROVIDE ADEQUATE CONCEALED BLOCKING AND ANCHORING FOR ALL CEILING AND WALL MOUNTED EQUIPMENT, HARDWARE, AND ACCESSORIES.
 - WHEN A PRODUCT, SYSTEM OR ASSEMBLY IS CALLED FOR, ALL NECESSARY PARTS AND MATERIALS REQUIRED FOR A COMPLETE AND FULLY OPERATIONAL SYSTEM SHALL BE PROVIDED AND INSTALLED AND INSTALLATION SHALL BE ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
 - PRIOR TO PROCEEDING WITH WORK, CONTRACTORS SHALL COORDINATE WITH EACH TRADE THE LOCATIONS OF SLEEVES OR OTHER PRESET ACCESSORIES INVOLVING OTHER TRADES.
 - DIMENSIONS ARE SHOWN FROM FACE OF DRYWALL TO FACE OF DRYWALL ASSUMING 3/4" FINISHES OR FACE OF MASONRY, AND TO THE CENTER OF ROUGH OPENINGS. UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHOWN ARE EXACT.
 - THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FURNISHED UNDER THIS CONTRACT FOR A MINIMUM PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF WORK OF THIS CONTRACT BY OWNER AND THE ARCHITECT, BUT IN NO EVENT LESS THAN AS REQUIRED BY TERMS OF THE AGREEMENT BETWEEN THE OWNER AND CONTRACTOR FOR THE CONSTRUCTION OF THE PROJECT OR STATE STATUTE. ANY DEFECTS DEVELOPING WITHIN THIS PERIOD TRACEABLE TO MATERIALS OR WORKMANSHIP PROVIDED OR PERFORMED BY THE CONTRACTOR, SHALL BE MADE GOOD AT THE EXPENSE OF THE CONTRACTOR, NOT THE OWNER. THE CONTRACTOR SHALL ACCEPT AND FULLY UNDERSTAND THIS PROVISION PRIOR TO THE CONTRACT BEING AWARDED. NO CLAIM FOR EXTRA COMPENSATION WILL BE ALLOWED FOR CORRECTION OF FAULTY WORK OR DEFECTIVE MATERIALS, AT ANY TIME DURING THE CONSTRUCTION PERIOD. OWNER'S REPRESENTATIVES AND THE ENGINEER RETAIN THE RIGHT TO REQUIRE THE CONTRACTOR TO REMOVE AND REINSTALL ANY EQUIPMENT OR MATERIALS NOT FOLLOWING THE STANDARDS AS PRESENTED HEREIN OR ON THE DRAWINGS AND AT NO COST TO THE OWNER OR ENGINEER.
- SITE CONDITIONS**
- LOCATE, IDENTIFY, AND PROTECT ALL EXISTING UTILITIES ENCOUNTERED DURING THE WORK. IF ANY, NOTIFY UTILITY COMPANIES OF IMPENDING WORK.
 - ENSURE THAT ALL UTILITY AND OTHER SERVICES WHICH MAY BE DISTURBED DURING CLOSE EXCAVATION ARE TEMPORARILY STAYED AND BRACED IN POSITION DURING THE WORK.
 - PROVIDE SLEEVES APPROPRIATE TO CONSTRUCTION WHERE NEW PIPES, CONDUIT, AND DUCTS PENETRATE WALLS AND FLOORS. FILL VOIDS WITH FIRE SAFING INSULATION OR FOAM PENETRATION SEALANT.
 - PROGRESS CLEANING: REMOVE DEBRIS FROM INTERIOR OF BUILDING ON A DAILY BASIS AND STORE TEMPORARILY IN COMMERCIAL TRASH CONTAINERS. REMOVE DEBRIS FROM BUILDING SITE AT INTERVALS REQUIRED TO MINIMIZE OVERFLOW AND SPILLAGE. HANDLE HAZARDOUS, DANGEROUS, OR UNSANITARY WASTE MATERIALS SEPARATELY FROM OTHER WASTE BY CONTAINERIZING PROPERLY. DISPOSE OF MATERIAL IN A LAWFUL MANNER.
 - PROVIDE TEMPORARY TOILET FACILITIES FOR CONSTRUCTION USE. USE OF THE OWNERS TOILET FACILITIES WILL NOT BE PERMITTED.

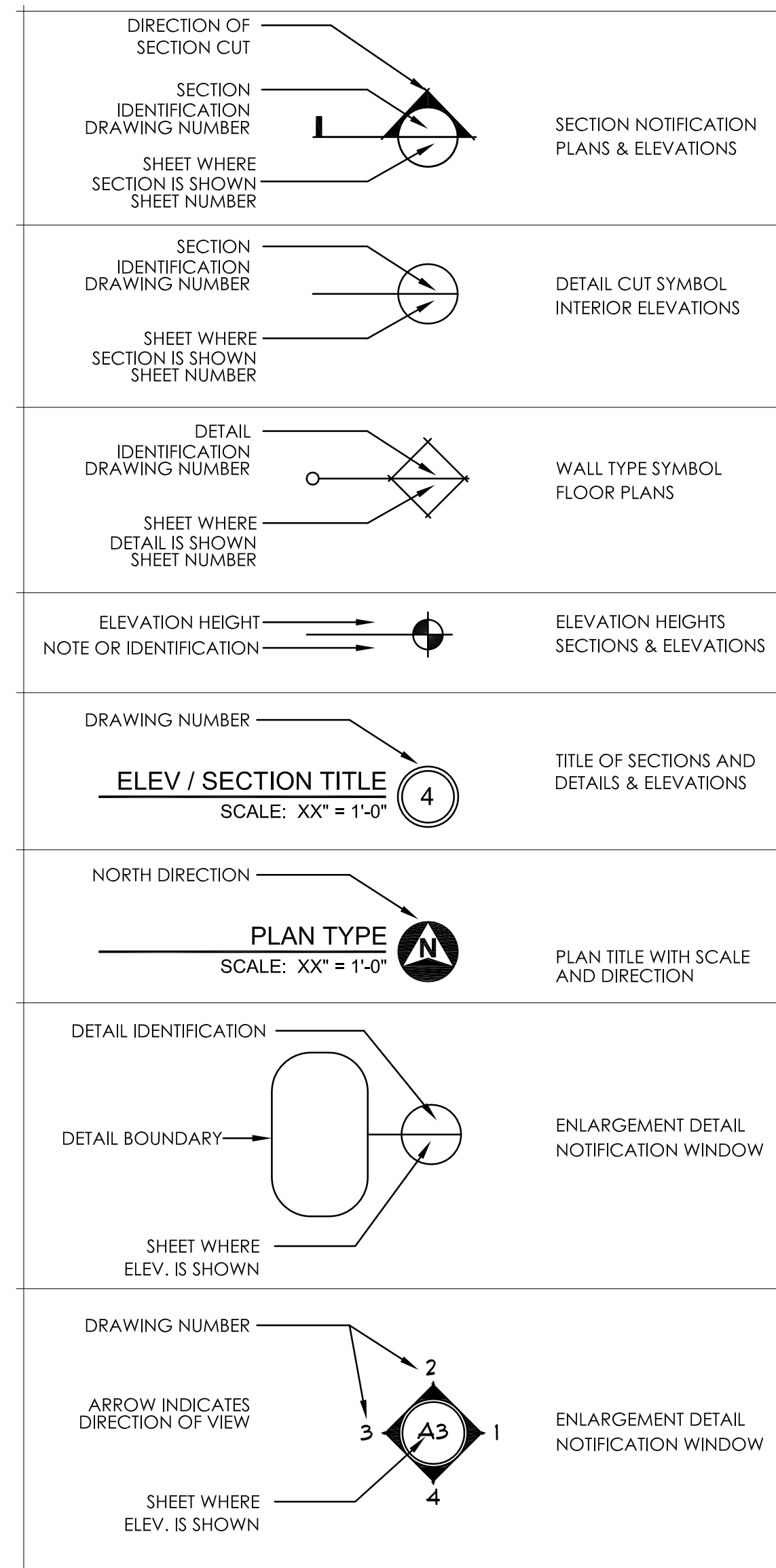
GENERAL NOTES CONT:

- FINAL COMPLETION**
- DO NOT BURN WASTE MATERIALS. DO NOT BURY DEBRIS OR EXCESS MATERIALS ON THE OWNER'S PROPERTY. DO NOT DISCHARGE VOLATILE, HARMFUL OR DANGEROUS MATERIALS INTO DRAINAGE SYSTEMS. REMOVE WASTE MATERIALS FROM THE SITE AND DISPOSE IN A LAWFUL MANNER.
 - COMPLETE CLEANING OPERATIONS BEFORE REQUESTING INSPECTION FOR CERTIFICATION OF SUBSTANTIAL COMPLETION AND MAINTAIN BUILDING IN CLEANED CONDITION UNTIL FINAL COMPLETION
 - REMOVE TEMPORARY PROTECTION AND FACILITIES INSTALLED FOR PROTECTION OF THE WORK DURING CONSTRUCTION.
 - REMOVE LABELS, CLEAN GLASS SURFACES, AND DUST AND WIPE CLEAN ALL PRODUCTS, MATERIALS, SYSTEMS, FINISHES, EQUIPMENT, AND SURFACES.
- ARCHITECTS DISCLAIMER**
- THE ARCHITECTS CERTIFICATION OF THE DOCUMENTS IS LIMITED TO THE DOCUMENTS AND THE INFORMATION CONTAINED IN THE DOCUMENTS.
 - THE ARCHITECTS CERTIFICATION SHALL NOT EXTEND TO REVISIONS TO THE DOCUMENTS OR REVISIONS IN THE INFORMATION CONTAINED IN THE DOCUMENTS WHERE SUCH REVISIONS WERE NOT PERFORMED AND/OR AUTHORIZED IN WRITING BY THE ARCHITECT.
 - THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR REVISIONS TO THE DOCUMENTS OR REVISIONS IN INFORMATION CONTAINED IN THE DOCUMENTS AND WHERE SUCH REVISIONS HAVE BEEN MADE BY OTHERS TO PRODUCTS, MATERIALS, FINISHES, DIMENSIONS, SYSTEMS, ASSEMBLIES, OR AESTHETIC INTENT.
- GENERAL ACCESSIBILITY NOTES**
- THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGN SHALL BE DISPLAYED AT ALL ACCESSIBLE RESTROOM FACILITIES AND AT ACCESSIBLE BUILDING ENTRANCES UNLESS ALL ENTRANCES ARE ACCESSIBLE. NON ACCESSIBLE ENTRANCES SHALL HAVE DIRECTIONAL SIGNS INDICATING THE ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE.
 - DOORS TO ALL ACCESSIBLE SPACES SHALL HAVE ACCESSIBLE HARDWARE (I.E. LEVER OPERATED, PUSH-TYPE, U-SHAPED) MOUNTED NO HIGHER THAN 48 INCHES ABOVE THE FLOOR.
 - ALL DOORS SHALL BE OPENABLE BY A SINGLE EFFORT. THE MAXIMUM FORCE REQUIRED TO OPEN A DOOR SHALL NOT EXCEED 8.5 LBS. FOR EXTERIOR SWINGING DOORS AND 5 LBS FOR ALL SLIDING, FOLDING, AND INTERIOR SWINGING DOORS.
 - FLOOR SURFACES SHALL BE STABLE, FIRM AND SLIP-RESISTANT. CHANGES IN LEVEL SHALL BE BETWEEN 0.25 INCH AND 0.5 INCH. CHANGES IN LEVEL GREATER THAN 0.5 INCH REQUIRE RAMPS. GRATINGS IN FLOOR SHALL HAVE SPACES NO GREATER THAN 0.5 INCH WIDE IN ONE DIRECTION. DOORWAY THRESHOLDS SHALL NOT EXCEED 0.5 INCHES HEIGHT.
 - TOILET STALL DOORS SHALL BE THE SELF-CLOSING TYPE.
 - A TOWEL DISPENSER SHALL BE LOCATED ADJACENT TO ALL LAVATORIES.
 - FIXTURE MOUNTING HEIGHTS SHALL COMPLY WITH THOSE INDICATED ON THE STANDARD MOUNTING HEIGHT DIAGRAMS UNLESS NOTED OTHERWISE.
 - FIXTURE SPACING AND CLEARANCE SHALL COMPLY WITH THOSE INDICATED ON THE PLANS.

MATERIAL LEGEND:

- EARTH (UNDISTURBED)
- EARTH (COMPACTED)
- STRUCTURAL CONCRETE
- BRICK (OR INDICATES SECTION CUT)
- CONCRETE MASONRY UNIT (C.M.U.)
- METAL (LARGE SCALE)
- METAL (SMALL SCALE)
- ACOUSTICAL CEILING TILE
- PLASTER, SAND, CEMENT, STUCCO
- CERAMIC TILE
- GLASS
- RIGID INSULATION
- BATT INSULATION
- ROUGH WOOD (CONTINUOUS)
- ROUGH WOOD (NON-CONTINUOUS)
- FINISH WOOD
- PLYWOOD

STANDARD SYMBOLS:



FBC 2007 CODE OUTLINE:

APPLICABLE CODES:
FLORIDA EXISTING BUILDING CODE 2007

TOP COAT ROOFING MEMBRANE SPECIFICATION OUTLINE

Topcoat Specification - Concrete Restoration

COMPONENT	TYPE	REQUIRED	ATTACHMENT	RATE OF APPLICATION
EXISTING ROOF	Lightweight Insulating Concrete	Roof must have positive drainage. Pressure wash roof to remove all existing paints, coatings, dust/dirt. Lightweight concrete should be troweled to a horse hair or broom finish and be allowed to cure per manufacturer's specification prior to installation of coating.		
FLASHING MEMBRANE	TOPCOAT® Flex Seal w/ TOPCOAT® Flashing Fabric	At all roof penetrations, flashing details and cracks	For cracks greater than 1/8" wide, use TOPCOAT® Flashing Fabric embedded between 2 layers of Topcoat FlexSeal. For cracks and fissures less than 1/8" wide, only FlexSeal needs to be applied. All large gaps and cracks greater than 1/4" shall be repaired using a high quality concrete grout. Grout must be fully cured before application of TOPCOAT® products.	
PRIMER COAT	TOPCOAT® Surface Seal SB Elastomeric Roofing Membrane	One (1) coat	Airless Sprayer or Roller Applied	.5 gallons per 100 sq ft
ROOF COATING	TOPCOAT® Surface Seal SB Elastomeric Roofing Membrane	Five (5) coats **see note below**	Airless Sprayer or Roller Applied	1 gallon/100 sq ft per coat *See note
GUARANTEE	WeatherStopper® Integrated Roof System Guarantee	Twenty (20) years		Guarantee Fee Applicable

This system shall be installed by a Topcoat® Master or Master Select™ Contractor.

****Preparatory/flashing work:** Allow at least 24 hours drying time and inspect flashing/preparatory work for problem areas (i.e., gaps, cracks, fishmouths, air pockets, etc.) to ensure that work is complete and satisfactory. Repair any deficiencies with TOPCOAT® FlexSeal and TOPCOAT® Flashing Fabric, as required.

**** Allow at least 24 hours drying time between coats, then inspect for defects, flaws or holidays. Correct any unsatisfactory conditions prior to installing next coat.**

** SEE A3 FOR FULL SPECIFICATION**

PROJECT SUMMARY:

THIS IS A PERMIT APPLICATION FOR A RENOVATION TO THE EXISTING NAPLES PRESERVE BUILDING.

THE SCOPE OF THE RENOVATION IS LIMITED TO THE ROOF AND THE SOFFITS WHERE WE WILL BE RESTORING BOTH THE ROOF AND THE SOFFITS TO THEIR ORIGINAL APPEARANCE. NO STRUCTURAL WORK IS ANTICIPATED.

DRAWING INDEX:

SHEET # A0 PROJECT INFORMATION / CODE SUMMARY
SHEET # A1 ROOF PLAN AND ELEVATION
SHEET # A2 DETAILS

MHK
ARCHITECTURE & PLANNING

975 6TH AVENUE SOUTH
NAPLES FLORIDA 34102
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FAX : (239) 649-0523
WWW.MHKAP.COM

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CONSULTANT:

NAPLES PRESERVE RENOVATIONS
OPTION A
1690 TAMAMI TRAIL NORTH
NAPLES, FL 34102

FLORIDA SEAL
REG. NO. 16971

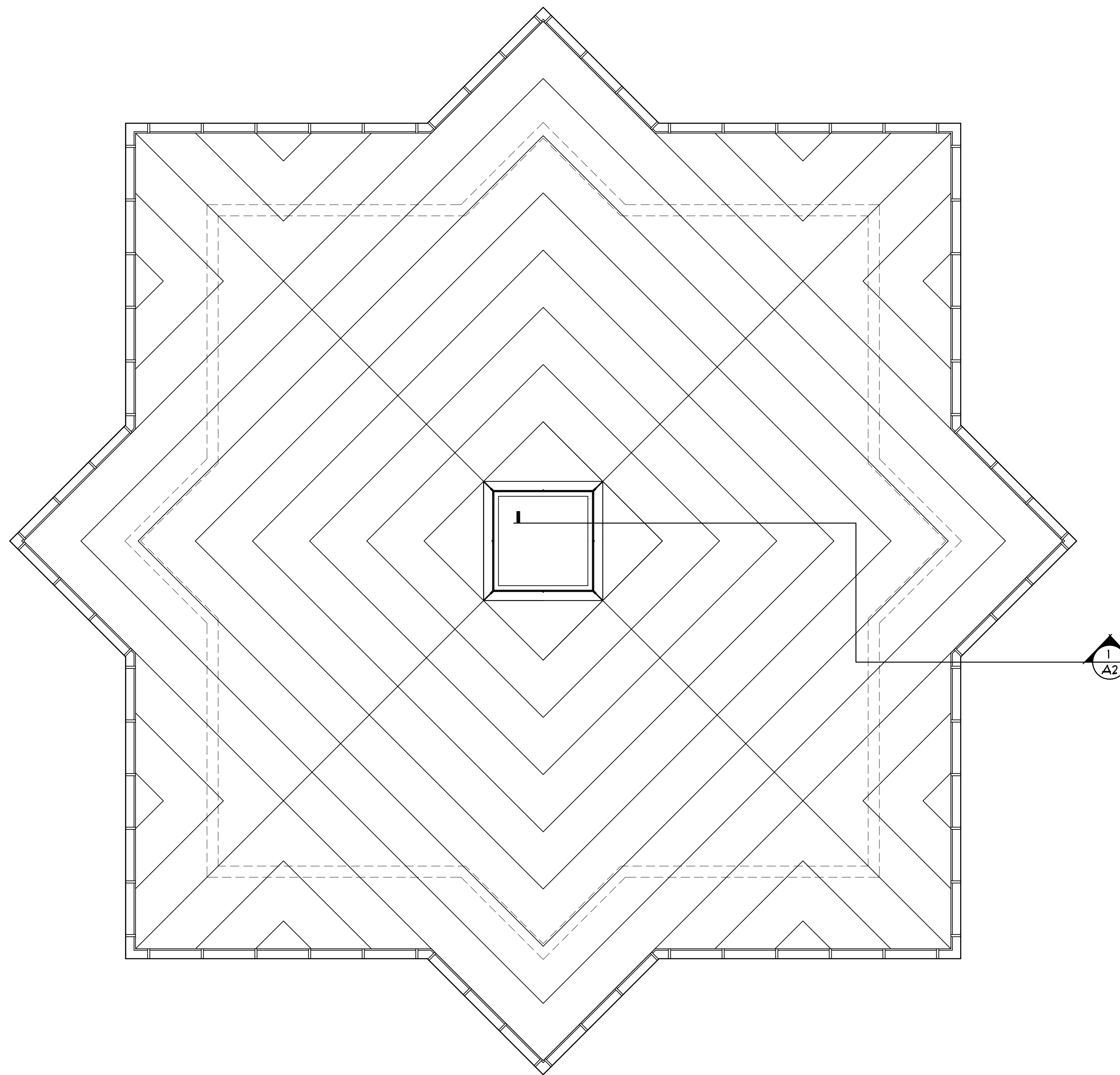
DATE: FEBRUARY 21ST, 2012

REVISIONS:

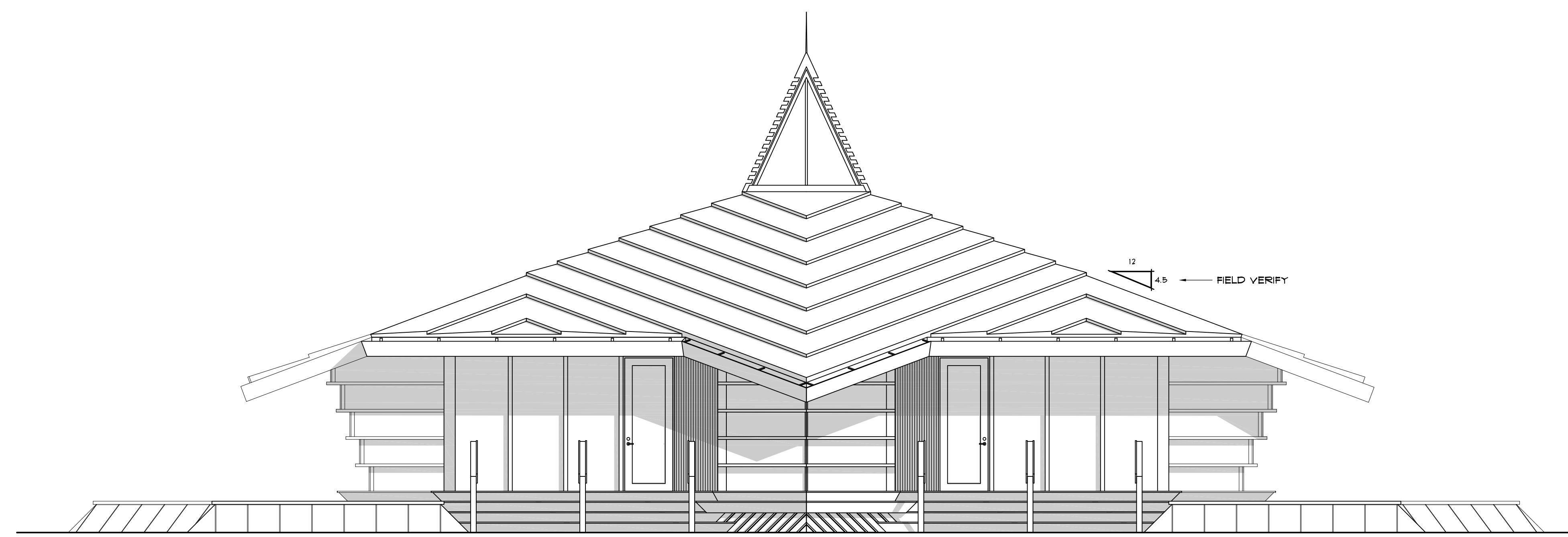
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UPDATED SPECIFICATION	
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	X
	X

PHASE PERMIT
PR NO 12001

AO



ROOF PLAN
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

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ARCHITECTURE
& PLANNING

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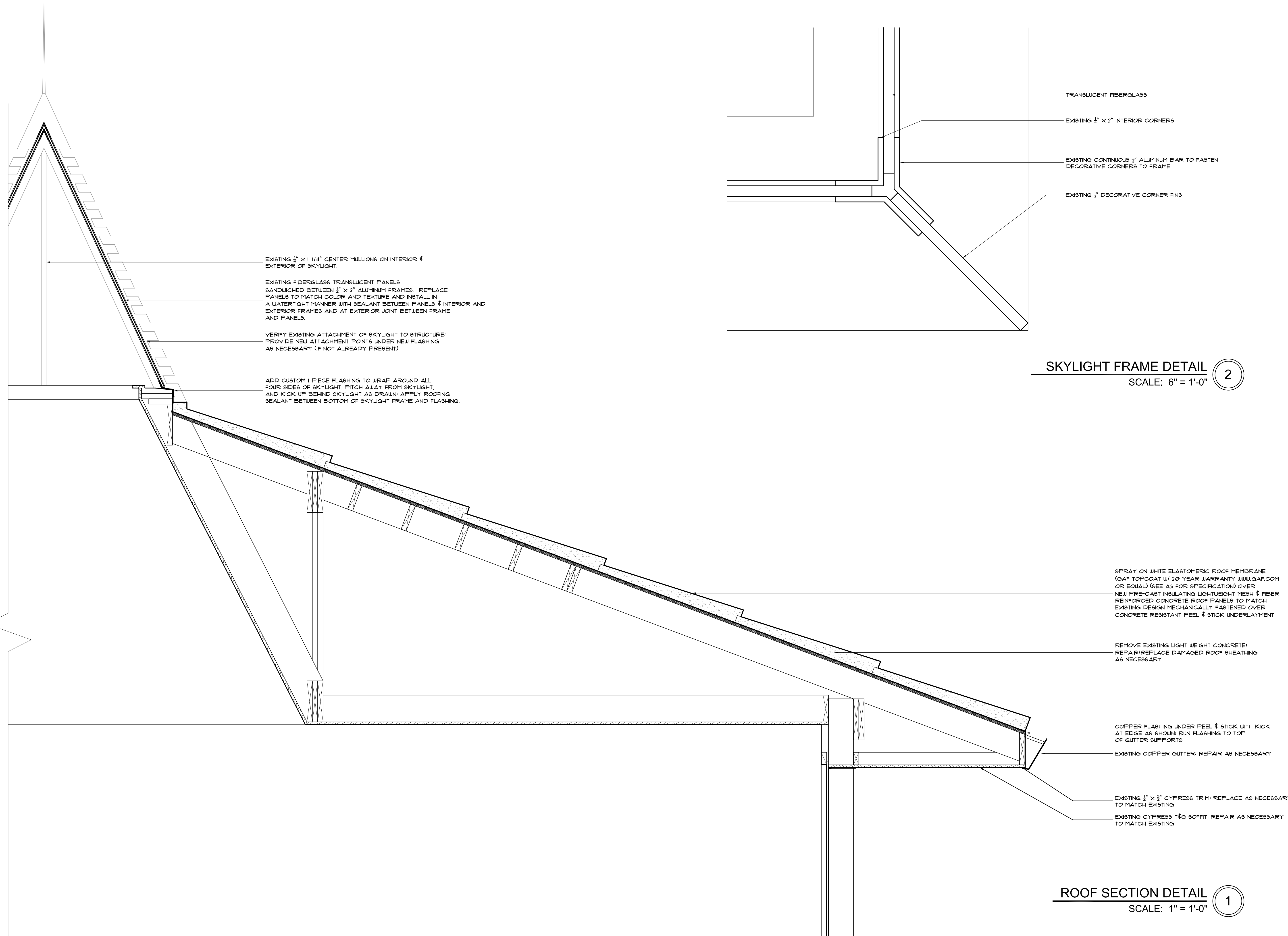
DATE: FEBRUARY 21ST, 2012

REVISIONS:

DATE:	
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2	X
3	X
4	X

PHASE PERMIT
PR NO 12001

A1



EXISTING 1/2" X 1-1/4" CENTER MULLIONS ON INTERIOR & EXTERIOR OF SKYLIGHT.

EXISTING FIBERGLASS TRANSLUCENT PANELS SANDWICHED BETWEEN 1/2" X 2" ALUMINUM FRAMES. REPLACE PANELS TO MATCH COLOR AND TEXTURE AND INSTALL IN A WATERTIGHT MANNER WITH SEALANT BETWEEN PANELS & INTERIOR AND EXTERIOR FRAMES AND AT EXTERIOR JOINT BETWEEN FRAME AND PANELS.

VERIFY EXISTING ATTACHMENT OF SKYLIGHT TO STRUCTURE; PROVIDE NEW ATTACHMENT POINTS UNDER NEW FLASHING AS NECESSARY (IF NOT ALREADY PRESENT)

ADD CUSTOM 1 PIECE FLASHING TO WRAP AROUND ALL FOUR SIDES OF SKYLIGHT, FITCH AWAY FROM SKYLIGHT, AND KICK UP BEHIND SKYLIGHT AS DRAWN; APPLY ROOFING SEALANT BETWEEN BOTTOM OF SKYLIGHT FRAME AND FLASHING.

TRANSLUCENT FIBERGLASS

EXISTING 1/2" X 2" INTERIOR CORNERS

EXISTING CONTINUOUS 1/2" ALUMINUM BAR TO FASTEN DECORATIVE CORNERS TO FRAME

EXISTING 1/2" DECORATIVE CORNER FINIS

SKYLIGHT FRAME DETAIL (2)
SCALE: 6" = 1'-0"

SPRAY ON WHITE ELASTOMERIC ROOF MEMBRANE (GAF TOPCOAT W/ 20 YEAR WARRANTY WWW.GAF.COM OR EQUAL) (SEE A3 FOR SPECIFICATION) OVER NEW PRE-CAST INSULATING LIGHTWEIGHT MESH & FIBER REINFORCED CONCRETE ROOF PANELS TO MATCH EXISTING DESIGN MECHANICALLY FASTENED OVER CONCRETE RESISTANT PEEL & STICK UNDERLAYMENT

REMOVE EXISTING LIGHT WEIGHT CONCRETE; REPAIR/REPLACE DAMAGED ROOF SHEATHING AS NECESSARY

COPPER FLASHING UNDER PEEL & STICK WITH KICK AT EDGE AS SHOWN; RUN FLASHING TO TOP OF GUTTER SUPPORTS

EXISTING COPPER GUTTER; REPAIR AS NECESSARY

EXISTING 1/2" X 1/2" CYPRESS TRIM; REPLACE AS NECESSARY TO MATCH EXISTING

EXISTING CYPRESS T&G SOFFIT; REPAIR AS NECESSARY TO MATCH EXISTING

ROOF SECTION DETAIL (1)
SCALE: 1" = 1'-0"

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CONSULTANT:

NAPLES PRESERVE RENOVATIONS
OPTION A
1690 TAMiami TRAIL NORTH
NAPLES, FL 34102

FLORIDA SEAL
REGISTERED

DATE: FEBRUARY 21ST, 2012

REVISIONS:

DATE:				
Δ	X			
Δ	X			
Δ	X			
Δ	X			

PHASE PERMIT
PR NO 12001

A2

TOPCOAT® DESIGN LINE MASTER SPECIFICATION
LIGHTWEIGHT INSULATING CONCRETE COATING
07560-2

Rev 03/05
PART 1 GENERAL
1.01 SUMMARY

A This section includes elastomeric membrane roofing for installation over lightweight insulating concrete.

B Topcoat® detail drawings, site-specific drawings and general provisions of the contract, including general, supplementary and special conditions found in the Division 1 specification section apply to the work addressed in this section.

1.02 DEFINITIONS

A Refer to ASTM D 1079 and the glossary in the NRCA Roofing and Waterproofing Manual for definitions and terms related to roofing work in this section.

1.03 SYSTEM DESCRIPTION

A The extent of Topcoat® roofing work is indicated on the drawings and is further defined by provisions of this section which includes roofing, flashing and reinforcing of joints and junctions, and roof accessories integrally related to roof installation. Final determination of the fitness of the Topcoat® system, or its components, for any given lightweight insulating concrete roof may not be made by any representative of GAF® / Topcoat® other than a member of Topcoat®'s Contractor Services Department.

1.04 SUBMITTALS

A Submit copies of Topcoat®'s technical product data sheets, detail drawings, and samples for each type of required roofing product.

1.05 QUALITY ASSURANCE

A Manufacturer Qualifications: Provide all primary Topcoat® restoration products, including Topcoat® Roofing Membrane, by a single manufacturer (GAF® Topcoat®), which has produced this type of product successfully for not less than twenty (20) years. Provide secondary products only as approved by GAF® Topcoat® for use with the specified Topcoat® roofing system.

B Installer Qualifications: A single installer or firm shall perform all work addressed in this section, and shall possess written certification from GAF® / Topcoat®, which confirms their approval for installation of the Topcoat® Roofing System.

1.06 REGULATORY REQUIREMENTS

A UL Listing: Provide Topcoat® Roofing System and component materials which have been evaluated by Underwriters Laboratories for flame-spread, and are listed in the "Underwriters Laboratory Roofing Materials and Systems Directory" for Class A construction over existing concrete or other non-combustible roofing (Flame-spread must pass ASTM E-108 with unlimited slope). Provide roof covering materials bearing UL approval marking on the container. This indicates that the material has been subjected to UL's examination, test procedures and follow-up inspection service.

1.07 PRE-INSTALLATION CONFERENCE

A Approximately two (2) weeks prior to scheduled commencement of roofing installation and associated work, conduct a meeting at the project site with the installer, architect, owner, Topcoat® representative and any other persons directly involved with the performance of the work. The installer shall record conference discussions to include decisions and agreements reached (or disagreements), and furnish copies of recorded discussions to each attending party. The main purpose of this meeting is to review foreseeable methods and procedures related to roofing work, including but not necessarily limited to the following:

TOPCOAT® DESIGN LINE MASTER SPECIFICATION
LIGHTWEIGHT INSULATING CONCRETE COATING
07560-3

Rev 03/05

1. Tour representative areas of roofing substrates to inspect and discuss conditions of substrate, penetrations and other preparatory work to be performed.
2. Review Topcoat® roofing system requirements (Topcoat® specifications, detail drawings and other contract documents).
3. Review required submittals, both completed and in progress.
4. Review and finalize the construction schedule related to roofing work, and verify availability of materials, installer's personnel, equipment and facilities needed to consistently make progress and avoid delays.
5. Review required inspection(s), testing, and certifying, and material usage accounting procedures.
6. Review forecasted weather conditions. Establish procedures for coping with unfavorable conditions, including the possibility of temporary roofing work.

1.08 DELIVERY, STORAGE AND PROTECTION

A Store and handle Topcoat® materials in a manner that will ensure there is no possibility of contamination. Store in a dry, well ventilated, weather tight location at temperatures between 50°F and 80°F until the products are ready to be applied (keep from freezing). Do not stack material pallets more than two (2) high. Do not subject existing roof to unnecessary loading of stockpiled materials. Please note that all Topcoat® water-based products are packaged in plastic containers.

1.09 WEATHER CONDITIONS

A Proceed with roofing work only when existing and forecasted weather conditions will permit work to be performed in accordance with Topcoat® recommendations and guarantee requirements as follows:

1. Do not begin work if precipitation is expected within twenty-four hours of application, or if temperatures are expected to fall below 42°F during the duration of the job. (NOTE: SB-900 Flashing Grade and FlexSeal may be used in temperatures lower than 42°F., and are excluded from this temperature restriction.)
2. Upper temperature restriction (both air and substrate) for application of Topcoat® products is 120°F. If substrate temperatures exceed 120°F, Topcoat® products must be applied during cooler periods of the day. If this is not practical, the substrate shall be cooled with water, and then Topcoat® products applied just after the water has flashed-off. No moisture may be present when applying Topcoat® products.
3. Taking into consideration the UV curing properties of Topcoat® Roofing Membrane and Flashing Grade, allow for sufficient daylight hours necessary for curing of materials. CAUTION: Other weather and environmental conditions to consider are mist, dew, condensation and relative humidity. These factors may increase Topcoat® drying times. If various Topcoat® products are exposed to rain before they are completely dry, product may "wash-off" the roof.

1.10 SUBSTRATE CONDITIONS

A If any questions arise regarding the compatibility of Topcoat® products with an existing substrate, Installer shall prepare test patches to check adhesion (addressed in Part 3 of this specification). Always contact Topcoat®'s Contractor Services Department concerning questionable substrates, required additional information and recommended test patch materials.

1.11 GUARANTEE

A Weather Stopper® Integrated Roofing System Guarantee: Manufacturers standard form, without monetary limitation, in which Topcoat® agrees to repair the portion of the Topcoat® Membrane that contains manufacturing defects and has subsequently resulted in a leak.

1. Warranty Duration: 20 years

PART 2 PRODUCTS

TOPCOAT® DESIGN LINE MASTER SPECIFICATION
LIGHTWEIGHT INSULATING CONCRETE COATING
07560-4

Rev 03/05

2.01 ACCEPTABLE MANUFACTURERS

A Topcoat®, (a subsidiary of GAF®).

2.02 MATERIALS – GENERAL

(Note: Drying Times: Listed drying times for various Topcoat® products are directly affected by environmental conditions and thickness of application. Additional drying time must be allowed when experiencing high relative humidity, low temperatures and/or very thick product application to prevent improper curing and/or product "wash-off".)

A Topcoat® FlexSeal (Regular and Low Viscosity – LV):

White, solvent-based synthetic elastomeric compound designed to line and waterproof interior and exterior gutters typically found in metal buildings. FlexSeal is capable of withstanding ponding water. This product is easiest to apply at temperatures over 42°F. A low viscosity version of FlexSeal (FlexSeal LV) is available for use in cold temperatures. FlexSeal LV can also be used on relatively flat metal surfaces because it is self-leveling.

Application Rate: 5 gal / 100 sq.ft.

Application Method: Trowel or stiff-bristle brush

Application Temperature (air, surface): 20° - 120°F

Drying Time (75°F, 50% RH): Approximately 24 hours

Dry Mil Thickness: 50

Total Solids (by weight): 77% ± 2%

Specific Gravity / Weight per Gallon: 1.24 / 10.3 lbs

Viscosity – Regular (75°F): 500,000± 100,000 cps

Viscosity – LV (75°F): 150,000± 15,000 cps

B Topcoat® Flashing Fabric:

Non-woven, spun-bonded polyester fabric that is used in conjunction with Flashing Grade and FlexSeal at all seams, roof penetrations, joints or changes in plane that have high shear or stress. Use of Topcoat® Flashing Fabric is mandatory on all horizontal seams (except corrugated concrete and those with Liquid Fabric application) and penetrations. Topcoat® Flashing Fabric Roll Sizes: 4' x 300', 6' x 300', 12' x 300'

C Topcoat® Surface Seal SB:

Solvent-based, sprayable, thermoplastic rubber liquid, which cures to form a seamless rubber membrane. It is highly reflective, flexible and nearly impervious to water. It is available in white, aluminum and custom colors and may be applied in temperatures under 42°F. Surface Seal SB will not freeze and resists "wash-off" by rain before curing is complete. This product cannot be applied in some counties in the State of California.

Application Rate: 1.0 to 1.5 gal / 100 sq.ft. per coat

Application Method: Airless sprayer

Application Temperature (air, surface): 32° - 120°F

Drying Time (75°F, 50% RH):

Approximately 24 hours per coat

Total Solids (by weight): 64% ± 3%

Specific Gravity / Weight per Gallon: 1.20 / 10.1 lbs.

Viscosity (75°F): 11,000 ± 2,000 cps

Tensile Strength: 700 psi

Elongation: 650%

Clean up: Mineral spirits

D Airless Sprayer and Accessories:

As recommended by Topcoat®'s Contractor Services Department for application of sprayable Topcoat® products.

PART 3 EXECUTION

TOPCOAT® DESIGN LINE MASTER SPECIFICATION
LIGHTWEIGHT INSULATING CONCRETE COATING
07560-5

Rev 03/05

3.01 PREPARATION OF SUBSTRATE

A Preparation of the Roof substrate is the responsibility of the Installer. Installer shall address and correct all of the following:

1. Lightweight insulating concrete shall be troweled to a horse hair or broom finish. Allow to cure per manufacturer's specification prior to installation of TOPCOAT® products.
2. Treatment of large gaps and cracks: All large gaps and cracks greater than 1/4" shall be repaired using high quality concrete grout. Grout must be fully cured before application of TOPCOAT® products.
3. Treatment of ponding water areas: Installer shall make every effort to eliminate all ponding water areas on the roof prior to application. Ponding water areas which cannot be eliminated shall be treated with FlexSeal LV prior to application of other TOPCOAT® products.
4. Thorough cleaning/removal of existing paints and coatings: Substrate must be pressure washed with water. Use minimum working pressure of 3,000 psi to remove all dirt, dust, previous paints/coatings which are delaminating and waste products (oil, oil-based roof cements, solvents, grease, animal fats, etc.). All existing silicone-based sealants must be completely removed from roof substrate prior to application of TOPCOAT® products.
5. Treatment of residual asphalt: Installer must make every effort to remove asphaltic roofing elements. Removal efforts must include use of methods such as pressure washing, scrapers, wire brushes, electrical drill wire-wheels, or other similar tools. Residual asphalt is defined as asphaltic material remaining after the exercise of all required removal efforts, and exists when there is asphaltic material greater in thickness than 3 mils over an area greater than 1 square foot. Residual asphaltic areas are to be addressed with MB Plus.
6. Preparation of test patches: Installer shall prepare no less than three (3) test patches for all questionable roof substrates to verify adhesion of TOPCOAT® products. Minimum test patch size shall be one square foot. After the test patches have been applied, allow at least one week of drying time before checking adhesion. Check adhesion by slicing and "X" (approx. 6" in size) near the center of the test patch. Then try to remove the TOPCOAT® material at the center of the "X" with a spatula. Test patches which show good adhesion will release or chip from the surface in very small pieces. Test patches which peel off of the surface show a surface that is not acceptable. Test patches shall be labeled and photographed to document adhesion test results. Installer shall consult with the GAF®'s Contractor Services Department concerning all adhesion test results.

7. Miscellaneous items:

a Pitch Pans: For most situations, pitch pans shall be capped with sheet metal so they can be sealed with TOPCOAT® FlexSeal/Topcoat® Flashing Fabric. Contact GAF®'s Contractor Services Department for particulars.

b Neoprene Pipe Boots: GAF® recommends installation of neoprene boots prior to flashing work being performed for certain types of pipe penetrations. Neoprene boots must first be sealed to the roof using a bead of TOPCOAT® FlexSeal prior to mechanical attachment with EverTite™ fasteners. Contact GAF®'s Contractor Services Department for particulars.

c Condensate Lines: GAF® recommends installation of condensate lines from HVAC units to gutters as part of the overall roofing contract. Type of piping used for condensate lines may vary depending on local building codes. Lines must be securely fastened to the concrete deck.

B Examine substrates to receive new roofing. Do not proceed with installation of the Topcoat® roofing system until unsatisfactory conditions have been corrected in a manner acceptable to the manufacturer (GAF® / Topcoat®).

C The TOPCOAT® Roofing System is not to be used on heavy-traffic bearing substrates. If foot traffic is expected, cover the TOPCOAT® system with indoor-outdoor carpet or heavy rubber mat using TOPCOAT® FlexSeal LV as a bonding adhesive. If it is anticipated that the carpet may stay wet for an extended period of time (greater than 48 hours), a rooftop walkway system shall be used in lieu of the carpet.

TOPCOAT® DESIGN LINE MASTER SPECIFICATION
LIGHTWEIGHT INSULATING CONCRETE COATING
07560-6

Rev 03/05

D If any questions arise regarding the compatibility of TOPCOAT® products with an existing substrate, installer shall prepare test patches to check adhesion. Contact GAF®'s Contractor Services Department concerning questionable substrates.

3.02 FLASHING APPLICATION AND INSPECTION INFORMATION

Preliminary work consists of substrate preparation (addressed earlier in specifications) and all flashing details. After completion of substrate preparation, all flashing details, joints, cracks, stress areas, and roof penetrations must be flashed with 6' Topcoat® Flashing Fabric and Topcoat® FlexSeal in accordance with Topcoat® Detail Drawings. FlexSeal must be feathered at the edges (see current Topcoat® Detail Drawings) to ensure that water flows over the various flashing details.

A Inspect Preliminary Work / Flashing Details for problem areas (e.g., gaps, cracks, fishmouths, air pockets, etc.) to ensure that work is complete and satisfactory.

B Inform Project Architect and Topcoat® Contractor Services Department when all preliminary work and flashing details will be complete and the Installer is ready to proceed with application of Topcoat® Roofing Membrane. Allow a minimum of two (2) weeks for the interim inspection to be made by the Topcoat® Contractor Services Department.

1. Any final roofing installation prior to this interim inspection is subject to rejection by the Project Architect and/or the Topcoat® Contractor Services Department. Please be advised that Technical On-Site Support for instructing Certified Contractors in the proper application of the Topcoat® Roofing System is available. The first day of instruction is at no-charge to the Certified Contractor. Any additional days or return trips for instruction will be at a cost of \$475.00 per day, plus all incurred travel expenses.

3.03 MEMBRANE APPLICATION

A Lightweight Insulating Concrete Coating System:

1. Apply a primer coat of TOPCOAT® Surface Seal SB at the rate of .5 gallon per 100 sq ft allow to dry.
2. Spray-apply five (5) coats of Topcoat® Surface Seal SB at the rate of 1 gal per 100 square feet for each coat. Allow at least 24 hours drying time between coats, then inspect for defects, flaws or areas of insufficient coverage. Correct any unsatisfactory conditions prior to installing subsequent coats.

3.04 OTHER ITEMS

A Installer shall take photographs of representative roof areas, including detail work, before work commences, after the surface has been properly prepared, after all flashing and detail work has been performed, and after the spray application of the Topcoat® membrane. B Installer shall provide the following support for on-site inspections by a representative from Topcoat®'s Contractor Services Department (list is not comprehensive):

1. Representative from the installer's company who has authority to make binding decisions
 2. Required means to access all areas of the treated roof.
 3. Previous photographs of the roof, including test patch results, as applicable
 4. Topcoat® products and application equipment required to repair roof areas where destructive tests are to be performed by the Topcoat® Contractor Services Department
- C Special care must be taken to avoid shading when spraying dark Topcoat® Roofing Membrane colors. When applying a dark Topcoat® Membrane color, Installer must always spray wet material onto wet material to ensure that spray lines do not appear. Topcoat® strongly recommends the installation of any dark-colored finish coat by spraying two lighter coats (instead of one heavy coat) using a smaller tip size. Installer should also use the roof ribs or standing seams to terminate each spray pass.

TOPCOAT® DESIGN LINE MASTER SPECIFICATION
LIGHTWEIGHT INSULATING CONCRETE COATING
07560-7

Rev 03/05

D Installer shall take special care when moving spray hoses and other equipment on the roof so that flashing work and encapsulated fastener heads are not damaged. Also, all spray equipment shall remain on the ground for the duration of the job.

E If there will be an extended period of time (6 months or greater) between application of base and finish coats, the use of Topcoat® white for the base coat (versus gray) is recommended. The base coat must be thoroughly cleaned before applying the finish coat. F It is strongly recommended that walkways designed for concrete roofing systems be installed in all high traffic areas. Contact the Topcoat® Contractor Services Department for recommendations.

3.05 REPAIRS

In the event that the Topcoat® membrane is damaged or punctured, repairs are to be performed using Topcoat® FlexSeal and Topcoat® Flashing Fabric (where necessary) as follows:

- A Damaged areas are to be cut, cleaned and dried.
- B Apply FlexSeal, and feather out onto the existing Topcoat® membrane.
- C If a new penetration area has been cut, embed Topcoat® Flashing Fabric into the FlexSeal according to standard Topcoat® specifications.
- D Once the FlexSeal has cured, Topcoat® white or appropriate Topcoat® color may be applied for aesthetic

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CONSULTANT:

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1690 TAMiami TRAIL NORTH
NAPLES, FL 34102

FLORIDA SEAL
REG. NO. 18971

REVISIONS:	DATE:
△	2/27/12
△	
△	
△	

PHASE PERMIT
PR NO 12001

A3

GENERAL NOTES:

- IT IS THE INTENT OF THESE CONTRACT DOCUMENTS TO DEFINE AND DESCRIBE A COMPLETE FINISHED AND FULLY FUNCTIONING FACILITY, ANY PRODUCT, MATERIAL, SYSTEM, EQUIPMENT, OR ASSEMBLY WHICH NORMALLY WOULD BE REQUIRED TO MEET THIS REQUIREMENT SHALL BE PROVIDED AS IF SPECIFICALLY NOTED.
 - WHEN WORK IS NOT SPECIFICALLY NOTED BUT IS REQUIRED TO COMPLETE THE PROJECT, IT SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER, AND SHALL BE OF THE BEST MATERIALS AND WORKMANSHIP.
 - THE DOCUMENTS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. ADDITIONAL DATA SHALL BE OBTAINED FROM THE ARCHITECT THROUGH WRITTEN CLARIFICATION ONLY. VERIFY ALL EXISTING CONDITIONS, ELEVATIONS, AND DIMENSIONS BEFORE PROCEEDING WITH ANY PORTION OF ANY WORK.
 - ALL WORK AS OUTLINED IN THESE DOCUMENTS SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES IN EFFECT AT THE TIME THESE DOCUMENTS WERE PREPARED. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN AND BE ADHERED TO.
 - THE CONTRACTORS SHALL VISIT THE JOB SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS WHICH MAY AFFECT THE BID.
 - THE CONTRACTORS SHALL BE EXPERIENCED IN THIS TYPE OF WORK. NO ALLOWANCES WILL BE MADE AFTER THE BID FOR LACK OF EXPERIENCE.
 - THE CONTRACTORS SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT THE CONSTRUCTION.
 - ANY EXISTING UTILITIES TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, PLUGGED, OR CAPPED, AS REQUIRED BY CODE OR SOUND CONSTRUCTION PRACTICES.
 - DAMAGED OR DISRUPTED EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO LANDSCAPING, LIGHTING, IRRIGATION, PEDESTRIAN AND VEHICLE ACCESS SHALL BE REPLACED AT THE END OF CONSTRUCTION TO THE SAME STANDARDS OF QUALITY AS EXISTED PRIOR TO CONSTRUCTION DISRUPTION.
 - DISRUPTED ELECTRICAL AND WATER LINES SHALL BE RE-ROUTED DURING PROJECT CONSTRUCTION AND ARE TO REMAIN IN CONTINUOUS SERVICE UNLESS OTHERWISE INDICATED OR INSTRUCTED BY THE OWNER.
 - NO CHANGES, MODIFICATIONS OR DEVIATIONS SHALL BE MADE FROM THE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM THE ARCHITECT.
 - WHERE LACK OF INFORMATION, OR ANY DISCREPANCY SHOULD APPEAR IN THE DRAWINGS OR SPECIFICATIONS, REQUEST WRITTEN INTERPRETATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THAT PART OF THE WORK.
 - WHEN INSTRUCTED, PROVIDE 6 SETS OF SHOP DRAWINGS FOR ALL PRODUCTS, MATERIALS, AND EQUIPMENT TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING. EQUIPMENT INSTALLED WITHOUT APPROVAL SHALL BE SUBJECT TO REJECTION AND REPLACEMENT AT CONTRACTOR'S EXPENSE.
 - UNLESS OTHERWISE NOTED, ELECTRICAL CONDUITS, PLUMBING LINES, ETC SHALL BE RUN CONCEALED AND FRAMING SHALL BE CORRECTLY SIZED TO ACCOMPLISH THIS WITHOUT CREATING VARIATIONS IN THE WALL PLANE.
 - PROVIDE ADEQUATE CONCEALED BLOCKING AND ANCHORING FOR ALL CEILING AND WALL MOUNTED EQUIPMENT, HARDWARE, AND ACCESSORIES.
 - WHEN A PRODUCT, SYSTEM OR ASSEMBLY IS CALLED FOR, ALL NECESSARY PARTS AND MATERIALS REQUIRED FOR A COMPLETE AND FULLY OPERATIONAL SYSTEM SHALL BE PROVIDED AND INSTALLED AND INSTALLATION SHALL BE ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
 - PRIOR TO PROCEEDING WITH WORK, CONTRACTORS SHALL COORDINATE WITH EACH TRADE THE LOCATIONS OF SLEEVES OR OTHER PRESET ACCESSORIES INVOLVING OTHER TRADES.
 - DIMENSIONS ARE SHOWN FROM FACE OF DRYWALL TO FACE OF DRYWALL ASSUMING 3/4" FINISHES OR FACE OF MASONRY, AND TO THE CENTER OF ROUGH OPENINGS. UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHOWN ARE EXACT.
 - THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FURNISHED UNDER THIS CONTRACT FOR A MINIMUM PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF WORK OF THIS CONTRACT BY OWNER AND THE ARCHITECT, BUT IN NO EVENT LESS THAN AS REQUIRED BY TERMS OF THE AGREEMENT BETWEEN THE OWNER AND CONTRACTOR FOR THE CONSTRUCTION OF THE PROJECT OR STATE STATUTE. ANY DEFECTS DEVELOPING WITHIN THIS PERIOD TRACEABLE TO MATERIALS OR WORKMANSHIP PROVIDED OR PERFORMED BY THE CONTRACTOR, SHALL BE MADE GOOD AT THE EXPENSE OF THE CONTRACTOR, NOT THE OWNER. THE CONTRACTOR SHALL ACCEPT AND FULLY UNDERSTAND THIS PROVISION PRIOR TO THE CONTRACT BEING AWARDED. NO CLAIM FOR EXTRA COMPENSATION WILL BE ALLOWED FOR CORRECTION OF FAULTY WORK OR DEFECTIVE MATERIALS. AT ANY TIME DURING THE CONSTRUCTION PERIOD, OWNER'S REPRESENTATIVES AND THE ENGINEER RETAIN THE RIGHT TO REQUIRE THE CONTRACTOR TO REMOVE AND REINSTALL ANY EQUIPMENT OR MATERIALS NOT FOLLOWING THE STANDARDS AS PRESENTED HEREIN OR ON THE DRAWINGS AND AT NO COST TO THE OWNER OR ENGINEER.
- SITE CONDITIONS**
- LOCATE, IDENTIFY, AND PROTECT ALL EXISTING UTILITIES ENCOUNTERED DURING THE WORK. IF ANY, NOTIFY UTILITY COMPANIES OF IMPENDING WORK.
 - ENSURE THAT ALL UTILITY AND OTHER SERVICES WHICH MAY BE DISTURBED DURING CLOSE EXCAVATION ARE TEMPORARILY STAYED AND BRACED IN POSITION DURING THE WORK.
 - PROVIDE SLEEVES APPROPRIATE TO CONSTRUCTION WHERE NEW PIPES, CONDUIT, AND DUCTS PENETRATE WALLS AND FLOORS. FILL VOIDS WITH FIRE SAFING INSULATION OR FOAM PENETRATION SEALANT.
 - PROGRESS CLEANING: REMOVE DEBRIS FROM INTERIOR OF BUILDING ON A DAILY BASIS AND STORE TEMPORARILY IN COMMERCIAL TRASH CONTAINERS. REMOVE DEBRIS FROM BUILDING SITE AT INTERVALS REQUIRED TO MINIMIZE OVERFLOW AND SPILLAGE. HANDLE HAZARDOUS, DANGEROUS, OR UNSANITARY WASTE MATERIALS SEPARATELY FROM OTHER WASTE BY CONTAINERIZING PROPERLY. DISPOSE OF MATERIAL IN A LAWFUL MANNER.
 - PROVIDE TEMPORARY TOILET FACILITIES FOR CONSTRUCTION USE. USE OF THE OWNERS TOILET FACILITIES WILL NOT BE PERMITTED.

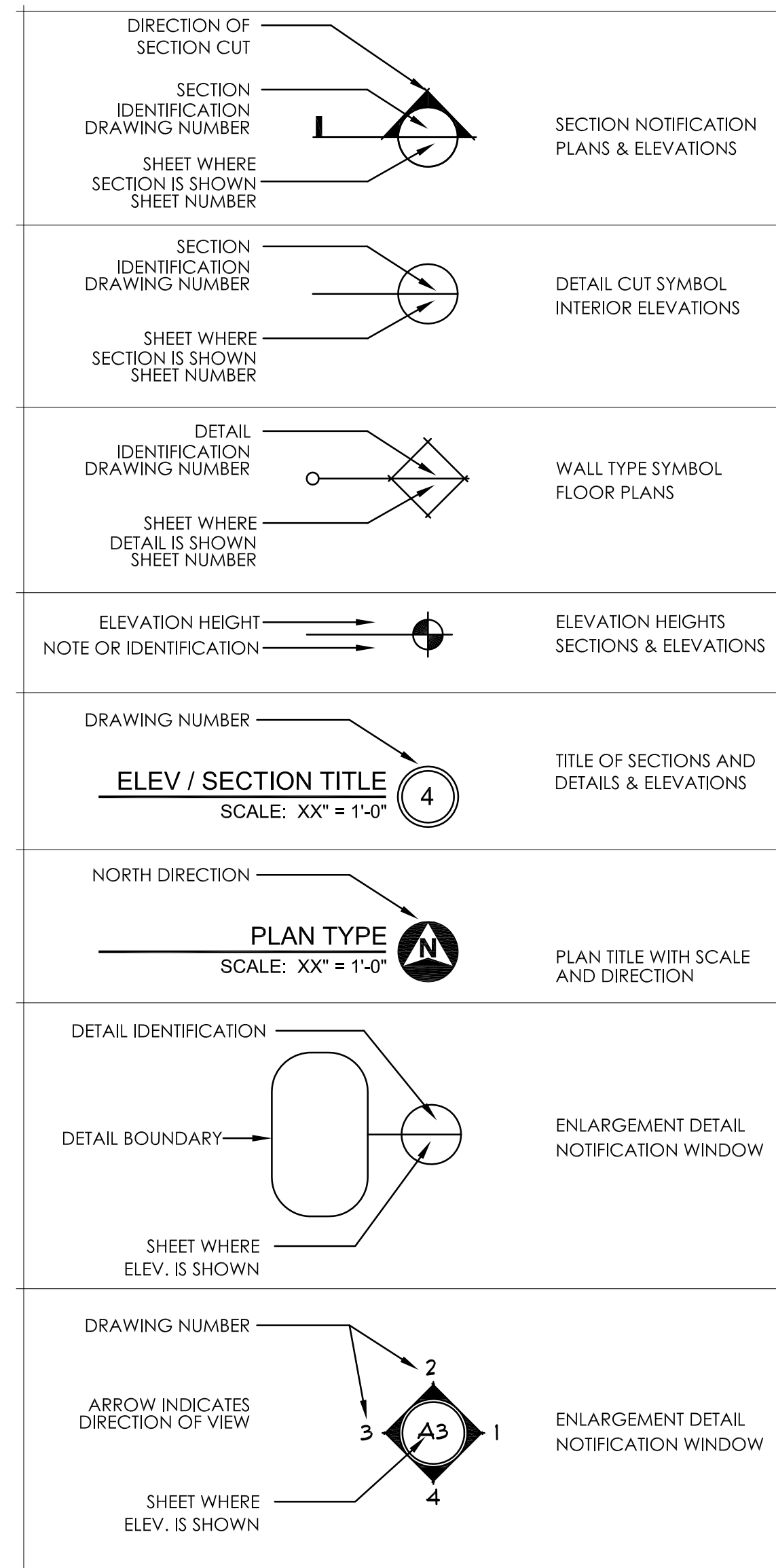
GENERAL NOTES CONT:

- FINAL COMPLETION**
- DO NOT BURN WASTE MATERIALS. DO NOT BURY DEBRIS OR EXCESS MATERIALS ON THE OWNER'S PROPERTY. DO NOT DISCHARGE VOLATILE, HARMFUL OR DANGEROUS MATERIALS INTO DRAINAGE SYSTEMS. REMOVE WASTE MATERIALS FROM THE SITE AND DISPOSE IN A LAWFUL MANNER.
 - COMPLETE CLEANING OPERATIONS BEFORE REQUESTING INSPECTION FOR CERTIFICATION OF SUBSTANTIAL COMPLETION AND MAINTAIN BUILDING IN CLEANED CONDITION UNTIL FINAL COMPLETION
 - REMOVE TEMPORARY PROTECTION AND FACILITIES INSTALLED FOR PROTECTION OF THE WORK DURING CONSTRUCTION.
 - REMOVE LABELS, CLEAN GLASS SURFACES, AND DUST AND WIPE CLEAN ALL PRODUCTS, MATERIALS, SYSTEMS, FINISHES, EQUIPMENT, AND SURFACES.
- ARCHITECTS DISCLAIMER**
- THE ARCHITECTS CERTIFICATION OF THE DOCUMENTS IS LIMITED TO THE DOCUMENTS AND THE INFORMATION CONTAINED IN THE DOCUMENTS.
 - THE ARCHITECTS CERTIFICATION SHALL NOT EXTEND TO REVISIONS TO THE DOCUMENTS OR REVISIONS IN THE INFORMATION CONTAINED IN THE DOCUMENTS WHERE SUCH REVISIONS WERE NOT PERFORMED AND/OR AUTHORIZED IN WRITING BY THE ARCHITECT.
 - THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR REVISIONS TO THE DOCUMENTS OR REVISIONS IN INFORMATION CONTAINED IN THE DOCUMENTS AND WHERE SUCH REVISIONS HAVE BEEN MADE BY OTHERS TO PRODUCTS, MATERIALS, FINISHES, DIMENSIONS, SYSTEMS, ASSEMBLIES, OR AESTHETIC INTENT.
- GENERAL ACCESSIBILITY NOTES**
- THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGN SHALL BE DISPLAYED AT ALL ACCESSIBLE RESTROOM FACILITIES AND AT ACCESSIBLE BUILDING ENTRANCES UNLESS ALL ENTRANCES ARE ACCESSIBLE. NON ACCESSIBLE ENTRANCES SHALL HAVE DIRECTIONAL SIGNS INDICATING THE ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE.
 - DOORS TO ALL ACCESSIBLE SPACES SHALL HAVE ACCESSIBLE HARDWARE (I.E. LEVER OPERATED, PUSH-TYPE, U-SHAPED) MOUNTED NO HIGHER THAN 48 INCHES ABOVE THE FLOOR.
 - ALL DOORS SHALL BE OPENABLE BY A SINGLE EFFORT. THE MAXIMUM FORCE REQUIRED TO OPEN A DOOR SHALL NOT EXCEED 8.5 LBS. FOR EXTERIOR SWINGING DOORS AND 5 LBS FOR ALL SLIDING, FOLDING, AND INTERIOR SWINGING DOORS.
 - FLOOR SURFACES SHALL BE STABLE, FIRM AND SLIP-RESISTANT. CHANGES IN LEVEL SHALL BE BETWEEN 0.25 INCH AND 0.5 INCH. CHANGES IN LEVEL GREATER THAN 0.5 INCH REQUIRE RAMPS. GRATINGS IN FLOOR SHALL HAVE SPACES NO GREATER THAN 0.5 INCH WIDE IN ONE DIRECTION. DOORWAY THRESHOLDS SHALL NOT EXCEED 0.5 INCHES HEIGHT.
 - TOILET STALL DOORS SHALL BE THE SELF-CLOSING TYPE.
 - A TOWEL DISPENSER SHALL BE LOCATED ADJACENT TO ALL LAVATORIES.
 - FIXTURE MOUNTING HEIGHTS SHALL COMPLY WITH THOSE INDICATED ON THE STANDARD MOUNTING HEIGHT DIAGRAMS UNLESS NOTED OTHERWISE.
 - FIXTURE SPACING AND CLEARANCE SHALL COMPLY WITH THOSE INDICATED ON THE PLANS.

MATERIAL LEGEND:

- EARTH (UNDISTURBED)
- EARTH (COMPACTED)
- STRUCTURAL CONCRETE
- BRICK (OR INDICATES SECTION CUT)
- CONCRETE MASONRY UNIT (C.M.U.)
- METAL (LARGE SCALE)
- METAL (SMALL SCALE)
- ACOUSTICAL CEILING TILE
- PLASTER, SAND, CEMENT, STUCCO
- CERAMIC TILE
- GLASS
- RIGID INSULATION
- BATT INSULATION
- ROUGH WOOD (CONTINUOUS)
- ROUGH WOOD (NON-CONTINUOUS)
- FINISH WOOD
- PLYWOOD

STANDARD SYMBOLS:



FBC 2007 CODE OUTLINE:

APPLICABLE CODES:
FLORIDA EXISTING BUILDING CODE 2007

TOP COAT ROOFING MEMBRANE SPECIFICATION OUTLINE

Topcoat Specification - Concrete Restoration

COMPONENT	TYPE	REQUIRED	ATTACHMENT	RATE OF APPLICATION
EXISTING ROOF	Lightweight Insulating Concrete	Roof must have positive drainage. Pressure wash roof to remove all existing paints, coatings, dust/dirt. Lightweight concrete should be troweled to a horse hair or broom finish and be allowed to cure per manufacturer's specification prior to installation of coating.		
FLASHING MEMBRANE	TOPCOAT® Flex Seal w/ TOPCOAT® Flashing Fabric	At all roof penetrations, flashing details and cracks	For cracks greater than 1/8" wide, use TOPCOAT® Flashing Fabric embedded between 2 layers of Topcoat FlexSeal. For cracks and fissures less than 1/8" wide, only FlexSeal needs to be applied. All large gaps and cracks greater than 1/4" shall be repaired using a high quality concrete grout. Grout must be fully cured before application of TOPCOAT® products.	
PRIMER COAT	TOPCOAT® Surface Seal SB Elastomeric Roofing Membrane	One (1) coat	Airless Sprayer or Roller Applied	.5 gallons per 100 sq ft
ROOF COATING	TOPCOAT® Surface Seal SB Elastomeric Roofing Membrane	Five (5) coats **see note below**	Airless Sprayer or Roller Applied	1 gallon/100 sq ft per coat *See note
GUARANTEE	WeatherStopper® Integrated Roof System Guarantee	Twenty (20) years		Guarantee Fee Applicable

This system shall be installed by a Topcoat® Master or Master Select™ Contractor.

****Preparatory/flashing work:** Allow at least 24 hours drying time and inspect flashing/preparatory work for problem areas (i.e., gaps, cracks, fishmouths, air pockets, etc.) to ensure that work is complete and satisfactory. Repair any deficiencies with TOPCOAT® FlexSeal and TOPCOAT® Flashing Fabric, as required.

**** Allow at least 24 hours drying time between coats, then inspect for defects, flaws or holidays. Correct any unsatisfactory conditions prior to installing next coat.**

** SEE A3 FOR FULL SPECIFICATION**

PROJECT SUMMARY:

THIS IS A PERMIT APPLICATION FOR A RENOVATION TO THE EXISTING NAPLES PRESERVE BUILDING.

THE SCOPE OF THE RENOVATION IS LIMITED TO THE ROOF AND THE SOFFITS WHERE WE WILL BE RESTORING BOTH THE ROOF AND THE SOFFITS TO THEIR ORIGINAL APPEARANCE. NO STRUCTURAL WORK IS ANTICIPATED.

DRAWING INDEX:

SHEET # A0 PROJECT INFORMATION / CODE SUMMARY
SHEET # A1 ROOF PLAN AND ELEVATION
SHEET # A2 DETAILS

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CONSULTANT:

NAPLES PRESERVE RENOVATIONS
OPTION B
1690 TAMiami TRAIL NORTH
NAPLES, FL 34102

FLORIDA SEAL
REG. NO. 16971

DATE: FEBRUARY 21ST, 2012

REVISIONS:

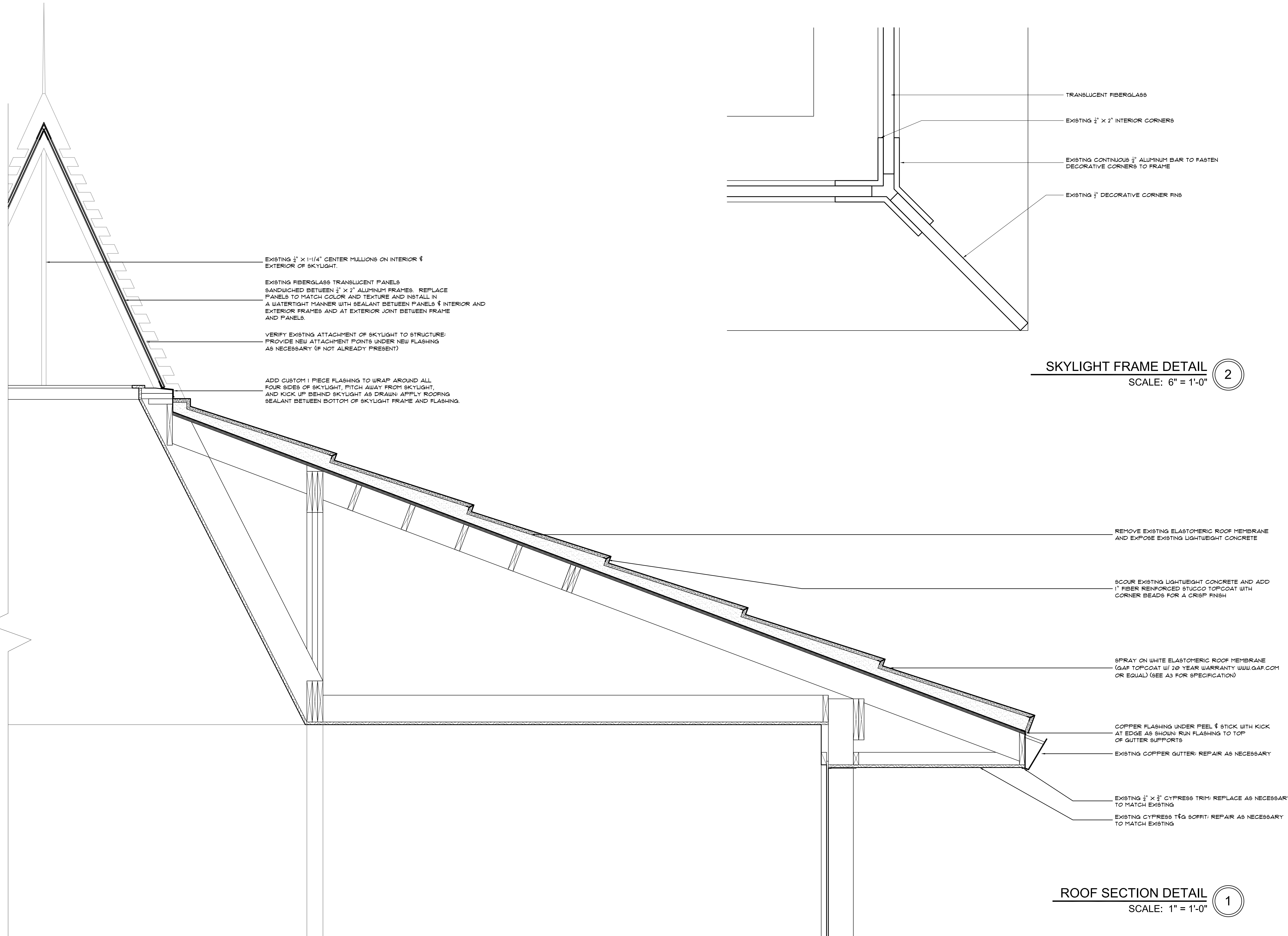
DATE: 2/27/12

UPDATED SPECIFICATION

1 x
2 x
3 x

PHASE PERMIT
PR NO 12001

AO



EXISTING 1/2" x 1-1/4" CENTER MULLIONS ON INTERIOR & EXTERIOR OF SKYLIGHT.

EXISTING FIBERGLASS TRANSLUCENT PANELS SANDWICHED BETWEEN 1/2" x 2" ALUMINUM FRAMES. REPLACE PANELS TO MATCH COLOR AND TEXTURE AND INSTALL IN A WATERTIGHT MANNER WITH SEALANT BETWEEN PANELS & INTERIOR AND EXTERIOR FRAMES AND AT EXTERIOR JOINT BETWEEN FRAME AND PANELS.

VERIFY EXISTING ATTACHMENT OF SKYLIGHT TO STRUCTURE; PROVIDE NEW ATTACHMENT POINTS UNDER NEW FLASHING AS NECESSARY (IF NOT ALREADY PRESENT)

ADD CUSTOM 1 PIECE FLASHING TO WRAP AROUND ALL FOUR SIDES OF SKYLIGHT, PITCH AWAY FROM SKYLIGHT, AND KICK UP BEHIND SKYLIGHT AS DRAWN; APPLY ROOFING SEALANT BETWEEN BOTTOM OF SKYLIGHT FRAME AND FLASHING.

TRANSLUCENT FIBERGLASS

EXISTING 1/2" x 2" INTERIOR CORNERS

EXISTING CONTINUOUS 1/2" ALUMINUM BAR TO FASTEN DECORATIVE CORNERS TO FRAME

EXISTING 1/2" DECORATIVE CORNER FINIS

SKYLIGHT FRAME DETAIL (2)
SCALE: 6" = 1'-0"

REMOVE EXISTING ELASTOMERIC ROOF MEMBRANE AND EXPOSE EXISTING LIGHTWEIGHT CONCRETE

SCOUR EXISTING LIGHTWEIGHT CONCRETE AND ADD 1" FIBER REINFORCED STUCCO TOPCOAT WITH CORNER BEADS FOR A CRISP FINISH

SPRAY ON WHITE ELASTOMERIC ROOF MEMBRANE (GAF TOPCOAT W/ 20 YEAR WARRANTY WWW.GAF.COM OR EQUAL) (SEE A3 FOR SPECIFICATION)

COPPER FLASHING UNDER PEEL & STICK WITH KICK AT EDGE AS SHOWN; RUN FLASHING TO TOP OF GUTTER SUPPORTS

EXISTING COPPER GUTTER; REPAIR AS NECESSARY

EXISTING 1/2" x 1/2" CYPRESS TRIM; REPLACE AS NECESSARY TO MATCH EXISTING

EXISTING CYPRESS T&G SOFFIT; REPAIR AS NECESSARY TO MATCH EXISTING

ROOF SECTION DETAIL (1)
SCALE: 1" = 1'-0"

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CONSULTANT:

NAPLES PRESERVE RENOVATIONS
OPTION B

FLORIDA SEAL
REGISTERED

DATE: FEBRUARY 21ST, 2012

REVISIONS:

DATE:					
	X	X	X	X	X

PHASE PERMIT
PR NO 12001

A2

TOPCOAT® DESIGN LINE MASTER SPECIFICATION
LIGHTWEIGHT INSULATING CONCRETE COATING
07560-2

Rev 03/05
PART 1 GENERAL
1.01 SUMMARY

A This section includes elastomeric membrane roofing for installation over lightweight insulating concrete.

B Topcoat® detail drawings, site-specific drawings and general provisions of the contract, including general, supplementary and special conditions found in the Division 1 specification section apply to the work addressed in this section.

1.02 DEFINITIONS

A Refer to ASTM D 1079 and the glossary in the NRCA Roofing and Waterproofing Manual for definitions and terms related to roofing work in this section.

1.03 SYSTEM DESCRIPTION

A The extent of Topcoat® roofing work is indicated on the drawings and is further defined by provisions of this section which includes roofing, flashing and reinforcing of joints and junctions, and roof accessories integrally related to roof installation. Final determination of the fitness of the Topcoat® system, or its components, for any given lightweight insulating concrete roof may not be made by any representative of GAF® / Topcoat® other than a member of Topcoat®'s Contractor Services Department.

1.04 SUBMITTALS

A Submit copies of Topcoat®'s technical product data sheets, detail drawings, and samples for each type of required roofing product.

1.05 QUALITY ASSURANCE

A Manufacturer Qualifications: Provide all primary Topcoat® restoration products, including Topcoat® Roofing Membrane, by a single manufacturer (GAF® Topcoat®), which has produced this type of product successfully for not less than twenty (20) years. Provide secondary products only as approved by GAF® Topcoat® for use with the specified Topcoat® roofing system.

B Installer Qualifications: A single installer or firm shall perform all work addressed in this section, and shall possess written certification from GAF® / Topcoat®, which confirms their approval for installation of the Topcoat® Roofing System.

1.06 REGULATORY REQUIREMENTS

A UL Listing: Provide Topcoat® Roofing System and component materials which have been evaluated by Underwriters Laboratories for flame-spread, and are listed in the "Underwriters Laboratory Roofing Materials and Systems Directory" for Class A construction over existing concrete or other non-combustible roofing (Flame-spread must pass ASTM E-108 with unlimited slope). Provide roof covering materials bearing UL approval marking on the container. This indicates that the material has been subjected to UL's examination, test procedures and follow-up inspection service.

1.07 PRE-INSTALLATION CONFERENCE

A Approximately two (2) weeks prior to scheduled commencement of roofing installation and associated work, conduct a meeting at the project site with the installer, architect, owner, Topcoat® representative and any other persons directly involved with the performance of the work. The installer shall record conference discussions to include decisions and agreements reached (or disagreements), and furnish copies of recorded discussions to each attending party. The main purpose of this meeting is to review foreseeable methods and procedures related to roofing work, including but not necessarily limited to the following:

TOPCOAT® DESIGN LINE MASTER SPECIFICATION
LIGHTWEIGHT INSULATING CONCRETE COATING
07560-3

Rev 03/05

1. Tour representative areas of roofing substrates to inspect and discuss conditions of substrate, penetrations and other preparatory work to be performed.
2. Review Topcoat® roofing system requirements (Topcoat® specifications, detail drawings and other contract documents).
3. Review required submittals, both completed and in progress.
4. Review and finalize the construction schedule related to roofing work, and verify availability of materials, installer's personnel, equipment and facilities needed to consistently make progress and avoid delays.
5. Review required inspection(s), testing, and certifying, and material usage accounting procedures.
6. Review forecasted weather conditions. Establish procedures for coping with unfavorable conditions, including the possibility of temporary roofing work.

1.08 DELIVERY, STORAGE AND PROTECTION

A Store and handle Topcoat® materials in a manner that will ensure there is no possibility of contamination. Store in a dry, well ventilated, weather tight location at temperatures between 50°F and 80°F until the products are ready to be applied (keep from freezing). Do not stack material pallets more than two (2) high. Do not subject existing roof to unnecessary loading of stockpiled materials. Please note that all Topcoat® water-based products are packaged in plastic containers.

1.09 WEATHER CONDITIONS

A Proceed with roofing work only when existing and forecasted weather conditions will permit work to be performed in accordance with Topcoat® recommendations and guarantee requirements as follows:

1. Do not begin work if precipitation is expected within twenty-four hours of application, or if temperatures are expected to fall below 42°F during the duration of the job. (NOTE: SB-900 Flashing Grade and FlexSeal may be used in temperatures lower than 42°F., and are excluded from this temperature restriction.)
2. Upper temperature restriction (both air and substrate) for application of Topcoat® products is 120°F. If substrate temperatures exceed 120°F, Topcoat® products must be applied during cooler periods of the day. If this is not practical, the substrate shall be cooled with water, and then Topcoat® products applied just after the water has flashed-off. No moisture may be present when applying Topcoat® products.
3. Taking into consideration the UV curing properties of Topcoat® Roofing Membrane and Flashing Grade, allow for sufficient daylight hours necessary for curing of materials. CAUTION: Other weather and environmental conditions to consider are mist, dew, condensation and relative humidity. These factors may increase Topcoat® drying times. If various Topcoat® products are exposed to rain before they are completely dry, product may "wash-off" the roof.

1.10 SUBSTRATE CONDITIONS

A If any questions arise regarding the compatibility of Topcoat® products with an existing substrate, Installer shall prepare test patches to check adhesion (addressed in Part 3 of this specification). Always contact Topcoat®'s Contractor Services Department concerning questionable substrates, required additional information and recommended test patch materials.

1.11 GUARANTEE

A Weather Stopper® Integrated Roofing System Guarantee: Manufacturers standard form, without monetary limitation, in which Topcoat® agrees to repair the portion of the Topcoat® Membrane that contains manufacturing defects and has subsequently resulted in a leak.

1. Warranty Duration: 20 years

PART 2 PRODUCTS

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2.01 ACCEPTABLE MANUFACTURERS

A Topcoat®, (a subsidiary of GAF®).

2.02 MATERIALS – GENERAL

(Note: Drying Times: Listed drying times for various Topcoat® products are directly affected by environmental conditions and thickness of application. Additional drying time must be allowed when experiencing high relative humidity, low temperatures and/or very thick product application to prevent improper curing and/or product "wash-off".)

A Topcoat® FlexSeal (Regular and Low Viscosity – LV):

White, solvent-based synthetic elastomeric compound designed to line and waterproof interior and exterior gutters typically found in metal buildings. FlexSeal is capable of withstanding ponding water. This product is easiest to apply at temperatures over 42°F. A low viscosity version of FlexSeal (FlexSeal LV) is available for use in cold temperatures. FlexSeal LV can also be used on relatively flat metal surfaces because it is self-leveling.

Application Rate: 5 gal / 100 sq.ft.

Application Method: Trowel or stiff-bristle brush

Application Temperature (air, surface): 20° - 120°F

Drying Time (75°F, 50% RH): Approximately 24 hours

Dry Mil Thickness: 50

Total Solids (by weight): 77% ± 2%

Specific Gravity / Weight per Gallon: 1.24 / 10.3 lbs

Viscosity – Regular (75°F): 500,000± 100,000 cps

Viscosity – LV (75°F): 150,000± 15,000 cps

B Topcoat® Flashing Fabric:

Non-woven, spun-bonded polyester fabric that is used in conjunction with Flashing Grade and FlexSeal at all seams, roof penetrations, joints or changes in plane that have high shear or stress. Use of Topcoat® Flashing Fabric is mandatory on all horizontal seams (except corrugated concrete and those with Liquid Fabric application) and penetrations. Topcoat® Flashing Fabric Roll Sizes: 4' x 300', 6' x 300', 12' x 300'

C Topcoat® Surface Seal SB:

Solvent-based, sprayable, thermoplastic rubber liquid, which cures to form a seamless rubber membrane. It is highly reflective, flexible and nearly impervious to water. It is available in white, aluminum and custom colors and may be applied in temperatures under 42°F. Surface Seal SB will not freeze and resists "wash-off" by rain before curing is complete. This product cannot be applied in some counties in the State of California.

Application Rate: 1.0 to 1.5 gal / 100 sq.ft. per coat

Application Method: Airless sprayer

Application Temperature (air, surface): 32° - 120°F

Drying Time (75°F, 50% RH):

Approximately 24 hours per coat

Total Solids (by weight): 64% ± 3%

Specific Gravity / Weight per Gallon: 1.20 / 10.1 lbs.

Viscosity (75°F): 11,000 ± 2,000 cps

Tensile Strength: 700 psi

Elongation: 650%

Clean up: Mineral spirits

D Airless Sprayer and Accessories:

As recommended by Topcoat®'s Contractor Services Department for application of sprayable Topcoat® products.

PART 3 EXECUTION

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3.01 PREPARATION OF SUBSTRATE

A Preparation of the Roof substrate is the responsibility of the Installer. Installer shall address and correct all of the following:

1. Lightweight insulating concrete shall be troweled to a horse hair or broom finish. Allow to cure per manufacturer's specification prior to installation of TOPCOAT® products.
2. Treatment of large gaps and cracks: All large gaps and cracks greater than 1/4" shall be repaired using high quality concrete grout. Grout must be fully cured before application of TOPCOAT® products.
3. Treatment of ponding water areas: Installer shall make every effort to eliminate all ponding water areas on the roof prior to application. Ponding water areas which cannot be eliminated shall be treated with FlexSeal LV prior to application of other TOPCOAT® products.
4. Thorough cleaning/removal of existing paints and coatings: Substrate must be pressure washed with water. Use minimum working pressure of 3,000 psi to remove all dirt, dust, previous paints/coatings which are delaminating and waste products (oil, oil-based roof cements, solvents, grease, animal fats, etc.). All existing silicone-based sealants must be completely removed from roof substrate prior to application of TOPCOAT® products.
5. Treatment of residual asphalt: Installer must make every effort to remove asphaltic roofing elements. Removal efforts must include use of methods such as pressure washing, scrapers, wire brushes, electrical drill wire-wheels, or other similar tools. Residual asphalt is defined as asphaltic material remaining after the exercise of all required removal efforts, and exists when there is asphaltic material greater in thickness than 3 mils over an area greater than 1 square foot. Residual asphaltic areas are to be addressed with MB Plus.
6. Preparation of test patches: Installer shall prepare no less than three (3) test patches for all questionable roof substrates to verify adhesion of TOPCOAT® products. Minimum test patch size shall be one square foot. After the test patches have been applied, allow at least one week of drying time before checking adhesion. Check adhesion by slicing and "X" (approx. 6" in size) near the center of the test patch. Then try to remove the TOPCOAT® material at the center of the "X" with a spatula. Test patches which show good adhesion will release or chip from the surface in very small pieces. Test patches which peel off of the surface show a surface that is not acceptable. Test patches shall be labeled and photographed to document adhesion test results. Installer shall consult with the GAF®'s Contractor Services Department concerning all adhesion test results.

7. Miscellaneous items:

a Pitch Pans: For most situations, pitch pans shall be capped with sheet metal so they can be sealed with TOPCOAT® FlexSeal/Topcoat® Flashing Fabric. Contact GAF®'s Contractor Services Department for particulars.

b Neoprene Pipe Boots: GAF® recommends installation of neoprene boots prior to flashing work being performed for certain types of pipe penetrations. Neoprene boots must first be sealed to the roof using a bead of TOPCOAT® FlexSeal prior to mechanical attachment with Everite™ fasteners. Contact GAF®'s Contractor Services Department for particulars.

c Condensate Lines: GAF® recommends installation of condensate lines from HVAC units to gutters as part of the overall roofing contract. Type of piping used for condensate lines may vary depending on local building codes. Lines must be securely fastened to the concrete deck.

B Examine substrates to receive new roofing. Do not proceed with installation of the Topcoat® roofing system until unsatisfactory conditions have been corrected in a manner acceptable to the manufacturer (GAF® / Topcoat®).

C The TOPCOAT® Roofing System is not to be used on heavy-traffic bearing substrates. If foot traffic is expected, cover the TOPCOAT® system with indoor-outdoor carpet or heavy rubber mat using TOPCOAT® FlexSeal LV as a bonding adhesive. If it is anticipated that the carpet may stay wet for an extended period of time (greater than 48 hours), a rooftop walkway system shall be used in lieu of the carpet.

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D If any questions arise regarding the compatibility of TOPCOAT® products with an existing substrate, installer shall prepare test patches to check adhesion. Contact GAF®'s Contractor Services Department concerning questionable substrates.

3.02 FLASHING APPLICATION AND INSPECTION INFORMATION

Preliminary work consists of substrate preparation (addressed earlier in specifications) and all flashing details. After completion of substrate preparation, all flashing details, joints, cracks, stress areas, and roof penetrations must be flashed with 6' Topcoat® Flashing Fabric and Topcoat® FlexSeal in accordance with Topcoat® Detail Drawings. FlexSeal must be feathered at the edges (see current Topcoat® Detail Drawings) to ensure that water flows over the various flashing details.

A Inspect Preliminary Work / Flashing Details for problem areas (e.g., gaps, cracks, fishmouths, air pockets, etc.) to ensure that work is complete and satisfactory.

B Inform Project Architect and Topcoat® Contractor Services Department when all preliminary work and flashing details will be complete and the Installer is ready to proceed with application of Topcoat® Roofing Membrane. Allow a minimum of two (2) weeks for the interim inspection to be made by the Topcoat® Contractor Services Department.

1. Any final roofing installation prior to this interim inspection is subject to rejection by the Project Architect and/or the Topcoat® Contractor Services Department. Please be advised that Technical On-Site Support for instructing Certified Contractors in the proper application of the Topcoat® Roofing System is available. The first day of instruction is at no-charge to the Certified Contractor. Any additional days or return trips for instruction will be at a cost of \$475.00 per day, plus all incurred travel expenses.

3.03 MEMBRANE APPLICATION

A Lightweight Insulating Concrete Coating System:

1. Apply a primer coat of TOPCOAT® Surface Seal SB at the rate of .5 gallon per 100 sq ft allow to dry.
2. Spray-apply five (5) coats of Topcoat® Surface Seal SB at the rate of 1 gal per 100 square feet for each coat. Allow at least 24 hours drying time between coats, then inspect for defects, flaws or areas of insufficient coverage. Correct any unsatisfactory conditions prior to installing subsequent coats.

3.04 OTHER ITEMS

A Installer shall take photographs of representative roof areas, including detail work, before work commences, after the surface has been properly prepared, after all flashing and detail work has been performed, and after the spray application of the Topcoat® membrane. B Installer shall provide the following support for on-site inspections by a representative from Topcoat®'s Contractor Services Department (list is not comprehensive):

1. Representative from the installer's company who has authority to make binding decisions
 2. Required means to access all areas of the treated roof.
 3. Previous photographs of the roof, including test patch results, as applicable
 4. Topcoat® products and application equipment required to repair roof areas where destructive tests are to be performed by the Topcoat® Contractor Services Department
- C Special care must be taken to avoid shading when spraying dark Topcoat® Roofing Membrane colors. When applying a dark Topcoat® Membrane color, Installer must always spray wet material onto wet material to ensure that spray lines do not appear. Topcoat® strongly recommends the installation of any dark-colored finish coat by spraying two lighter coats (instead of one heavy coat) using a smaller tip size. Installer should also use the roof ribs or standing seams to terminate each spray pass.

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D Installer shall take special care when moving spray hoses and other equipment on the roof so that flashing work and encapsulated fastener heads are not damaged. Also, all spray equipment shall remain on the ground for the duration of the job.

E If there will be an extended period of time (6 months or greater) between application of base and finish coats, the use of Topcoat® white for the base coat (versus gray) is recommended. The base coat must be thoroughly cleaned before applying the finish coat. F It is strongly recommended that walkways designed for concrete roofing systems be installed in all high traffic areas. Contact the Topcoat® Contractor Services Department for recommendations.

3.05 REPAIRS

In the event that the Topcoat® membrane is damaged or punctured, repairs are to be performed using Topcoat® FlexSeal and Topcoat® Flashing Fabric (where necessary) as follows:

- A Damaged areas are to be cut, cleaned and dried.
- B Apply FlexSeal, and feather out onto the existing Topcoat® membrane.
- C If a new penetration area has been cut, embed Topcoat® Flashing Fabric into the FlexSeal according to standard Topcoat® specifications.
- D Once the FlexSeal has cured, Topcoat® white or appropriate Topcoat® color may be applied for aesthetic

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