



## INVITATION FOR BIDS

CCK-2967.0-1-25

11603 PAV CC Roof

2967.0

ADDENDUM # 1

2/25/25

**IMPORTANT: BID AND ADDENDUM MUST BE RECEIVED BY 3/21/25 @ 3:00 P.M. LEXINGTON, KY TIME**

Bidder must acknowledge receipt of this and any addendum as stated in the Invitation for Bids.

### **ITEM #1: BIDDER NOTICES**

- The prebid attendance log is enclosed.
- Attendance at this prebid meeting was not mandatory. However, all responsive bids warrant that the bidder has examined the site and local conditions (IB-3, 2iii).

### **ITEM #2: Updated Tabs that include clarification on Scoop:**

- Refer to and incorporate within the offer, the enclosed documents.
- Attached is the updated documents:
  - a. Cover Page and Table of Contents
  - b. Tab 1 – Advertisement to Bid
  - c. Tab 8 – Sample Contract Agreement
  - d. Drawings.
- 

**OFFICIAL APPROVAL**  
**UNIVERSITY OF KENTUCKY**

**SIGNATURE**

*Brian Schweegman*

Contracting Officer / (859) 257-9102

\_\_\_\_\_  
\_\_\_\_\_  
Typed or Printed Name

Template Updated: November 2024

**Location:** PAV CC





Invitation for Construction Bid

CCK-2967.0-1-25

Bid Deadline – 03/21/2025

Project # 2967.0

11603 PAV CC Roof

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# ADVERTISEMENT FOR BIDS

## 1. INVITATION

Sealed proposals for the following work will be received by the University of Kentucky, Construction Procurement Section, Room #322 Peterson Service Building, 411 South Limestone, Lexington, Kentucky 40506-0005, in the manner and on the date hereinafter specified for the furnishing of all labor, materials, supplies, tools, appliances, equipment, services, etc., necessary for the construction of project # **22967.0, 11603 PAV CC Roof** as set forth in the specifications and as shown on the drawings for as prepared by UK FEAM and approved by the Construction Procurement Section and under the terms and conditions of this Invitation.

## 2. PROJECT DESCRIPTION

1. Install new PVC roofing system on roofs RF201/301/501 as follows:
  - Removal and disposal of all existing gravel ballast (to be done after hours)
  - Remove top layer of roof membrane and dispose of off-site
  - Demo existing flashing from parapet walls, curbs, etc.
  - Remove existing insulation and reinstall using two-part insulation adhesive. (include 25% insulation replacement in base bid)
  - Install new 1/2" cover board fully adhered to insulation using two-part insulation adhesive
  - Install fully adhered 50 mil PVC roof membrane over cover board
  - Install fully adhered 50 mil PVC membrane on parapet walls
  - Terminate PVC membrane along parapet walls with termination bar, water block and sealant
  - Install preformed PVC pipe boots around all pipe penetrations
  - Install curb flashing around all curbs
2. Install new PVC roofing system on roof RF601 as follows:
  - Removal and disposal of all existing gravel ballast (to be done after hours)
  - Slit top layer of roof membrane from parapet flashing and remove flashing
  - Install new 1/2" cover board mechanically attached over existing roof system
  - Install mechanically attached 50 mil PVC roof membrane over cover board and on walls
  - Terminate PVC membrane along parapet walls with termination bar, water block and sealant
  - Install preformed PVC pipe boots around all pipe penetrations
  - Install curb flashing around all curbs

### 3. METHOD OF RECEIVING BIDS

Bids will be received from Prime Contractors on a Lump Sum Amount for the total project. All phases of the work shall be bid to and through the Prime Contractors. Bids shall be submitted in the manner described herein and on the official proposal form included with the conditions and specifications and shall be subject to all the conditions as set forth and described in the Bid Documents.

Bids shall be submitted only on the Official Forms supplied by the University of Kentucky, Construction Procurement Section and in the following order:

1. Form of Proposal (Bid Form)
2. Bid Bond

\*\*Please ensure there are no staples (check your bid bond).

### 4. METHOD OF AWARD

Recommendation for award of Contract will be made on the basis of the lowest responsible bid provided by a bidder determined to be capable ("responsible") in all respects to perform the scope of work as the best value to the University.

### 5. SCHEDULE OF PROJECT

The time for Substantial Completion as further defined in Article 1 of the General Conditions shall be sixty (60) consecutive calendar days from the date of commencement as specified in the Work Order letter, and Final Completion shall be fifteen (15) days thereafter.

### 6. BONDING

All bids shall be accompanied by a bid guarantee of not less than five (5%) percent of the amount of the base bid. A 100% Performance Bond and 100% Payment Bond shall be furnished by the successful bidder as a condition of the contract. All bonding and insurance requirements are contained in the Instruction to Bidders, General Conditions and Special Conditions. Should any of these references disagree, the Special Conditions prevail.

### 7. PLANS AND SPECIFICATIONS REVIEW

Specifications, Plans and Contract Documents may be examined at the following places:

[www.ukplanroom.com](http://www.ukplanroom.com)

## 8. OBTAINING PLANS AND SPECIFICATIONS

Plans, Specifications and Official Bid documents are no longer available from the University of Kentucky, Construction Procurement Division. The University and Lynn Imaging have an agreement for duplicating and distribution services for University construction projects. Plans, Specifications and Official Bid Documents are available from:

Lynn Imaging  
328 Old Vine Street  
Lexington Kentucky 40507  
Phone (859) 255-1021  
Fax (859) 233-1558

In addition, Lynn Imaging and the University have a web site at: [www.ukplanroom.com](http://www.ukplanroom.com) where plans can be ordered.

Payments for Plans, Specifications and Official Bid Documents must be made to Lynn Imaging before a set of documents will be issued.

Notes: Contractors that receive plans and specifications from other sources than Lynn Imaging must request a "Form of Proposal" from the University's Purchasing Representative to be registered as plan holders and to receive addendums.

Potential Contractors must identify the position of their firm as a prime bidder, miscellaneous subcontractor, material supplier or other when ordering or picking up Plans and Specifications.

## **BID SUBMITTAL**

Contractors must submit their bid in a sealed envelope in Room #322 Peterson Service Building, Lexington, Kentucky 40506-0005 and the envelope must contain the following information on the outside lower left-hand corner:

SEALED BID INVITATION NO. **CCK-2967.0-1-25**

BID DATE: **03/21/2025 at 3:00 P.M. LEXINGTON, KY TIME**

Bids, upon their receipt by the University of Kentucky, Construction Procurement Section are stamped showing the hour and date received. Bids received after the scheduled closing time for reception of bids will not be considered provided legal and accepted bids have been received on said referenced Invitation.

## **9. BID WITHDRAWAL**

No bidder may withdraw his bid for a period of sixty (60) days after the date set for the opening of bids. Clerical errors and omissions in the computation of the lump sum may not be cause for withdrawal of the bid without forfeiture of bid bond. Bids may be withdrawn in person only, prior to the closing date for receipt of bids.

## **10. RIGHT TO REJECT**

The University of Kentucky, Construction Procurement Section, reserves the right to reject any and all bids and to waive all formalities and/or technicalities where the best interest of the University may be served.

## **11. PRE- BID CONFERENCE**

A Pre-Bid Conference will be held for this project on **02/25/2025 @ 10:00AM EST A.M.**

PAV CC (Markey Cancer Center) lobby  
800 Rose Street  
Lexington, KY 40536

## **12. WRITTEN QUESTIONS**

Anyone wishing to discuss specific items is requested to submit the items in writing to Construction Procurement, no later than 3/4/2025 at 1:00 PM Lexington, KY Time. Written questions can be submitted by email to Brian Schwegman at [cckbidquestions@uky.edu](mailto:cckbidquestions@uky.edu).

Please use the bid number and title in the 'Subject' line of your email.

**Note:** Responses to Written Questions received no later than 3/4/2025 will be provided in an addendum issued on or about 3/11/2025.



### 13. SUBSTITUTION - MATERIALS AND EQUIPMENT

Bidders wishing to submit a request for consideration of an alternate under the provisions of Article 48.3 of the General Conditions to the Contract to any article, device, equipment, product, material, fixture, patented process, form, method or type of construction, or by name, make, trade name, or catalog number shall submit a written request to the University at least 14 calendar days prior to the official bid date of the Project including all necessary information and sufficient detail to allow evaluation by the Consultant and the University and, if the University determines the alternate is acceptable, an addendum will be issued allowing the change and advising all bidders of the option.

If no addendum is issued to allow the requested change, the Bidder shall assume the request is not approved and shall prepare the bid on that basis.

### 14. POST BID MEETING

The apparent low bidder may be required to meet with the Project Team to review the bid and scope of services. The time and place of this meeting will be announced after the bid opening.

Signed Brian Schwegman 02/18/2025  
Procurement Officer

**AGREEMENT**  
**BETWEEN**  
**UNIVERSITY OF KENTUCKY**  
**AND**  
**CONTRACTOR**

THIS AGREEMENT, made the Nth day of Month, 2024, by and between Successful Bidder ("Contractor"), and the UNIVERSITY OF KENTUCKY, ("Owner"), is to bind the parties hereto to the principles and terms set forth herein, and shall be binding upon the parties hereto.

WITNESSETH, that the Contractor and Owner for the consideration hereinafter named, agree as follows:

**ARTICLE No. 1 SCOPE OF WORK:**

1. Install new PVC roofing system on roofs RF201/301/501 as follows:
  - Removal and disposal of all existing gravel ballast (to be done after hours)
  - Remove top layer of roof membrane and dispose of off-site
  - Demo existing flashing from parapet walls, curbs, etc.
  - Remove existing insulation and reinstall using two-part insulation adhesive. (include 25% insulation replacement in base bid)
  - Install new 1/2" cover board fully adhered to insulation using two-part insulation adhesive
  - Install fully adhered 50 mil PVC roof membrane over cover board
  - Install fully adhered 50 mil PVC membrane on parapet walls
  - Terminate PVC membrane along parapet walls with termination bar, water block and sealant
  - Install preformed PVC pipe boots around all pipe penetrations
  - Install curb flashing around all curbs
2. Install new PVC roofing system on roof RF601 as follows:
  - Removal and disposal of all existing gravel ballast (to be done after hours)
  - Slit top layer of roof membrane from parapet flashing and remove flashing
  - Install new 1/2" cover board mechanically attached over existing roof system
  - Install mechanically attached 50 mil PVC roof membrane over cover board and on walls
  - Terminate PVC membrane along parapet walls with termination bar, water block and sealant
  - Install preformed PVC pipe boots around all pipe penetrations
  - Install curb flashing around all curbs

**PROJECT: 11603 PAV CC Roof**

The Scope of Work consists of the Invitation for Bid dated 02/18/2025, including addenda \_\_\_\_\_, \_\_\_\_\_, dated \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, respectively, the Contractor's Form of Proposal dated 03/21/2025, including the General Conditions, the Special Conditions, the Contractor's Bonds and Insurance and Affidavit, the Specifications, the Drawings including Supplemental Drawings and Change Orders issued after execution of the Contract for the Work described in Article No. 1 of this Agreement, all of which are incorporated in and made a part thereof of reference, and which shall be binding upon the Contractor and Owner.

The Specifications and Drawings for this Work are per the project manual prepared by UK FEAM with a revised date of \_\_\_\_\_.

**ARTICLE No. 2 TIME OF COMPLETION:**

Substantial Completion shall be on or before 00/00/0000.

**ARTICLE No. 3 LIQUIDATED DAMAGES:**

It is mutually understood and agreed by and between the parties hereto that time is of the essence in the performance of this contract and that the Owner, the University of Kentucky, will sustain substantial monetary and other damages in the event of a failure or delay by the Contractor in the completion of the Work. It is further understood and agreed upon and made part of this Contract that the Work must be begun, performed, and completed without delay by the Contractor and if the Contractor fails to begin, perform without interruption, and complete said Work in due and proper time, the Contractor may be declared in default of this Agreement. If the Work is not substantially complete within the time required in Article No. 2 of this Agreement, the Contractor shall pay to the Owner, as liquidated damages for delay and not as a penalty, the sum of SC Liquidated Damages, (\$300) dollars for each and every day after the date of Substantial Completion until the date of actual Substantial Completion.

If the Work is not finally completed within the time required in the preceding Article No. 2 of this Agreement, the Contractor shall pay to the Owner, as liquidated damages for delay and not as a penalty, the sum of FC Liquidated Damages, (\$150) dollars for each and every day after the date of Final Completion until the date of actual Final Completion. In no event shall liquidated damages for delay in Final Completion be due before the date required for Final Completion in Article No. 2 of this Agreement.

This provision for liquidated damages is intended to compensate the Owner for the delay only and shall not preclude the Owner from making claims for other damages.

If the Work is not commenced by the Contractor at the time specified in Article No. 2 of this Agreement, then the Contractor and its surety or sureties shall be liable for and pay to the Owner all damages sustained by reason of such failure or breach of contract and the Owner may immediately relet the Work.

ARTICLE No. 4 THE CONTRACT AMOUNT:

Subject to additions and deductions for Change Orders made in accordance with the Contract Documents, the Owner shall pay the Contractor as full consideration for the Contractor's satisfactory performance of the Contract obligations the sum of Contract Value in Words,( \$0000.00) dollars.

ARTICLE No. 5 SPECIAL NOTICE:

The Contractor hereby certifies that it is fully informed of the conditions relating to construction and labor under which the Work under this Agreement is to be performed, and agrees that it shall employ, methods and means in carrying out the Work so as not to interfere with or interrupt the Work of any other Contractor working on/or adjacent to the site for this Work.

IN WITNESS WHEREOF this Agreement is executed on the date and year first herein before written.

WITNESS:

CONTRACTOR:\_\_\_\_\_

Successful Bidder

Signature:\_\_\_\_\_

BY:\_\_\_\_\_

Name:\_\_\_\_\_

Title:\_\_\_\_\_

Approved for Legality and Form

Recommended By:

APPROVED:\_\_\_\_\_

\_\_\_\_\_  
Chief Procurement Officer



# BEN F. ROACH CANCER CARE FACILITY (PAV CC)

## 2967.0 ROOF REPLACEMENT

UNIVERSITY OF KENTUCKY  
LEXINGTON, KENTUCKY

DESIGN AND CONSTRUCTION ADMINISTRATION PROVIDED BY:  
**FACILITIES ENGINEERING**  
211 PETERSON SERVICE BUILDING  
LEXINGTON, KY 40506



### DRAWING INDEX

T-100	TITLE SHEET AND DRAWING INDEX SHEET
A-001	ARCHITECTURAL GENERAL NOTES, WORK AREA AND STAGING PLANS
A-101	ROOF PLANS

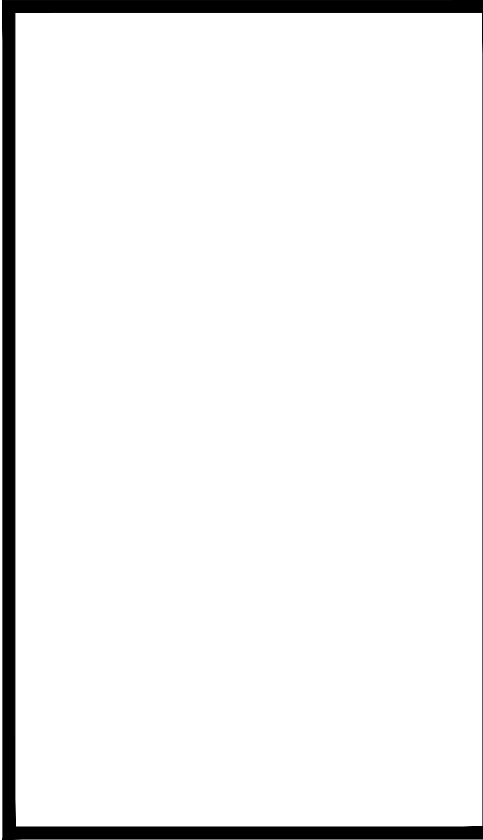
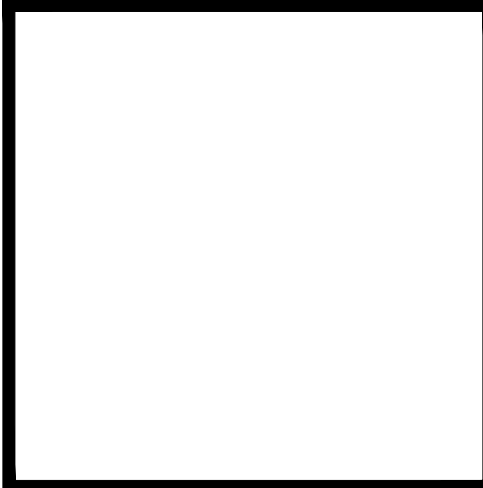
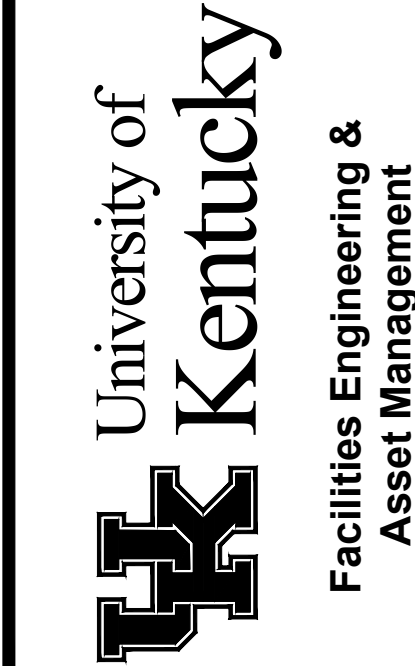
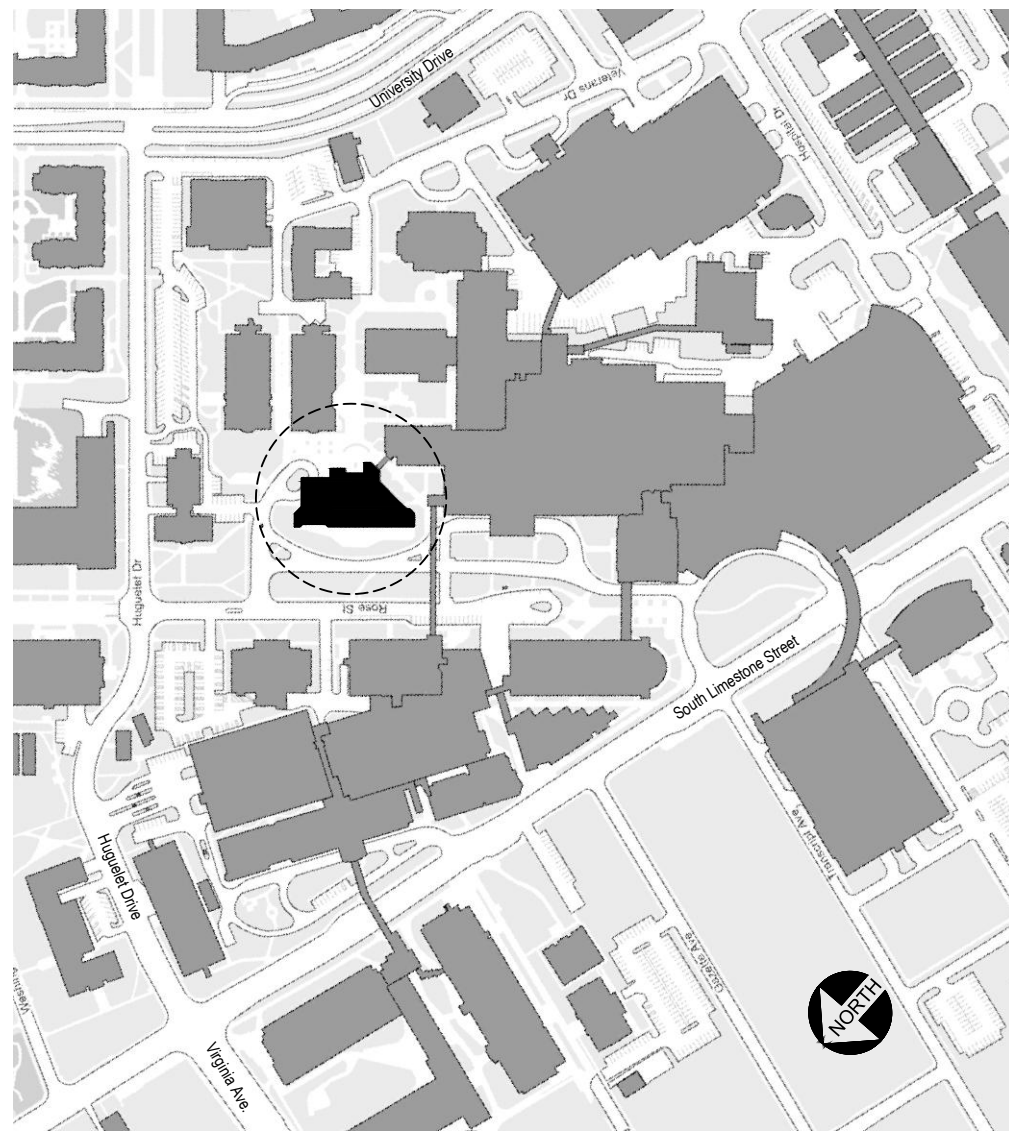
### PROJECT DESCRIPTION

REPLACEMENT OF EXISTING ROOFS RF201, RF301, RF501 AND RF601OF ROACH CANCER CENTER - PAV CC, INCLUDING:

RF201/301/501 - REMOVAL OF EXISTING ROCK BALLAST AND EPDM MEMBRANE, INSPECTION AND REPLACEMENT OF EXISTING INSULATION (APPROXIMATELY 25%), INSTALLATION OF NEW FULLY ADHERED COVER BOARD AND FULLY ADHERED PVC ROOF MEMBRANE; RETROFIT ROOF DRAINS

RF601 - REMOVAL OF EXISTING ROCK BALLAST, INSTALLATION OF MECHANICALLY ATTACHED COVER BOARD AND MECHANICALLY ATTACHED PVC ROOF MEMBRANE; RETROFIT ROOF DRAINS

### VICINITY MAP



BEN F. ROACH CANCER CARE (PAV CC)  
ROOF REPLACEMENT

TITLE SHEET, DRAWING INDEX, PROJECT DESCRIPTION, VICINITY MAP

PROJECT NO.:	2967.0
BUILDING NO.:	0093
DESIGNED BY:	GWW
DRAWN BY:	GWW
UK PROJ. MGR.:	DRISCOLL
DATE:	11-14-2024

REVISIONS		
NO.	DESCRIPTION	DATE
1	FOR CONSTRUCTION	2-25-2025

DRAWING NUMBER:

T-001



ARCHITECTURAL GENERAL NOTES:

- DEMOLITION:**
- A. COORDINATE DEMOLITION WORK WITH NEW WORK. REMOVE ADDITIONAL EXISTING ITEMS AS REQUIRED TO PERFORM NEW WORK.
- B. WHEN INDICATED IN DRAWINGS AS BEING REQUIRED, COORDINATE HAZARDOUS MATERIAL ABATEMENT WITH TOMMY TAYLOR IN UK ENVIRONMENTAL MANAGEMENT DEPARTMENT - 257-5295 (O), 229-3045 (C) OR TWYATLZUKY.EDU
- C. REFER TO WORK RESTRICTIONS IN THE PROJECT MANUAL. CLOSELY FOLLOW THE PROJECT MANUAL REQUIREMENTS FOR THE LOCATIONS AND TYPES OF BARRICADES, WORKING HOURS, AND NOTIFICATIONS TO THE OWNER. COORDINATE DEMOLITION TO MAINTAIN PROTECTION OF THE EXISTING BUILDING.
- D. REFER TO THE PROJECT MANUAL SECTIONS ENTITLED "CUTTING AND PATCHING" AND "SELECTIVE DEMOLITION."
- E. REFER TO THE MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL DRAWINGS AND COORDINATE DEMOLITION WORK WITH ALL DISCIPLINES.
- F. FOR PROJECTS LOCATED WITHIN PATIENT CARE AREAS OF THE HOSPITALS OR CLINICS, COORDINATE ALL DEMOLITION WORK WITH "INFECTION CONTROL GUIDELINES". DO NOT REMOVE AND TRANSPORT MATERIALS IN A MANNER THAT WOULD BE UNSAFE TO PATIENTS AND STAFF.
- G. SURFACES ADJACENT TO AREAS OF DEMOLITION WHICH ARE AFFECTED BY THE WORK SHALL BE PATCHED AND FINISHED TO MATCH ADJACENT SURFACES.
- H. ALL DEMOLITION SHALL BE DISPOSED OF IN A MANNER ACCEPTABLE TO LOCAL AND STATE REGULATORY AGENCIES.
- I. CONTRACTOR SHALL PROVIDE TEMPORARY PARTITIONS TO AVOID MIGRATION OF DUST INTO ADJACENT OCCUPIED AREAS.
- J. IF APPLICABLE, SEE EARTHMOVING SPECIFICATION FOR ADDITIONAL EXCAVATION SPECIFICATIONS.
- K. ALL ROCK AND CONCRETE REMOVAL SHALL BE PERFORMED SO THAT THE EXISTING BUILDING AND BUILDING SYSTEMS (INCLUDING SENSITIVE MEDICAL SYSTEMS) ARE NOT NEGATIVELY AFFECTED. CONTRACTOR SHALL COORDINATE EXACT REQUIREMENTS WITH THE OWNER PRIOR TO CONSTRUCTION.
- L. BLASTING, JACKHAMMERING, AND HOE RAMMING ARE PROHIBITED ON SITE.
- M. CHEMICAL ROCK BREAKING (I.E. NON-EXPLOSIVE EXPANDING GROUT) IS AN ACCEPTABLE FORM OF DEMOLITION AND ROCK REMOVAL.
- N. USE OF NON-VIBRATION INDUCING HYDRAULIC BREAKING MACHINES, SAWS AND WIRE CUTTERS IS AN ACCEPTABLE FORM OF DEMOLITION AND ROCK REMOVAL.
- O. REMOVAL OF CHEMICALLY BROKEN ROCK FROM THE SITE SHALL BE COORDINATED WITH THE OWNER TO AVOID INTERFERENCE WITH SENSITIVE MEDICAL EQUIPMENT DURING HOURS OF OPERATION.
- ARCHITECTURAL:**
- A. WORK SHOWN ON THE DRAWINGS SHALL BE BASE BID UNLESS SPECIFICALLY NOTED TO BE BY ALTERNATE BID.
- B. FIELD VERIFY EXISTING FINISH FLOOR ELEVATIONS PRIOR TO STARTING CONSTRUCTION. MATCH NEW FLOOR ELEVATION WITH EXISTING UNLESS NOTED OTHERWISE.
- C. DRAWING DIMENSIONS ARE TO FINISHED SURFACE. FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING WORK AND NOTIFY ARCHITECT IMMEDIATELY IF DISCREPANCIES ARE FOUND BETWEEN CONTRACT DOCUMENTS AND ACTUAL FIELD CONDITIONS.
- D. WHERE A FIXED DIMENSION IS SHOWN ON AN ACCESSIBLE FIXTURE OR ACCESSORY, THAT ITEM SHALL BE INSTALLED EXACTLY AS DIMENSIONED OR AT HEIGHT AS REQUIRED BY CURRENT EDITION OF ANSI 117.1.
- E. DO NOT SCALE DRAWINGS. REFER DIMENSION QUESTIONS TO ARCHITECT FOR INTERPRETATION.
- F. DOOR AND FRAME NUMBERS CORRESPOND TO RESPECTIVE ROOM NUMBERS. IN ROOMS WITH MULTIPLE OPENINGS, A SUFFIX HAS BEEN ADDED TO DOOR NUMBERS, I.E., A101-B.
- G. LOCATE INSIDE FACE OF DOOR FRAME JAMBS 6 INCHES FROM FINISH FACE OF ADJACENT WALLS UNLESS NOTED OTHERWISE.
- H. COORDINATE EQUIPMENT WORK WITH MANUFACTURERS AND SUPPLIERS TO INSURE PROPER ROUGH-IN CLEARANCES FOR INSTALLATION, USE AND MAINTENANCE.
- I. REFER TO CIVIL DRAWINGS FOR FINISH FLOOR ELEVATIONS RELATIVE TO SITE GRADING.
- J. PROTECT EXISTING SURFACES TO REMAIN THAT ARE NOT INCLUDED IN SCOPE OF WORK BUT THAT ARE WITHIN AREAS OF CONSTRUCTION ACTIVITY.
- K. PATCH, REPAIR AND RESTORE EXISTING FINISHES AND SURFACES TO "AS NEW CONDITION" AS REQUIRED TO MATCH SURROUNDING MATERIALS OR TO PROVIDE APPROPRIATE SUBSTRATE PRIOR TO INSTALLING NEW FINISHES. AREAS NOTED TO BE PATCHED OR REPAIRED ON THE DRAWINGS ARE GIVEN FOR REFERENCE AND SHALL NOT BE INTERPRETED TO LIMIT THE SCOPE OF WORK.
- L. VERTICAL COURSING FOR NEW MASONRY WALL CONSTRUCTION SHALL EQUAL EIGHT INCHES (8") FOR ONE CONCRETE MASONRY UNIT PLUS ONE MORTAR JOINT AND THREE BRICK COURSES PLUS THREE MORTAR JOINTS, UNLESS NOTED OTHERWISE.
- M. TOOTH NEW MASONRY INTO EXISTING MASONRY UNLESS OTHERWISE INDICATED. PROVIDE HORIZONTAL ANCHORS BETWEEN NEW AND EXISTING MASONRY AT CONDITIONS THAT PROHIBIT TOOTHED-TYPE CONSTRUCTION. HORIZONTAL JOINTS OF NEW MASONRY SHALL MATCH EXISTING UNLESS OTHERWISE INDICATED.
- N. PROVIDE CONTROL JOINTS (C.J.) IN MASONRY WALL CONSTRUCTION AS INDICATED. WHERE NOT SHOWN, PROVIDE MAXIMUM SPACING BETWEEN JOINTS OF 40'-0" AND MAXIMUM DISTANCE BETWEEN OUTSIDE CORNERS AND JOINTS OF 10'-0". PROVIDE JOINTS BETWEEN INTERIOR LOAD BEARING AND NON-LOAD BEARING PARTITIONS. AT ALL ABRUPT CHANGES IN WALL HEIGHT, AT CHANGES IN PARTITION THICKNESS AND AT PILASTER LOCATIONS. VERIFY FINAL CONTROL JOINT LOCATIONS WHETHER OR NOT INDICATED ON THE DRAWINGS WITH ARCHITECT PRIOR TO STARTING WORK.
- O. PROVIDE CONTROL JOINTS (C.J.) IN GYPSUM BOARD WALL CONSTRUCTION AS INDICATED. WHERE NOT SHOWN, PROVIDE MAXIMUM SPACING BETWEEN JOINTS OF 30'-0". VERIFY FINAL CONTROL JOINT LOCATIONS WHETHER OR NOT INDICATED ON THE DRAWINGS WITH ARCHITECT PRIOR TO STARTING WORK.
- P. INTERIOR STUD SPACING SHALL BE MAXIMUM 16" ON CENTER UNLESS NOTED OTHERWISE.
- Q. PROVIDE FINISHED END PANELS, FILLERS, SUPPORTS, ETC. REQUIRED FOR A COMPLETE CABINERY INSTALLATION. PROVIDE CUTOUTS, ACCESS PANELS AND REMOVABLE COMPONENTS AS REQUIRED BY NEW OR EXISTING CONDITIONS SUCH AS ELECTRICAL OUTLETS, JUNCTION BOXES, CLEANOUTS, ETC.
- R. VERIFY MOUNTING HEIGHTS OF ACCESSORIES, EQUIPMENT, DOOR HARDWARE, CASEWORK, ETC., AND PROVIDE SOLID 2X SUPPORT WOOD BLOCKING FASTENED TO FRAMING MEMBERS AS REQUIRED TO SUPPORT WEIGHT AND USE OF ITEMS. WHERE MOUNTING HEIGHTS ARE NOT INDICATED, MOUNT ITEMS IN ACCORDANCE WITH RECOGNIZED INDUSTRY STANDARDS, COORDINATE LOCATIONS WITH MANUFACTURER OR SUPPLIER AND REFER MOUNTING HEIGHT QUESTIONS TO ARCHITECT FOR INTERPRETATION.
- S. AT ALL EXTERIOR ENVELOPE CONDITIONS, SOLID WOOD BLOCKING INDICATED SHALL BE CONTINUOUS, UNLESS SPECIFICALLY NOTED OTHERWISE.
- T. PROVIDE SEALANT BETWEEN HOLLOW METAL FRAME PERIMETERS AND SURROUNDING WALL/FLOOR CONSTRUCTION UNLESS OTHERWISE INDICATED.
- U. PROVIDE SEALANT AT FRAME'S PERIMETER JOINT WITH THE SURROUNDING CONSTRUCTION.
- V. PROVIDE SEALANT BETWEEN DISSIMILAR MATERIALS SUCH AS GYPSUM BOARD AND MASONRY, MASONRY AND CONCRETE, COUNTERTOPS AND WALLS, ETC.
- W. STAIRWELLS, ELEVATOR HOISTWAYS, ELEVATOR EQUIPMENT ROOMS, AND SHAFT WALLS SHALL BE TWO-HOUR FIRE-RATED CONSTRUCTION UNLESS OTHERWISE INDICATED.
- X. REPAIR AND PATCH SPRAYED FIRE-RESISTIVE AND FIRESTOP MATERIALS WHERE DAMAGED DUE TO INSTALLATION OF NEW MATERIALS TO RESTORE SPECIFIED FIRE RATING.
- Y. DO NOT BEGIN WORK THAT MAY REQUIRE COORDINATION, SUCH AS CEILING INSTALLATION, PRIOR TO FINAL SUBMITTAL OF MECHANICAL AND ELECTRICAL COORDINATION DRAWINGS TO ARCHITECT. NOR PRIOR TO RESOLUTION AND APPROVAL OF COORDINATION ISSUES.
- Z. REFER TO LIFE SAFETY DRAWINGS FOR FIRE-RATED FLOOR, WALL, CEILING AND ROOF LOCATIONS. INSTALL FIRESTOPPING AT PENETRATIONS IN RATED CONSTRUCTION AND AT TOPS OF RATED WALLS.
- Z.1. REFER TO STRUCTURAL DRAWINGS FOR FOOTING, UNDERSLAB DRAINAGE AND BACKFILL REQUIREMENTS.
- Z.2. REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR SITE ELEMENTS AND IMPROVEMENTS ADJACENT TO BUILDING EXTERIOR.
- Z.3. REFER TO CIVIL DRAWINGS FOR FOUNDATION DRAINS AND STORM DRAINAGE REQUIREMENTS.
- SIGNAGE:**
- A. ALL INTERIOR SIGNAGE (TEXT, BRAILLE, PICTOGRAMS, SIZES, ETC) SHALL CONFORM WITH ICC/ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES, CHAPTER 703.
- B. ALL PERMANENT SIGNAGE TEXT TO BE VERIFIED WITH OWNER PRIOR TO FABRICATION.
- C. REFER TO DRAWING SHEET A-621 AND SPECIFICATIONS FOR SIGNAGE SCHEDULE AND SIGNAGE TYPES SHOWN.
- CEILING:**
- A. CENTER CEILING GRIDS WITHIN ROOMS EACH DIRECTION UNLESS NOTED/DIMENSIONED OTHERWISE.
- B. LOCATE CEILING GRIDS WITHIN ROOMS SUCH THAT BORDERS CONTAIN NOT LESS THAN 1/2 TILE WIDTH, UNLESS OTHERWISE INDICATED.
- C. CENTER PENETRATIONS IN ACOUSTICAL CEILING SYSTEMS WITHIN INDIVIDUAL CEILING PANELS, SUCH AS SPRINKLER HEADS, DIFFUSERS, LIGHT FIXTURES, ETC., UNLESS OTHERWISE INDICATED.
- D. PAINT EXPOSED GYPSUM BOARD AND PLASTER CEILING SURFACES UNLESS OTHERWISE INDICATED.
- E. PROVIDE CONTROL JOINTS (C.J.) IN GYPSUM BOARD CEILING CONSTRUCTION AS INDICATED. WHERE NOT SHOWN, PROVIDE MAXIMUM SPACING BETWEEN JOINTS OF 30'-0". VERIFY FINAL CONTROL JOINT LOCATIONS WITH ARCHITECT PRIOR TO STARTING WORK WHETHER OR NOT INDICATED ON THE DRAWINGS. CEILING ACCESS PANELS INDICATED ARE NOT INTENDED TO LIMIT NUMBER OF PANELS REQUIRED. PANEL QUANTITY SHALL BE SUFFICIENT TO PROVIDE REQUIRED ACCESS WHETHER OR NOT INDICATED ON THE DRAWINGS. VERIFY FINAL LOCATIONS WITH ARCHITECT PRIOR TO STARTING WORK.
- G. REFER TO FINISH PLANS FOR ADDITIONAL CEILING FINISH INFORMATION.
- H. REFER TO ELECTRICAL LIGHTING DRAWINGS FOR CEILING-MOUNTED LIGHT FIXTURE TYPES AND QUANTITIES.
- I. REFER TO MECHANICAL DRAWINGS FOR CEILING-MOUNTED DIFFUSERS, GRILLE TYPES AND QUANTITIES.
- J. REFER TO FIRE PROTECTION DRAWINGS FOR SPRINKLER HEAD TYPES AND QUANTITIES. HEADS HAVE BEEN INTENTIONALLY OMITTED FROM REFLECTED CEILING PLANS FOR CLARITY.
- PARTITION TYPES:**
- A. REFER TO FLOOR PLANS FOR LOCATIONS OF ALL INTERIOR PARTITION CONTROL JOINTS.
- B. REFER TO DETAILS B & C /A-702 FOR CONTROL JOINT DETAILS, INCLUDING CONTROL JOINT DETAILS FOR FIRE-RATED WALLS.
- C. REFER TO AA-702 FOR THE DEFLECTION TRACK DETAIL TO BE USED AT ALL PARTITIONS CONNECTED TO STRUCTURE OR BRACED TO STRUCTURE.
- D. PROVIDE 5/8" TYPE X GYPSUM BOARD UNLESS NOTED OTHERWISE.

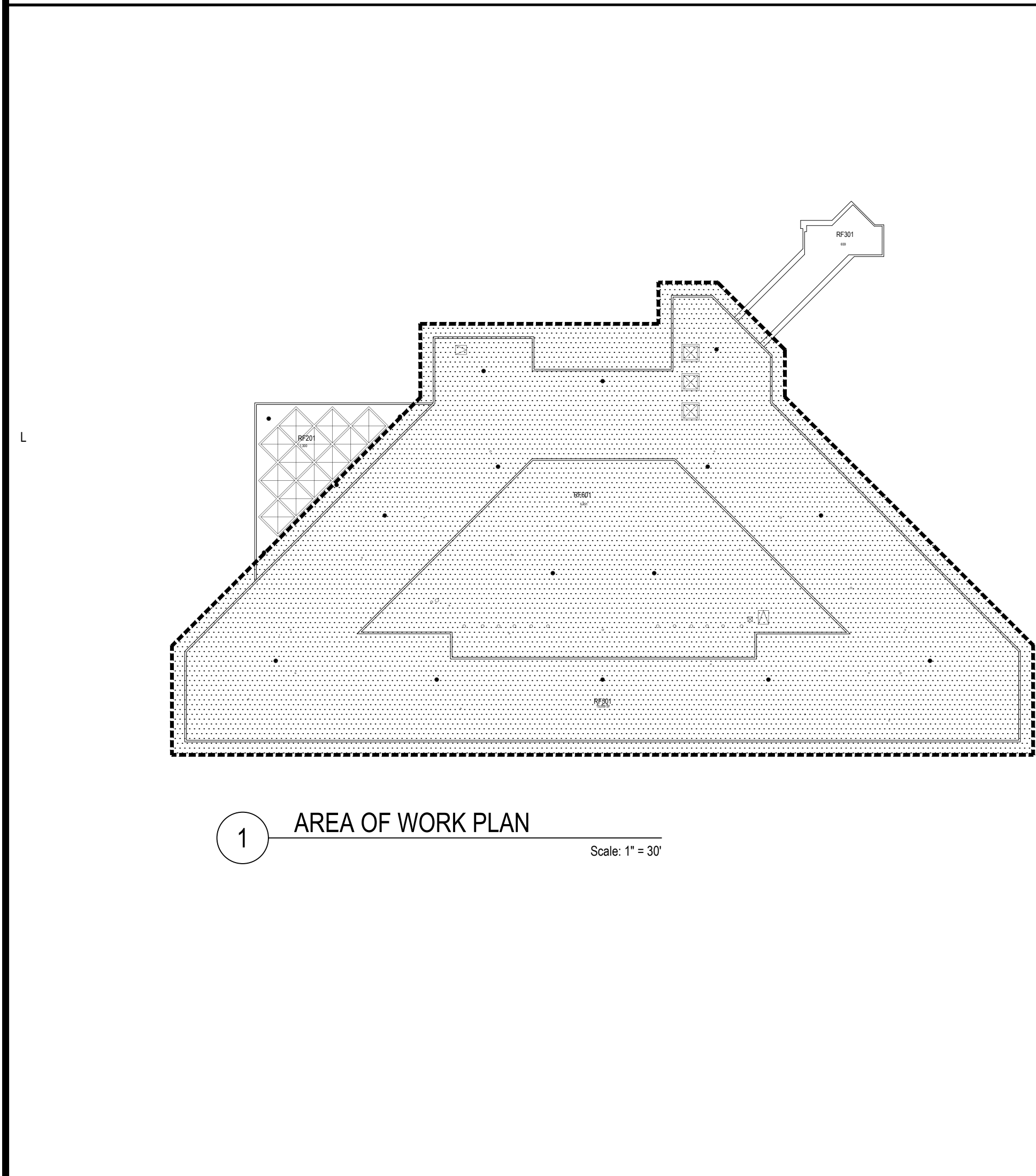
INFECTION CONTROL GUIDELINES:

1. PROVIDE ACTIVE MEANS TO PREVENT AIRBORNE DUST FROM DISPERSING INTO ATMOSPHERE.
2. COMPLETE ALL CRITICAL BARRIERS (PREFABRICATED PANEL SYSTEM - "EDGE-GUARD") TO SEAL AREA FROM NON-WORK AREA, OR IMPLEMENT CONTROL CUBE METHOD (CART WITH PLASTIC COVERING AND SEALED CONNECTION TO WORK SITE WITH HEPA VACUUM FOR VACUUMING PRIOR TO EXIT) BEFORE CONSTRUCTION BEGINS.
3. WATER MIST WORK SURFACE TO CONTROL DUST WHILE CUTTING.
4. SEAL UNUSED DOORS WITH DUCT TAPE.
5. BLOCK OFF AND SEAL AREA VENTS.
6. PLACE DUST MAT AT ENTRANCE AND EXIT OF WORK AREA.
7. REMOVE OR ISOLATE HVAC SYSTEM IN AREAS WHERE WORK IS BEING PERFORMED.
8. MAINTAIN NEGATIVE AIR PRESSURE WITHIN WORK SITE UTILIZING HEPA EQUIPPED FILTRATION UNITS.
9. CONTAIN CONSTRUCTION WASTE BEFORE TRANSPORT IN TIGHTLY COVERED CONTAINERS.
10. COVER TRANSPORT RECEPCTACLES OR CARTS. CLEAN WHEELS OF CARTS PRIOR TO ENTERING NON-WORK AREAS.
11. DO NOT REMOVE BARRIERS FROM WORK AREA UNTIL COMPLETED PROJECT IS INSPECTED BY THE OWNERS SAFETY DEPARTMENT AND INFECTION CONTROL DEPARTMENT AND THOROUGHLY CLEANED BY THE OWNERS ENVIRONMENTAL SERVICES DEPARTMENT.
12. REMOVE BARRIER MATERIAL CAREFULLY TO MINIMIZE SPREADING OF DIRT AND DEBRIS ASSOCIATED WITH CONSTRUCTION.
13. VACUUM AREA WITH HEPA FILTERED VACUUMS.
14. WET MOP AREA WITH DISINFECTANT.
15. UPON COMPLETION, RESTORE HVAC SYSTEM WHERE WORK WAS PERFORMED.

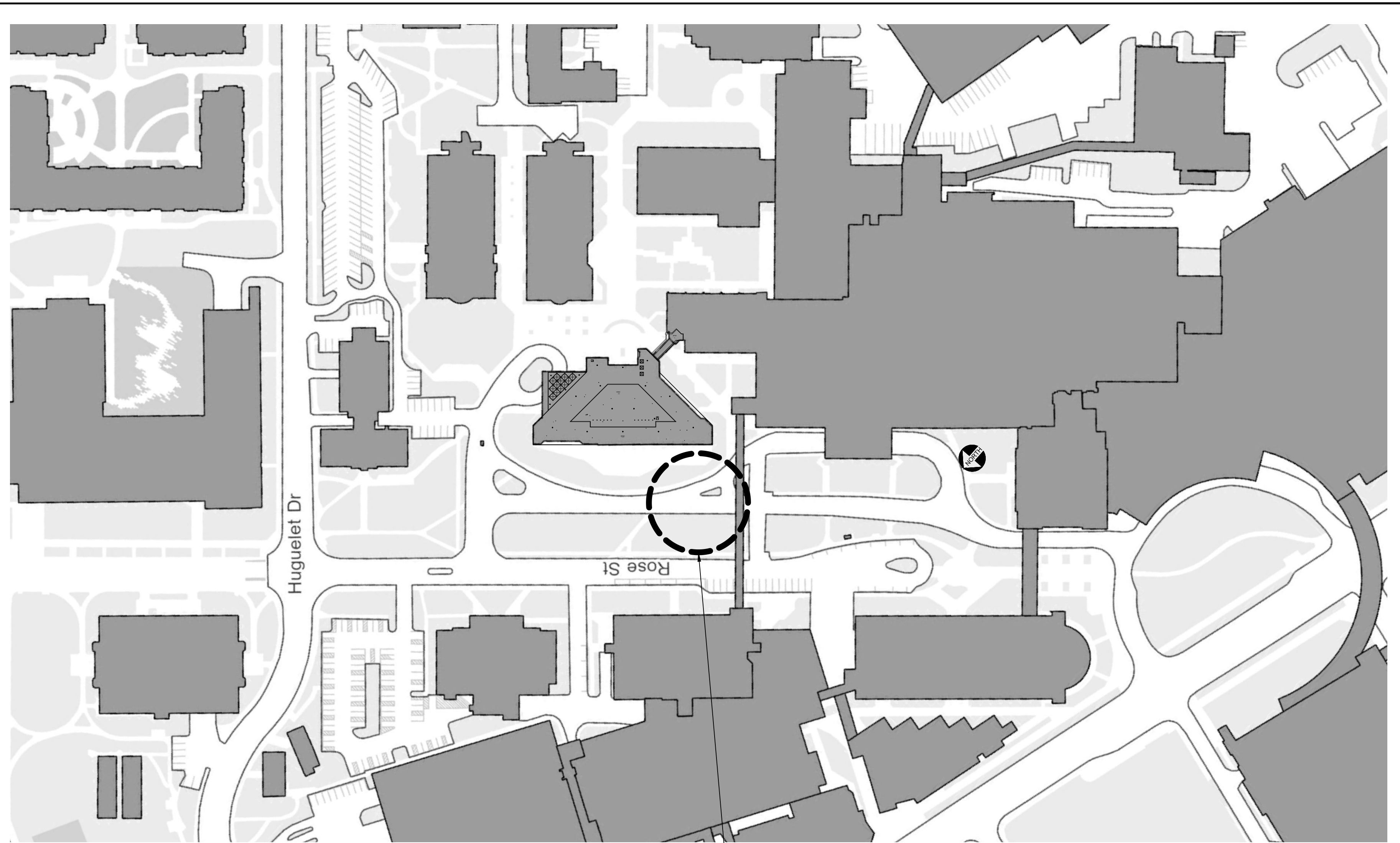
GENERAL STAGING NOTES:

- CRANE LOCATIONS SHOWN ON STAGING PLAN BELOW ARE TO BE USED ON WEEKENDS ONLY FOR REMOVAL OF DEMOLITION MATERIALS AND SETTING NEW MATERIALS ON ROOFS.

AREA OF WORK:



STAGING AREA:



PROJECT NO.:	2967.0
BUILDING NO.:	0093
DESIGNED BY:	GWV
DRAWN BY:	GWV
UK PROJ. MGR.:	DRISCOLL
DATE:	11-14-2024

REVISIONS		
NO.	DESCRIPTION	DATE
1	FOR CONSTRUCTION	3-25-2024

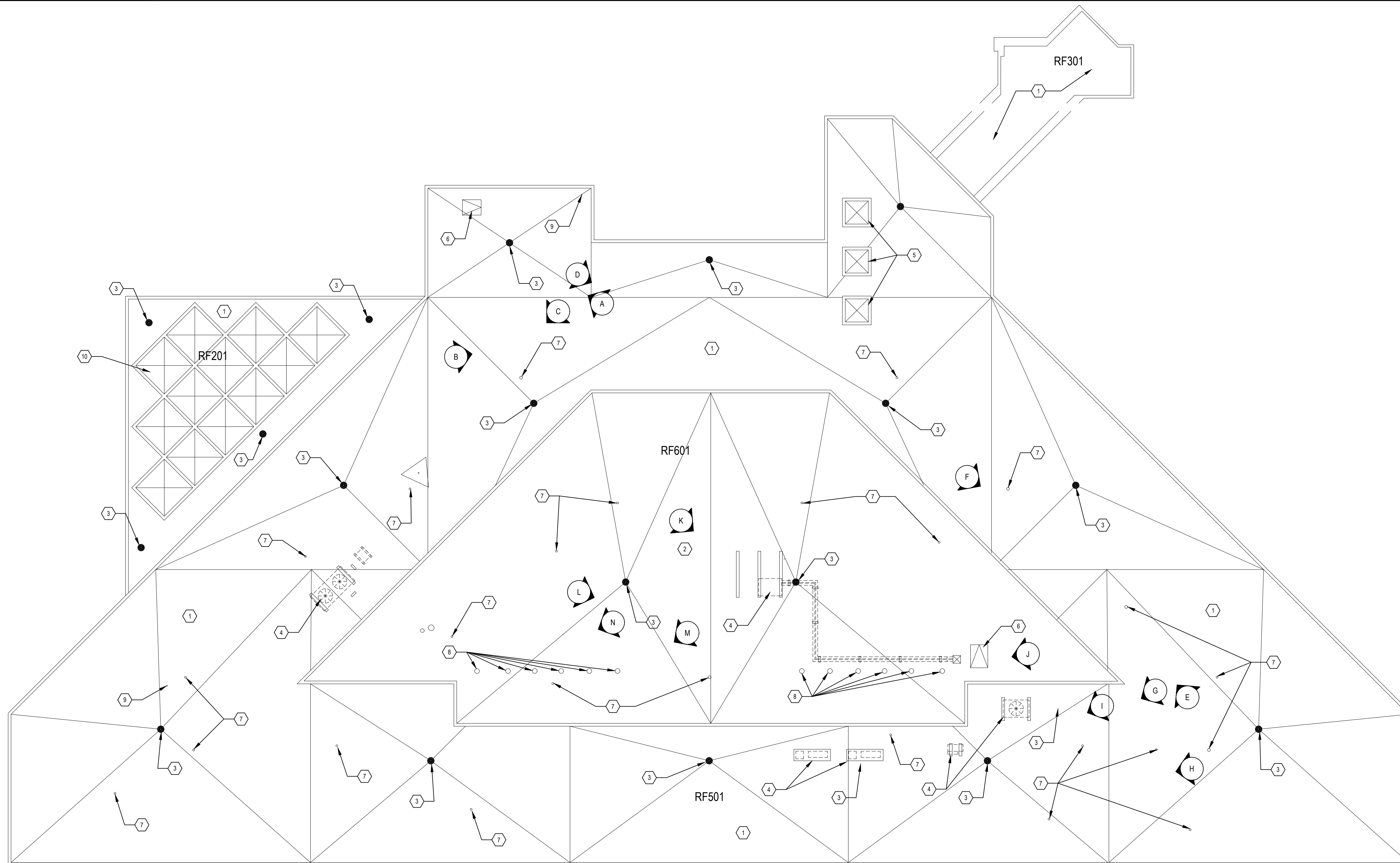


**SHEET NOTES:** (X)

1. INSTALL NEW PVC ROOFING SYSTEM ON ROOFS RF201/301/501 AS FOLLOWS:
  - 1.A. REMOVAL AND DISPOSAL OF ALL EXISTING GRAVEL BALLAST (TO BE DONE AFTER HOURS)
  - 1.B. REMOVE TOP LAYER OF ROOF MEMBRANE AND DISPOSE OF OFF-SITE.
  - 1.C. DEMO EXISTING FLASHING FROM PARAPET WALLS, CURBS, ETC.
  - 1.D. REMOVE INSULATION AND REINSTALL USING TWO-PART INSULATION ADHESIVE. (INCLUDE 25% INSULATION REPLACEMENT IN BASE BID)
  - 1.E. INSTALL NEW 1/2" COVER BOARD FULLY ADHERED TO INSULATION USING TWO-PART INSULATION ADHESIVE.
  - 1.F. INSTALL FULLY ADHERED 50 MIL PVC ROOF MEMBRANE OVER COVER BOARD
  - 1.G. INSTALL FULLY ADHERED 50 MIL PVC MEMBRANE ON PARAPET WALLS
  - 1.H. TERMINATE PVC MEMBRANE ALONG PARAPET WALLS WITH TERMINATION BAR, WATER BLOCK AND SEALANT
  - 1.I. INSTALL PREFORMED PVC PIPE BOOTS AROUND ALL PIPE PENETRATIONS
  - 1.J. INSTALL CURB FLASHING AROUND ALL CURBS
2. INSTALL NEW PVC ROOFING SYSTEM ON ROOF RF601 AS FOLLOWS:
  - 2.A. REMOVAL AND DISPOSAL OF ALL EXISTING GRAVEL BALLAST (TO BE DONE AFTER HOURS)
  - 2.B. SLIT TOP LAYER OF ROOF MEMBRANE FROM PARAPET FLASHING AND REMOVE FLASHING.
  - 2.C. INSTALL NEW 1/2" COVER BOARD MECHANICALLY ATTACHED OVER EXISTING ROOF SYSTEM
  - 2.D. INSTALL MECHANICALLY ATTACHED 50 MIL PVC ROOF MEMBRANE OVER COVER BOARD AND ON WALLS
  - 2.E. TERMINATE PVC MEMBRANE ALONG PARAPET WALLS WITH TERMINATION BAR, WATER BLOCK AND SEALANT
  - 2.F. INSTALL PREFORMED PVC PIPE BOOTS AROUND ALL PIPE PENETRATIONS
  - 2.G. INSTALL CURB FLASHING AROUND ALL CURBS
3. EXISTING ROOF DRAIN. REPLACE WITH NEW RETROFIT DRAIN.
4. EXISTING HVAC UNIT ON CURB OR RAILS
5. EXISTING ELEVATOR VENT
6. EXISTING ROOF HATCH
7. EXISTING VENT THROUGH ROOF
8. EXISTING HOOD STACK
9. EXISTING CONDUIT PENETRATION
10. EXISTING SKYLIGHTS

**GENERAL NOTES:**

- SOLID LINES TYPICALLY INDICATE ITEMS THAT ARE SITTING DIRECTLY ON THE ROOF (EQUIPMENT CURBS, SAFETY ANCHORS, VENTS, DRAINS, ETC.) OR THE CONFIGURATION OF THE ROOF SLOPE. DASHED LINES INDICATE ITEMS THAT ARE ABOVE THE ROOF
- ALL NEW WALL FLASHINGS, AND ROOF PENETRATIONS, ARE TO BE FLASHED ACCORDING TO MANUFACTURER'S STANDARD SPECIFICATIONS AND DETAILS
- APPROXIMATE HEIGHTS OF ROOF ABOVE GRADE:
  - MAIN ROOF (OVER 4TH FLOOR): 54'-0"
  - PENTHOUSE ROOF: 70'-0"



1 ROOF PLAN  
Scale: 3/32" = 1'-0"

# DENOTES REFERENCE FOR PHOTO  
DETAILS ON THIS SHEET



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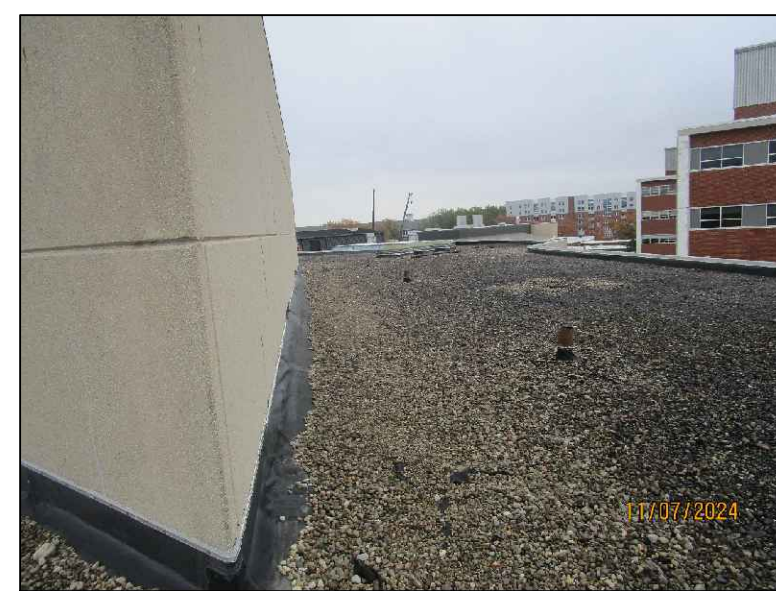
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C PHOTO DETAIL  
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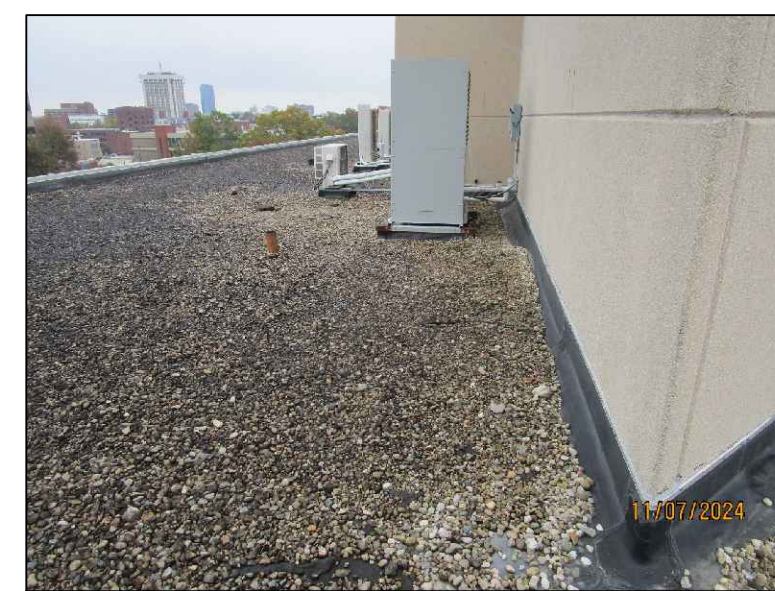
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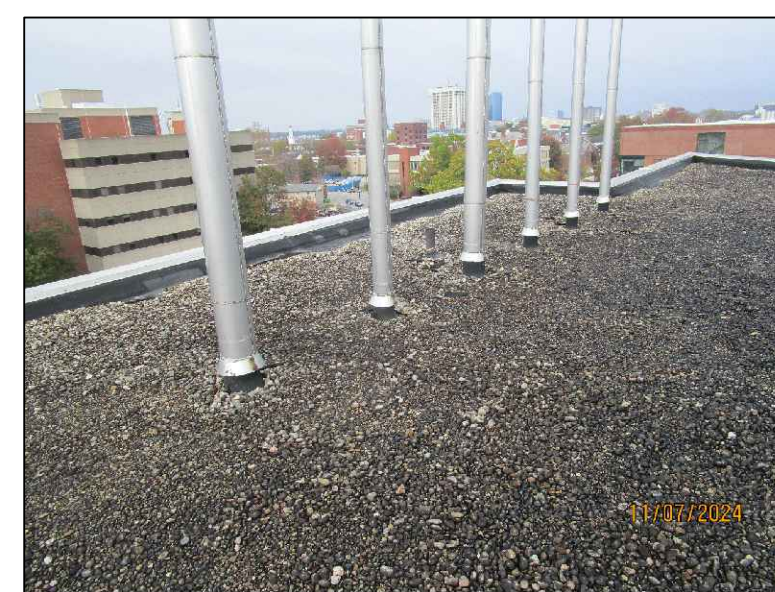
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N PHOTO DETAIL  
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BEN F. ROACH CANCER CARE (PAV CC)  
ROOF REPLACEMENT

ROOF PLAN AND PHOTO DETAILS

PROJECT NO:	2967.0
BUILDING NO:	0093
DESIGNED BY:	GWW
DRAWN BY:	GWW
UK PROJ. MGR:	DRISCOLL
DATE:	11-14-2024

REVISIONS		
NO.	DESCRIPTION	DATE
1	FOR CONSTRUCTION	2-29-2025

DRAWING NUMBER:

A-101