

ADDENDUM ONE

Southwest Allen County Schools - Whispering Meadows Elementary School
415 Mission Hill Drive
Fort Wayne, IN 46814

MARTINRILEY architects ▪ engineers
221 West Baker Street
Fort Wayne, Indiana 46802
260-422-7994

Commission No.: F24094
Addendum Date: 2025.11.21

Conditions: The following clarifications, amendments, additions, deletions, revisions and modifications are a part of the contract documents and change the original documents only in the manner and to the extent stated.

Copies of the Addendum shall be bound with all contract sets of drawings and specifications.

Receipt: Addendum Number One shall be acknowledged by Bidders on their Bid Form.

CLARIFICATIONS:

Bids are due at Whispering Meadows Elementary School Front Office, 415 Mission Hill Drive, Fort Wayne, IN 46815 at 1:00 pm, Tuesday, December 2nd, 2025 - Prebid Meeting Minutes for more information.

CHANGES TO THE SPECIFICATIONS:

00 4150 - 1 - Contractor's Bid Supplement to Form 96 - Base Work R-1 - **CHANGE TO READ** " The removal of the existing flood coat and gravel 4 ply built up roofing (BUR), and ¾" fiberglass coverboard insulation down to the existing polyisocyanurate insulation board on roof areas <1>, <2>, <3>, <4>, <5>, <6>, <7>, <7A>, and <8> replaced with new 80-mil Polyvinyl Chloride (PVC) roof system as identified herein and on the drawings at Whispering Meadows Elementary School for the BASE WORK R-1 SUM OF:

01 1000 - 1 - Summary - DESCRIPTION OF ALTERATIONS WORK - The Work - Whispering Meadows - Base Work R-1 - **CHANGE TO READ** "The removal of the existing flood coat and gravel 4 ply built up roofing (BUR), and ¾" fiberglass coverboard insulation down to the existing polyisocyanurate insulation board on roof areas <1>, <2>, <3>, <4>, <5>, <6>, <7>, <7A>, and <8> replaced with new 80-mil Polyvinyl Chloride (PVC) roof system as identified herein and on the drawings at Whispering Meadows Elementary School.

CHANGES TO THE DRAWINGS:

Sheet R101 - ROOF PLAN - Plan Work Description Notes Base Work - Note <2> **CHANGE TO READ** "REMOVE EXISTING (EXG) 4-PLY BUILT UP ROOFING (BUR) SYSTEM, ¾" FIBERGLASS INSULATION, FLASHINGS (FLGS), CANTS AND STRIPPINGS. EXISTING MECHANICALLY ATTACHED 4.25" POLYISOCYANURATE AND ALL TAPERED INSULATION KICKBACKS TO REMAIN, AREA <1>, <2>, <3>, <4>, <5>, <6>, <7>, <7A>, AND <8> - SEE EXISTING CONDITIONS 3/R101

Sheet R101 - ROOF PLAN - 3/R101 - Existing Conditon - INSULATION - **CHANGE TO READ** "(1) LAYER OF ¾" FIBERGLASS COVERBOARD ADHESIVELY ADHERED OVER (1) LAYER OF 4-1/4" POLYISOCYANURATE INSULATION MECHANICALLY ATTACHED

END OF ADDENDUM NUMBER ONE

Attachments:

Prebid Meeting Minutes

Prebid Attendee List

Bid Form

Summary

Sheet R101

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PREBID MEETING MINUTES

Project: SACS 2026 Roofing and Related Work at Whispering Meadows Elementary School:

Meeting Date: November 13, 2025 at 10:00am
Commission No: F24094

I. Design Team Introduction:

1. Craig Campbell, Director of Maintenance
 - a. Office: 260-431-2080
 - b. Cell: 260-452-4553
 - c. Email: ccampbell@sacs.k12.in.us
2. Mike Hamilton, Principal, **MARTINRILEY architects•engineers**
 - a. Office: 260-422-7994
 - b. Cell: 260-223-9014
 - c. Email: mhamilton@martin-riley.com
3. Clarence White, Project Manager, **MARTINRILEY architects•engineers**
 - a. Office: 260-422-7994
 - b. Cell: 260-445-7332
 - c. Email: CWhite@Martin-Riley.com

II. Scope of Work:

The project include the removal of the existing flood coat and gravel 4 ply built up roofing (BUR) down to the existing insulation on roof areas <1>, <2>, <3>, <4>, <5>, <6>, <7>, <7A>, and <8> replaced with new 80-mil Polyvinyl Chloride (PVC) roof system.

III. Units prices

1. Unit Prices are specific to this project and are included on the Contractor's Bid Supplement to Form 96.

IV. Timeline

1. Address all questions to **MARTINRILEY** by **5pm Friday, November 21, 2025**, in order to fairly disseminate all information to all bidders in the Addendum date of issuance of **Monday, November 24, 2025**. **Be certain all questions have been asked, as the submission of bids by the contractor suggests there are no questions regarding ambiguity and are submitting bids that will result in a complete project. Failure to do so will result in contractor's compliance with the Owner or Architects interpretation, at no contract increase.**
2. Bids are due at Whispering Meadows Elementary School, 415 Mission Hill Drive, Fort Wayne, IN 46814 at the following dates/times.
 - a. Project R-1 – Bids are Due at **1:00pm, Tuesday, December 2nd, 2025**

3. Bids will be opened and read immediately after submission of proposals at Whispering Meadows Elementary School at 415 Mission Hill Drive, Fort Wayne, IN 46814.
4. It is the intent of the owner to have work start after **May 28, 2026**, and have work completed prior to **August 05, 2026**.

V. General Items

1. Bidders may obtain bidding documents from Eastern Engineering, 1239 N Wells St, Fort Wayne, IN 46808.
2. The owner reserves the right to accept or reject any and all bids and to waive any informalities in bidding.
3. Questions relating to the project should be directed to Clarence White or Mike Hamilton, at the office of **MARTINRILEY architects-engineers**
4. It is the Contractor's responsibility to assure that they or their subcontractors visit each project and verify existing conditions prior to the date of bid. Contractors will be required to sign in at the main office prior to the site visit. The buildings will be open to Contractor's for field investigation after the following times:
 - a. Elementary School – 3:00 pm

VI. Project Requirements

1. All bids shall be accompanied by the following completed documents:
 - a. Form 96 (Current Edition) as prescribed by Indiana State Board of Accounts
 - b. Contractor's Bid Supplement to Form 96
 - c. 5% Bid bond
 - d. Cert of Insurance
 - e. Roofing Contractor's Manufacturer's Certification
 - f. Roofing Contractor's Installer's Certification
 - g. List of Subcontractors (if any)
 - h. Schedule of Construction and Material Procurement
2. Performance Bond and Labor and Material Payment bond will be required for these projects in an amount equal to **100%** of the contract sum.
3. Abide by rules and regulations on each project site identified in the project manual
4. A Pre-construction Conference, to be held at the jobsite and scheduled 2-weeks in advance of the start of work, is a requirement for the successful bidder.
5. Prior to the start of work, the successful bidder is to provide the Architect, for review and approval, shop drawings and data sheets for all products/materials to be utilized on this project – Shop drawing submittal procedures are clearly identified in the project manual.
6. A Port-o-let is required, and its location will be identified at the Preconstruction Conference. No Contractor personnel will be allowed into the building.
7. Contractor shall submit, for owner approval, background checks on all employees working on this project prior to the start of work (See Specification Section 00 11 10 – SACS Background Check Requirements).

8. The successful Contractor shall comply with all OSHA Construction Standards & Regulations (29 CFR 1926).
9. Insurance guidelines are outlined in the project manual – see SACS certificate of insurance requirements and AIA Document A101 – 2017 Exhibit A – Insurance and Bonds.
10. Refer to Payment Procedures in the project manual for all application for payment requirements.
11. Contractor designated parking will be at a location identified at the Preconstruction Conference.
12. Any damage to a building or site incurred due to the roofing operations are the responsibility of the Contractor to repair back to the original condition.
13. School Hours are 8:35am to 3:00pm; Student - drop off and pick-up traffic is typically between 7:30am – 8:15am and 2:30pm – 3:15 pm, respectively.

VII. Other Requirements

1. See section 01 1000 – Summary of Work for work sequence.
2. See section 01 2100 – Allowances for contingency allowances to be included in Base Work Bids.
 - a. Project R-1: \$20,000
 - b. Contingency Allowance shall be used only as directed at the Owner's purposes and only by approved designated amounts to be charged to the contingency allowance.
3. Refer to section 01 7000 - Closeout Procedures for submission for final application for payment with release and supporting documentation. As part of these closeout procedures the contractor is responsible for generating a punch list and submit it to the architect prior to **MARTINRILEY** generating a punch list.
4. Smoking is not permitted on any SACS properties, including electronic vapor, or smokeless tobacco.
5. It will be the Contractor's responsibility to photograph or videotape any existing conditions of adjoining construction and site improvements that might be misconstrued as damage caused by selective demolition operations.
6. It will be the Contractor's responsibility to provide temporary barricades and/or forms of protection to protect Owner's personnel and general public from injury due to selective demolition work.
7. Contractor is also responsible for daily interior inspections to verify the presence of water infiltration (if any), need for interior clean-up.
8. It shall be the responsibility of the Contractor to verify the presence and location of latent buried objects within a roofing system. Contractor shall repair any damage to buried elements as a result of the removal operations at the cost of the Owner. Any succeeding occurrences of identical events shall be the responsibility of the Contractor to repair at his own cost.
9. Electrical equipment to be raised shall be completed by the Contractor with electrical disconnect and reconnect performed by qualified personnel.

VIII. Review Drawings

1. Drawings for Project R-1
2. Bid project per drawings, specifications, and addendum(s). Contractors will be held accountable to the bidding documents.

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PRE-BID ATTENDEE LIST

2026 Roofing and Related Work at Whispering Meadows Elementary School:

The following individuals have registered their attendance at the Pre-Bid held Thursday, November 12, 2025 at 10:00am, local time, at Whispering Meadows Elementary School, 415 Mission Hill Drive, Fort Wayne, IN 46802.

CRAIG CAMPBELL
(printed name)
SACS
(firm/company)

Cj Campbell
(signature)
(phone, fax & e-mail)

Greg Rie
(printed name)
SACS
(firm/company)

Greg Rie
(signature)
(phone, fax & e-mail)

Aristo Santamaria
(printed name)
OAC
(firm/company)

Aristo Santamaria
(signature)
(919) 685-7346
(phone, fax & e-mail)

Garrett Van Brocklin
(printed name)
Fort Wayne Roofing
(firm/company)

Garrett Van Brocklin
(signature)
260-579-7074 gvanbrockline@tectaamerica.com
(phone, fax & e-mail)

TONY REDDINGSTON
(printed name)
SOUTH CENTRAL RFG
(firm/company)

TONY REDDINGSTON
(signature)
812-341-8662
trreddingston@scroof.com
(phone, fax & e-mail)

Jason Beedie
(printed name)
Big Ben Builders / WABASH VALLEY
(firm/company) EXTENSORS

Jason Beedie
(signature)
630 461 9528 jason@bigbenbuilders.com
(phone, fax & e-mail)

PRE-BID ATTENDEE LIST

ERIC HEISZMAN
(printed name)

TITAN ROOFING, INC.
(firm/company)

ZACH RIVERS
(printed name)

CENTIMARK CORPORATION
(firm/company)

MATTHEW LAW
(printed name)

(firm/company)

Randi Libby
(printed name)

SACS
(firm/company)

(printed name)

(firm/company)

(printed name)

(firm/company)

(printed name)

(firm/company)

(printed name)

(firm/company)


(signature)

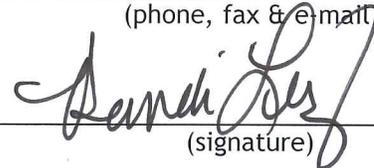
260-899-4352 / EHEISZMAN@TITANROOFING.COM
(phone, fax & e-mail)


(signature)

937-776-7491 / ZACH.RIVERS@CENTIMARK.COM
(phone, fax & e-mail)


(signature)

(phone, fax & e-mail)


(signature)

(phone, fax & e-mail)

This form is to be used as a supplement to Form 96 (current edition) and shall be included with Contractor's Bid.

CONTRACTOR'S BID SUPPLEMENT TO FORM 96

TO: Southwest Allen County Schools
4824 Homestead Road
Fort Wayne, Indiana 46814

FOR: 2025 Roofing and Related Work at Whispering Meadows Elementary School

The following documents, either enclosed herein or supplied separately, shall be included with the Bidders proposal in order to qualify as a responsible bid.

- FORM NO. 96 (Current Edition) as prescribed by Indiana State Board of Accounts
- CONTRACTOR'S BID SUPPLEMENT TO FORM 96
- 5% BID BOND
- CERTIFICATE OF INSURANCE
- ROOFING CONTRACTOR'S MANUFACTURER'S CERTIFICATION
- ROOFING CONTRACTOR'S INSTALLER'S CERTIFICATION
- LIST OF SUBCONTRACTORS
- SCHEDULE OF CONSTRUCTION

Pursuant to notices given, the undersigned proposes to furnish all materials and labor necessary to complete the Roofing and Roof Related Work according to Drawings and Specifications and addendum (receipt of said Addendum being acknowledged) as prepared by Martin Riley architects-engineers. Our bids are as follows:

PROJECT R-1:

BASE WORK R-1: The removal of the existing flood coat and gravel 4 ply built up roofing (BUR), and 3/4" fiberglass coverboard insulation down to the existing polyisocyanurate insulation board on roof areas <1>, <2>, <3>, <4>, <5>, <6>, <7>, <7A>, and <8> replaced with new 80-mil Polyvinyl Chloride (PVC) roof system as identified herein and on the drawings at Whispering Meadows Elementary School for the BASE WORK R-1 SUM OF:

_____ Dollars \$ _____
 (amount in words) (figures)

UNIT PRICES: If extra work is necessary or requested, such extra work shall be completed according to written instructions of the Architect/Consultant and Owner for the following unit price:

1. The bidder shall state the amount to remove existing damaged or deteriorated metal decking and replace with new 1 1/2" 22-gauge (Type B) metal deck to match existing. New decking shall be installed and fastened per Steel Deck Institute (SDI) standards.

ADD \$ _____ per square foot

2. The bidder shall state the amount to remove any damaged or deteriorated wood blocking and replace it with new exterior grade lumber to match existing.

ADD \$ _____ per board foot

- 3. The bidder shall state the amount to saw cut into existing brick veneer, remove all sealants, backer rods, dirt, debris, and other deleterious materials, and provide new vertical masonry expansion joints.

ADD \$ _____ lineal foot

ADDENDA: The undersigned here acknowledges receipt of the following Addendum(a) covering revisions to the drawings and/or specifications, the cost of such revisions, if any, being included in the Bid Sum quoted above:

Addendum No. _____ Dated _____

Addendum No. _____ Dated _____

COMPLETION TIME: The undersigned agrees to begin work promptly and have work substantially completed within the time period allocated for each facility as identified in the Instruction to Bidders Completion Time Schedule Calendar Days.

GUARANTEE OF PRICES: By signing their proposals, Bidders agree to guarantee prices for sixty (60) consecutive days from submittal date and to enter into Agreement with the Owner to perform work for the stated Bid Sums at any time during this period.

CONTRACTOR'S STATEMENT OF MATERIALS TO BE FURNISHED: The Bidder submits the following roof system manufacturer that is reflective of their Bid.

(Name of Manufacturer)

CONTRACTOR'S STATEMENT OF PERFORMANCE AND LABOR/MATERIAL PAYMENT BONDS:
The Bidder hereby states that the bonds required for this project will be provided by and underwritten by the following company and that this company is rated A or A+ by Best Insurance Reports.

(Name and Title)

(Address)

PRE-BID ATTENDANCE: The Bidder submits the following personnel attended the pre-bid meeting.

(Name)

sLEGAL STATUS OF BIDDERS: Undersigned Bidder will receive served or mailed communications at the following legal address:

Street _____

City _____ State _____ Zip _____

Undersigned declares his legal status as:

(Sole Proprietor, Partnership, or Corporation)

Organized under the laws of the state of _____

Names and Addresses of all persons who are parties to this Proposal:

(Name of Entity)

(Address)

(Name & Title)

(Signature)

Signed and Sealed this

_____ Day of _____ 20_____

- END OF BID FORM -

**SECTION 01 1000
SUMMARY****PART 1 GENERAL****1.01 PROJECT**

- A. Project Name: 2026 Roofing and Related Work at Whispering Meadows Elementary School.
- B. Owner's Name: Southwest Allen County Schools.
- C. Architect's Name: MartinRiley architects|engineers, 221 West Baker Street, Fort Wayne, Indiana 46802.

1.02 DESCRIPTION OF ALTERATIONS WORK

- A. Scope of demolition and removal work is shown on drawings.
- B. The Work: Without force and effect on requirements of contract documents, the (incomplete) description of the work of the contract can be summarized as follows:
 - 1. Project R-1 (Base Work)
 - a. Whispering Meadows - Areas <1>, <2>, <3>, <4>, <5>, <6>, <7>, <7A>, and <8> Roof Replacement:
 - 1) Base Work R-1: The removal of the existing flood coat and gravel 4 ply built up roofing (BUR), and 3/4" fiberglass coverboard insulation down to the existing polyisocyanurate insulation board on roof areas <1>, <2>, <3>, <4>, <5>, <6>, <7>, <7A>, and <8> replaced with new 80-mil Polyvinyl Chloride (PVC) roof system as identified herein and on the drawings at Whispering Meadows Elementary School.

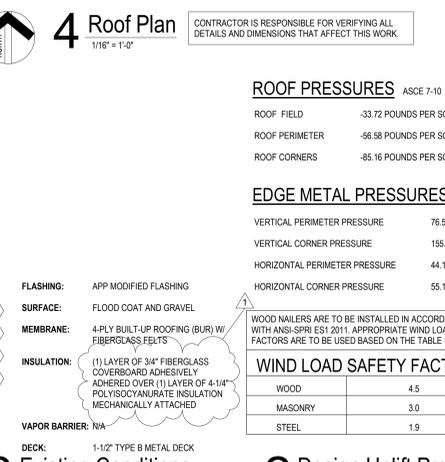
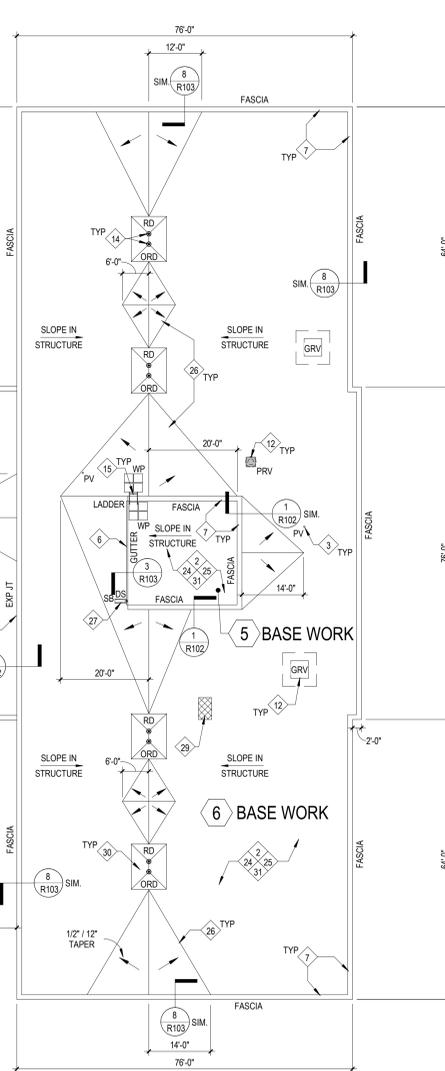
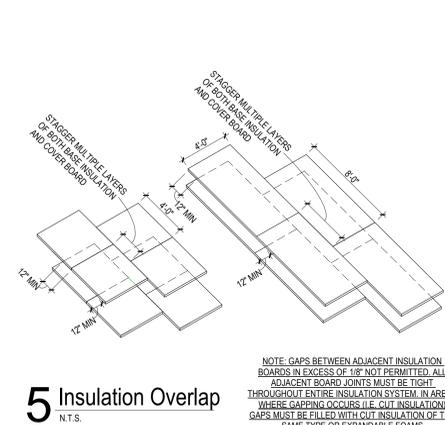
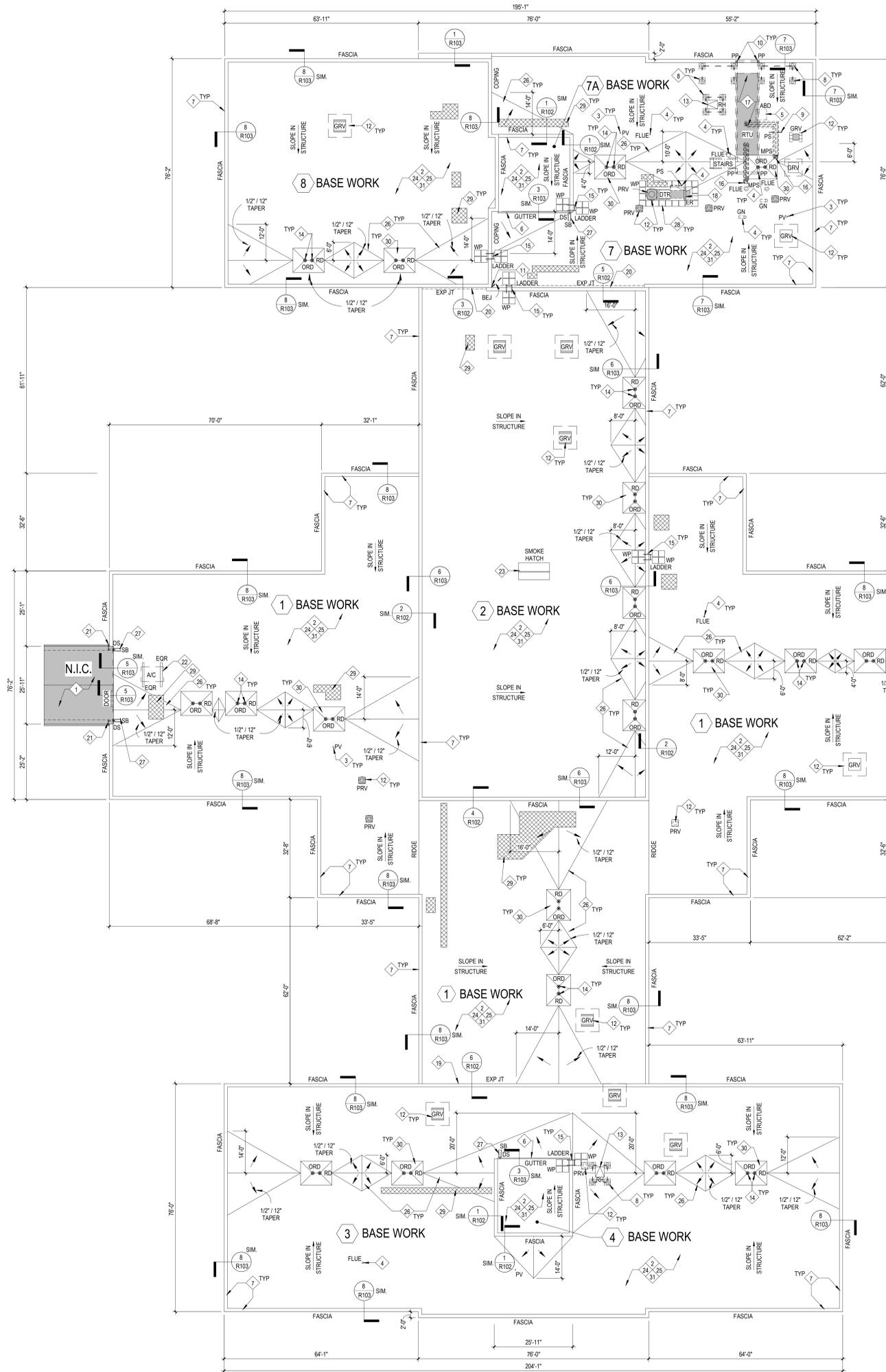
1.03 OWNER OCCUPANCY

- A. Owner intends to continue to occupy adjacent portions of the existing building during the entire construction period.
- B. Owner intends to occupy the Project upon Substantial Completion.
- C. Cooperate with Owner to minimize conflict and to facilitate Owner's operations.
- D. Schedule the Work to accommodate Owner occupancy.

1.04 CONTRACTOR USE OF SITE AND PREMISES

- A. Construction Operations: Limited to areas noted on Drawings.
- B. Provide access to and from site as required by law and by Owner:
 - 1. Emergency Building Exits During Construction: Keep all exits required by code open during construction period; provide temporary exit signs if exit routes are temporarily altered.
 - 2. Do not obstruct roadways, sidewalks, or other public ways without permit.
- C. Existing building spaces may not be used for storage.
- D. Utility Outages and Shutdown:
 - 1. Do not disrupt or shut down life safety systems, including but not limited to fire sprinklers and fire alarm system, without 2 working days notice to Owner and authorities having jurisdiction.
 - 2. Prevent accidental disruption of utility services to other facilities.

PART 2 PRODUCTS - NOT USED**PART 3 EXECUTION - NOT USED****END OF SECTION**

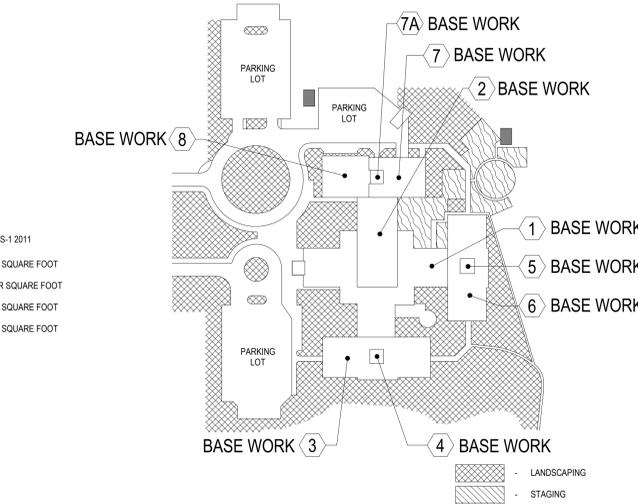


General Notes

- CONTRACTOR AND/OR SUBCONTRACTORS SHALL NOT STAGE AND/OR STORE MATERIALS ON EXISTING ROOF SYSTEMS THAT ARE NOT PART OF THIS WORK, OR THAT HAVE BEEN REPLACED WITH NEW ROOFING AS PART OF THIS PROJECT. IF APPROVED BY OWNER/ARCHITECT TO STORE MATERIALS OR TRAFFIC OVER N.I.C. OR REPLACED ROOF AREAS, PROVIDE PROTECTION BOARD (1/2" PLYWOOD OVER 2" XPS).
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND DETAILS THAT AFFECT THIS WORK.
- CONTRACTOR STAGING AREA SHALL BE KEPT CLEAN AND ORGANIZED.
- PROVIDE PROTECTIVE BARRIER BENEATH ANY ROOFING VEHICLES OR EQUIPMENT TO PREVENT DAMAGING AND/OR STAINING OF EXISTING ASPHALT OR CONCRETE WALKWAYS.
- CONTRACTOR SHALL DOCUMENT EXISTING DEFECTS AND/OR DAMAGE TO EXISTING WALKWAYS PRIOR TO COMMENCEMENT OF WORK. A COPY OF EXISTING CONDITIONS DOCUMENTATION SHALL BE PROVIDED TO ROOF CONSULTANT FOR RECORDS.
- CONTRACTOR RESPONSIBLE FOR PROTECTING AND REPAIRING ALL LANDSCAPING DAMAGED DUE TO CONSTRUCTION UP TO EXISTING CONDITION OR BETTER.

Plan Work Description Notes Base Work

- NO WORK AND/OR MATERIALS TO BE STORED/PERFORMED IN THIS AREA.
- REMOVE EXISTING (EXG) 4-PLY BUILT-UP ROOFING (BUR) SYSTEM, 3/4" FIBERGLASS INSULATION, FLASHINGS (FLGS), CANTS AND STRIPPINGS, EXISTING MECHANICALLY ATTACHED 4-25' POLYISOCYANURATE AND ALL TAPERED INSULATION KICKBACKS TO REMAIN. AREA <1>, <2>, <3>, <4>, <5>, <6>, <7>, <7A>, <8>, <8>. - SEE EXISTING CONDITIONS 3R101.
- REMOVE ALL EXG PLUMBING VENT (PV) FLGS. EXTEND PLUMBING VENT WITH PVC AND INTERNAL COUPLING TO ACCOMMODATE NEW 12" MINIMUM HEIGHT ABOVE ROOF. PROVIDE NEW FSR PREFORMED FLASHING BOOT OR SPLIT BOOT AT ALL PLUMBING VENT LOCATIONS INDICATED ON ROOF PLAN. AREAS <3>, <8>, AND <7> - SEE DETAIL 8R104.
- REMOVE EXISTING FLUE COLLAR AND STACK FLASHING AT EXISTING FLUE, GOOSENECK (GN), AND PIPE PENETRATION. PROVIDE NEW GI FLASHING, GI RAIN COLLAR, AND NEW FSR SPLIT BOOT FLASHING. AREAS <1>, <3>, AND <7> - SEE DETAIL 7R104.
- REMOVE EXISTING ABANDONED (ABD) CURBS. IF OPENING IS SMALLER THAN 12", COVER HOLE IN DECK WITH NEW 18 GAUGE METAL PLATE. EXTEND METAL PLATE BEYOND OPENING AND MECHANICALLY ATTACH PLATE TO DECK. IF OPENING IN ROOF DECK IS LARGER THAN 12", PATCH HOLE IN DECK WITH NEW METAL DECKING TO MATCH EXISTING. NEW METAL DECKING TO SPAN (2) BAR JOISTS, MINIMUM. AREA <7>.
- REMOVE EXISTING GUTTER, DOWNSPOUTS (DS), DOWNSPOUT STRAPS, AND GUTTER APRON. PROVIDE NEW 24 GA CONTINUOUS GUTTER (TO MATCH EXISTING), NEW 24 GA PREFINISHED DOWNSPOUTS (TO MATCH EXISTING), AND NEW 24 GA GUTTER APRON. PROVIDE NEW DS STRAPS (AT TOP, MIDDLE, AND BOTTOM), AREA <4>, <5>, AND <7A> - SEE DETAIL 4R103.
- REMOVE EXG METAL COPING AND ALL ACCESSORIES IN THEIR ENTIRETY. PROVIDE NEW PREFINISHED GI FASCIA WITH CONTINUOUS FASCIA CLIP. AREAS <1>, <2>, <3>, <4>, <5>, <6>, <7>, <7A>, AND <8>.
- REMOVE, SALVAGE, PROTECT, AND REINSTALL MOVABLE SAFETY RAIL SYSTEM. PROVIDE NEW 24" X 24" X 2" INTERLOCKING WALKWAY PAD UNDER SAFETY RAIL SYSTEM. AREAS <3> AND <7>.
- REMOVE, SALVAGE, PROTECT, AND REINSTALL EXISTING (EXG) PIPE SUPPORT (PS) TO ACCOMMODATE INSTALLATION OF NEW ROOF SYSTEM. AREA <7>.
- REMOVE EXISTING PITCH POCKET AT EXISTING BEAM PENETRATION AND EXISTING COPING. PREP SURFACE AND PROVIDE NEW PVC SPLIT BOOT OR MANUFACTURERS LIQUID FLASHING. AREA <7> - SEE DETAILS 1R104 AND 8R103.
- CUT/SRAPE AND/OR GRIND OUT ALL SEALANTS, EXPANSION JOINTS, DIRT, DEBRIS AND OTHER DELETERIOUS MATERIALS FROM EXISTING BUILDING EXPANSION JOINT (BEJ). INSTALL NEW EMBEL, PRECOMPRESSED FOAM EXPANSION JOINT WITH FACTORY-APPLIED WATERTIGHT SILICONE FACING AND FIELD-APPLIED MINIMUM 3/4" DEEP INJECTED SEALANT BEAD AND CORNER BEAD. INSTALL SYSTEM PER MANUFACTURERS INSTRUCTIONS TO PROVIDE A CONTINUOUS, FLEXIBLE, AND WATERTIGHT SEAL. AREA <7>.
- RAISE ALL UNSHADED EXG POWER ROOF VENTILATORS (PRV), GRAVITY ROOF VENTS (GRV), AND OTHER ROOF TOP EQUIPMENT TO ACCOMMODATE NEW 12" MINIMUM BASE FLASHING HEIGHT. EXTEND ELECTRICAL WIRING AND DUCTWORK TO ACCOMMODATE NEW FLG HEIGHT. ALL SHADED EXG POWER ROOF VENTILATORS (PRV), GRAVITY ROOF VENTS (GRV), AND OTHER ROOF TOP EQUIPMENT TO REMAIN AT EXISTING HEIGHT. RUN NEW FSR FLASHING UP AND OVER EXISTING CURB. FASTEN EXISTING CURB CAPS WITH NEW GASKETED FASTENERS (2 FASTENERS PER SIDE AT ALL EXISTING HOLES IN FLANGE. AREAS <1>, <2>, <3>, <4>, <5>, <6>, <7>, <7A>, AND <8> - SEE DETAILS 8R104 & 9R104.
- EXISTING ROOF HATCH (RH) TO BE RAISED TO ACCOMMODATE MINIMUM 8" FLASHING HEIGHT. PRIME AND PAINT EXISTING ROOF HATCH WITH (1) COAT OF SHERWIN WILLIAMS MACROPOXY 646 FAST CURE EPOXY PRIMER AND (2) COATS OF SHERWIN WILLIAMS HI-SOLIDS POLYURETHANE PAINT. AREAS <3> & <7> - SEE DETAIL 5R104.
- RESET ALL EXG ROOF DRAIN (RD) AND OVERFLOW ROOF DRAIN (ORD) CLAMPING RINGS AND STRAINERS IN NEW FLEXIBLE SHEET ROOFING (FSR). FLG REMOVE AND REPLACE ANY MISSING AND/OR BROKEN COMPONENTS WITH NEW CAST IRON COMPONENTS, REPLACE ALL PLASTIC STRAINERS WITH NEW CAST IRON STRAINERS. AREAS <1>, <2>, <3>, <4>, <5>, <6>, <7>, AND <8> - SEE DETAILS 2R104 & 4R104.
- EXG LADDER TO REMAIN. CLEAN, PRIME, AND PAINT EXISTING LADDER WITH (1) COAT OF SHERWIN WILLIAMS MACROPOXY 646 FAST CURE EPOXY PRIMER AND (2) COATS OF SHERWIN WILLIAMS HI-SOLIDS POLYURETHANE PAINT. ADD TEXTURED PAINT TO TOP OF RUNGS FOR SLIP RESISTANCE. REMOVE AND REINSTALL WITH NEW EXPANSION ANCHORS OR PAINT IN PLACE PROTECTING ADJACENT WALLS FROM OVERSPRAY. PROVIDE (4) NEW 24"X24"X2" INTERLOCKING RUBBER WALKWAY PADS (WP) AT TOP AND BASE OF LADDER AS INDICATED ON ROOF PLAN. AREA <1>, <2>, <3>, <4>, <5>, <6>, <7>, <7A>, AND <8>.
- EXISTING MULTI-PIPE SEAL (MPS) CURB AND CAP TO REMAIN. DISCONNECT, EXTEND, AND RECONNECT EXISTING ELECTRICAL CONDUIT, REFRIGERANT, AND OTHER UNIT LINES AS REQUIRED. RECLAIM AND RECHARGE REFRIGERANT AS NEEDED. PROVIDE NEW FSR FLASHING. AREA <7> - SEE DETAIL 3R104.
- EXG ROOF TOP UNIT (RTU) TO REMAIN. AREAS <7>.
- EXG EQUIPMENT RAIL CURB TO REMAIN. INSTALL NEW PVC FLASHINGS, PREP SURFACE AND PROVIDE NEW MANUFACTURERS LIQUID FLASHING MEMBRANE. AREA <7> - SEE DETAIL 5R103.
- EXG EXPANSION JOINT (EXP JT) CURB TO REMAIN. PROVIDE NEW FOAM BACKER ROD AND PVC EXPANSION JOINT FLASHING. AREAS <1>, <2>, AND <7> - SEE DETAIL 6R102.
- EXG WALL EXPANSION JOINT (WALL EXP JT) CURB TO REMAIN. PROVIDE NEW FOAM BACKER ROD AND PVC EXPANSION JOINT FLASHING AT EXISTING WALL EXPANSION JOINT. TERMINATE PVC COVER WITH NEW MANUFACTURERS TERMINATION BAR. AREAS <2> AND <7>.
- EXG DOWNSPOUT TO REMAIN. AREA <1>.
- EXG EQUIPMENT RAIL (ER) CURB TO REMAIN. PROVIDE NEW 24 GA PREFINISHED GI RAIL CAP. DISCONNECT, EXTEND AND RECONNECT EXG ELECTRICAL CONDUIT, GAS LINES, REFRIGERANT AND OTHER UNIT LINES AS REQUIRED. RECLAIM AND RECHARGE REFRIGERANT AS NEEDED. AREA <8> - SEE DETAIL 3R103.
- EXG SMOKE HATCH TO REMAIN. CLEAN, PRIME, AND PAINT EXISTING SMOKE HATCH WITH (1) COAT OF SHERWIN WILLIAMS MACROPOXY 646 FAST CURE EPOXY PRIMER AND (2) COATS OF SHERWIN WILLIAMS HI-SOLIDS POLYURETHANE PAINT. AREA <2>.
- PROVIDE NEW MECHANICALLY ATTACHED (1) LAYER OF 1" RIGID INSULATION, NEW ADHESIVELY ADHERED 1/2" COVER BOARD AND NEW ADHESIVELY ADHERED FLEXIBLE SHEET ROOFING (IPAFSR). AREAS <1>, <2>, <3>, <4>, <5>, <6>, <7>, <7A>, AND <8> - SEE DETAIL 5R101.
- PROVIDE NEW FLEXIBLE SHEET ROOFING (FSR) FLASHINGS AND STRIPPINGS. AREA <1>, <2>, <3>, <4>, <5>, <6>, <7>, <7A>, AND <8>.
- PROVIDE NEW 1/2-12 TAPERED INSULATION SADDLES WITH 6" TAPERED EDGE STRIP. AREAS <1>, <2>, <3>, <4>, <5>, <6>, <7>, AND <8>.
- PROVIDE NEW CONCRETE SPLASH BLOCK (SB) WITH SLIP SHEET AT EXG DOWNSPOUT (DS). AREAS <3>, <4>, AND <7>.
- PROVIDE NEW MANUFACTURERS RECOMMENDED WELDABLE PVC WALKWAY PADS (WP) AS INDICATED ON ROOF PLAN. AREAS <4>, <7>, AND <8>.
- CUT OUT AND REMOVE WET OR DAMAGED ROOF INSULATION DOWN TO METAL DECK AND REPLACE WITH NEW POLYISOCYANURATE TO MATCH EXISTING. AREAS <1>, <2>, <3>, <4>, <5>, <6>, <7>, AND <8>.
- REMOVE ALL INSULATION DOWN TO ROOF DECK TO ACCOMMODATE NEW TAPERED INSULATION ROOF SUMP. AREAS <1>, <2>, <3>, <4>, <5>, <6>, <7>, <7A>, AND <8>.
- PROVIDE NEW CONTRACTOR'S WARRANTY (2 YEAR) AND MANUFACTURER'S WARRANTY (30-YEAR). AREAS <1>, <2>, <3>, <4>, <5>, <6>, <7>, <7A>, AND <8>.



2026 ROOFING AND RELATED WORK FOR:

Southwest Allen County Schools

Whispering Meadows Elementary School Roof Replacement

415 Mission Hill Drive
Fort Wayne, Indiana, 46804



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SOUTHWEST ALLEN COUNTY SCHOOLS



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REVISION	DATE
1 Revision 1	11/21/2025

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R101

ROOF PLAN