



Planning

Architecture

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Graphic Design

Project Management

ADDENDUM to CONTRACT DOCUMENTS

Date: January 22, 2026
From: Tim Skibicki
To: All Bidders
CC: John Read, Brandywine School District

Project Name: Lombardy Elementary School Roof Replacement

BSA+A Project Number: 25.004

Brandywine SD Project Number: BSD260001-LOMB_ROOF

Subject: **ADDENDUM 2**

NOTICE:

Attention is called to the following item(s), effective as of the date above, which shall be added to, deleted from, or changed in the Contract Documents dated **January 7, 2026** and any previously issued addenda, thereby incorporating these items into the Contract Documents.

Attach this Addendum to the Project Manual for this project. Work not modified herein shall be as described in the Contract Documents dated **January 7, 2026** as modified by any previously issued addenda.

The Bidder shall acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification.

The following clarifications, changes, and/or additions shall by inclusion in this Addendum be incorporated into the Contract Documents as though fully set forth therein.

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A. GENERAL – NOT USED

Item No.		Item

B. MODIFICATIONS TO SPECIFICATIONS

Item No.	Spec Number	Description:
B-1	07 53 00	ELASTOMERIC MEMBRANE ROOFING: Removed Solar Reflectance and Thermal Emittance notes from 2.03/A. Modified 2.05/A/3. Modified 2.05/A/5/a

C. MODIFICATIONS TO DRAWINGS

Item No.	Sheet Number	Description:
C-1	A100	ROOF PLAN: Modified ROOF ASSEMBLIES

D. BIDDER QUESTIONS & CLARIFICATIONS: REFER TO ATTACHED RFI LOG**E. ATTACHMENTS**

Items	Date
RFI Log	01/22/2026
Specification 07 53 00 ELASTOMERIC MEMBRANE ROOFING	01/22/2026
Sheet A100 ROOF PLAN	01/22/2026



BIDDER RFI LOG

Project Name:

Brandywine School District
Lombardy Elementary School Roof Replacement

Project #:

25.004

Contract #:

BSD260001-LOMB_ROOF

RFI					ANSWER		
Submission Format	Date	Bidder	Question	Assignee	Addendum #	Item #	Answer
Email	1/16/26	Vertex Roofing Contractors, Inc.	It was mentioned by John Reed during the pre-bid meeting that the lightning protection re-certification will be performed by Brandywine school district and not the contactor. Please confirm.	BSA+A	2	A	Confirmed. Lightning protection re-certification to be performed by Branywine School District and not the contractor.
Email	1/17/26	Alpha Omega Construction Group, Inc.	The spec calls for a 1.7” base layer of ISO plus 1/8” tapered, drawings show MIN R30 ISO with 1/8” tapered please advise.	BSA+AA	2	B	Refer to High Points (HP) and Low Points (LP) on A100. See addendum.
Email	1/17/26	Alpha Omega Construction Group, Inc.	Are we to use the bid form found in the specbook?	BSA+A	2	C	Yes
Email	1/12/26	Capital Coating, Inc.	Spec Section 075300 EPDM Roofing. Page 3, 2.03, A5 calls for color to be Black This would not meet the solar requirements listed in 3 and 4 above. Also on page 6, 3.04 item D1 has to protect White surface, Confirm Color – Black or White ?	BSA+A	2	D	Black
Email	1/12/26	Capital Coating, Inc.	I would like to submit standard expansion joint details acceptance (Details Attached) The Versico Roof to Wall would replace Detail 7/A302, and the Versico Roof to Roof Curbed would replace Detail 10/A302. This way the entire roof system will be covered by a single source warranty. Will this be acceptable. Thank you for your consideration of this request.	BSA+A	2	E	Approved
Email	1/20/26	Detwiler Roofing	Could you please give more clarification on the lightning protection scope of work in this project? Are we to install a new system or certified only the existing at chimney?	BSA+A	2	F	Certification of existing lightning protection at the existing chimney will be provided by the district.

**SECTION 07 53 00
ELASTOMERIC MEMBRANE ROOFING**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Elastomeric roofing membrane, fully adhered.
- B. Insulation, flat and tapered.
- C. Flexible flashings.
- D. Accessories including but not limited to roof drains, stack boots, and walkway pads.

1.02 RELATED REQUIREMENTS

- A. Section 07 62 00 - Sheet Metal Flashing and Trim: Counterflashings, reglets.
- B. Section 07 71 00 - Roof Specialties: Roof edges to be included in roofing system warranty.
- C. Section 07 71 29 – Manufactured Roof Expansion Joints.
- D. Section 26 41 13 - Lightning Protection System: Sealing and flashing of roofing system at lightning protection system penetrations.

1.03 REFERENCE STANDARDS

- A. ASTM C1289 - Standard Specification for Faced Rigid Cellular Polyisocyanurate Thermal Insulation Board 2020.
- B. ASTM D4637/D4637M - Standard Specification for EPDM Sheet Used in Single-Ply Roof Membrane 2015.
- C. FM DS 1-28 - Wind Design 2016.
- D. NRCA (RM) - The NRCA Roofing Manual 2019.
- E. UL (DIR) - Online Certifications Directory Current Edition.

1.04 ADMINISTRATIVE REQUIREMENTS

- A. Preinstallation Meeting: Convene a preinstallation meeting one week before starting work of this section; require attendance by all affected installers; review preparation and installation procedures and coordination and scheduling necessary for related work.

1.05 SUBMITTALS

- A. See Section 01 30 00 - Administrative Requirements for submittal procedures.
- B. Product Data
 - 1. Provide data indicating membrane materials, flashing materials, insulation, and fasteners.
- C. Shop Drawings
 - 1. Plans: Indicate joint or termination detail conditions, conditions of interface with other materials, setting plan for tapered insulation, and paver layout.
 - 2. Manufacturer's details: Where not otherwise provided in the Contract Documents, provide drawings of flashing and penetration details approved by Manufacturer for coverage under terms of Warranty.
- D. Manufacturer's Installation Instructions: Indicate membrane seaming precautions and perimeter conditions requiring special attention.
- E. Manufacturer's Field Reports: Indicate weather conditions including ambient temperatures and humidity; procedures followed; and supplementary instructions given.
- F. Installer's qualification statement.

- G. Warranty: Submit Manufacturer's warranty and ensure forms have been completed in Owner's name and registered with Manufacturer.

1.06 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Companies specializing in manufacturing the products specified in this section with minimum five years of documented experience.
- B. Installer Qualifications: Company specializing in performing the work of this section with minimum five years documented experience, and approved by Manufacturer.

1.07 DELIVERY, STORAGE, AND HANDLING

- A. Deliver materials in Manufacturer's original containers, dry and undamaged, with seals and labels intact.
- B. Store materials in weather-protected environment, clear of ground and moisture.
- C. Ensure storage and staging of materials does not exceed static and dynamic load-bearing capacities of roof decking.
- D. Protect foam insulation from direct exposure to sunlight.

1.08 FIELD CONDITIONS

- A. Do not apply roofing membrane during unsuitable weather.
- B. Do not apply roofing membrane when ambient temperature is below 40 degrees F or above 90 degrees F.
- C. Do not apply roofing membrane to damp or frozen deck surface or when precipitation is expected or occurring.
- D. Do not expose materials vulnerable to water or sun damage in quantities greater than can be weatherproofed the same day.
- E. Schedule applications so that no partially completed sections of roof are left exposed at end of workday.

1.09 WARRANTY

- A. See Section 01 78 00 - Closeout Submittals for additional warranty requirements.
- B. Special Project Warranty: Submit roofing Installer's warranty, on warranty form signed by Installer, covering Work of this Section, including all components of membrane roofing system such as roofing membrane, base flashing, roof insulation, and walkway products, for the following warranty period:
 - 1. Warranty Period: Two years from date of Substantial Completion.
- C. Manufacturer's Warranty: Manufacturer's Warranty standard form, without monetary limitation, in which Manufacturer agrees to repair or replace components of membrane roofing system that fail in materials or workmanship within specified warranty period. Failure includes roof leaks.
 - 1. Warranty Period: Twenty-five (25) years from date of Substantial Completion.
 - 2. Coverage: Material and labor.
 - 3. Include edge metal in Roofing System Warranty. See Section 07 71 00.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. EPDM Membrane Materials:
 - 1. Carlisle Roofing Systems, Inc: www.carlisle-syntec.com.
 - 2. Firestone Building Products, LLC: www.firestonebpco.com.
 - 3. Versico, a division of Carlisle Construction Materials Inc: www.versico.com/sle.
 - 4. Substitutions: See Section 01 60 00 - Product Requirements.

2.02 ROOFING

- A. Elastomeric Membrane Roofing: One ply membrane, fully adhered, over insulation and coverboard.
- B. Roofing Assembly Requirements:
 - 1. Roof Covering External Fire Resistance Classification: UL (DIR) certified Class A.
 - 2. Factory Mutual Classification: Class 1 and windstorm resistance of 1-60, in accordance with FM DS 1-28.
- C. Acceptable Insulation Types - Constant Thickness Application
 - 1. Uniform thicknesses of polyisocyanurate board.
- D. Acceptable Insulation Types - Tapered Application:
 - 1. Uniform thicknesses of polyisocyanurate board covered with top layer of tapered polyisocyanurate board.

2.03 ROOFING MEMBRANE AND ASSOCIATED MATERIALS

- A. Membrane: Ethylene-propylene-diene-terpolymer (EPDM); non-reinforced; complying with minimum properties of ASTM D4637/D4637M.
 - 1. Thickness: 0.060 inch (60 mil).
 - 2. Sheet Width: 120 inch, minimum; factory-fabricate into largest sheets possible.
 - 3. Color: Black.
- B. Seaming Materials: Standard synthetic-rubber polymer primer and 6-inch wide minimum, butyl splice tape with release film.
- C. Flexible Flashing Material: Same material as membrane.
 - 1. Thickness: 60 mil.
 - 2. Tensile Strength: 1,200 psi.
 - 3. Elasticity: 50 percent with full recovery without set.
 - 4. Color: Black.

2.04 COVER BOARD

- A. Fiberglass Mat Faced Gypsum Roof Board:
 - 1. Thickness: 5/8 inch.
 - 2. Width: 4 feet.
 - 3. Length: 8 feet.
 - 4. Weight: 2.5 lb/sq. ft.
 - 5. Surfacing: Fiberglass mat with non-asphaltic coating.
 - 6. Flexural Strength, Parallel (ASTM C473): 100 lbf, minimum.
 - 7. Flute Span (ASTM E661): 8 inches.
 - 8. Permeance (ASTM E96): greater than 17 perms.
 - 9. R-Value (ASTM C518): 0.67.
 - 10. Water Absorption (ASTM C1177): Less than 10 percent of weight.
 - 11. Compressive Strength (Applicable Sections of ASTM C472): 900 pounds per square inch.
 - 12. Surface Water Absorption (ASTM C473): Not more than 2 grams.

13. Acceptable Products:
 - a. DensDeck Prime, Georgia-Pacific Gypsum.

2.05 INSULATION

- A. Polyisocyanurate Board Insulation: Rigid cellular foam, complying with ASTM C1289, Type II, Class 1, cellulose felt or glass fiber mat both faces; Grade 2 and with the following characteristics:
 1. Compressive Strength: 20 psi.
 2. Board Size: 48 by 96 inch.
 3. Base layer thickness: 4 inch minimum.
 4. Flat roof insulation, total thickness: As indicated on Drawings, built up in multiple layers as required.
 5. Tapered Board insulation: Slopes as indicated on Drawings, fabricated in fewest layers possible.
 - a. Minimum base slope: See Drawings.
 - b. Cricket slope: As indicated in Drawings. If not so indicated, then as required for 1/2 inch per foot minimum cricket valley slope.
 - c. Drain sumps: 4'-0" square; 1/2 inch per foot slope.
 6. Board Edges: Square.

2.06 ACCESSORIES

- A. Roof Drains
 1. Basis of Design: Model No. RD2150 Replacement Roof Drain by Zurn Industries LLC, Falconer, NY.
 - a. Other products are acceptable to conformance with the requirements of this Section.
 2. Properties
 - a. Designed for retrofit roof drain applications.
 - b. Furnished with the following items.
 - 1) 16-gauge Type 304 stainless steel body.
 - 2) Coated cast iron strainer dome and clamp collar.
 - 3) Tailpipe with ribbed neoprene gasket designed to hold drain within and seal against existing storm leader to remain.
 - 4) Stainless steel hardware.
- B. Stack Boots: Prefabricated flexible boot and collar for pipe stacks through membrane; same material as membrane.
- C. Walkway Pads: Suitable for maintenance traffic, contrasting color or otherwise visually distinctive from roof membrane.
 1. Composition: Manufacturer's standard.
 2. Size: Minimum 24 inches wide perpendicular to direction of foot traffic.
- D. Insulation Joint Tape: Glass fiber reinforced type as recommended by Manufacturer, compatible with roofing materials; 6 inches wide; self-adhering.
- E. Thinners and Cleaners: As recommended by Manufacturer, compatible with membrane.
- F. Membrane Adhesive: As recommended by Manufacturer, and:
 1. Provide low-VOC, solvent-based EPDM bonding adhesive that complies with Ozone Transport Commission (OTC) Model Rule, Single Ply Roofing Adhesives; www.otcair.org.
- G. Membrane Adhesive Primer: As recommended by Manufacturer, and:

1. Provide low-VOC, solvent-based EPDM adhesive primer that complies with Ozone Transport Commission (OTC) Model Rule, Single Ply Roofing Adhesive Primers; www.otcair.org.
- H. Insulation Adhesive: As recommended by Manufacturer.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that surfaces and site conditions are ready to receive work.
- B. Verify deck is supported and secure.
- C. Verify deck is clean and smooth, flat, free of depressions, waves, or projections, properly sloped and suitable for installation of roof system.
- D. Verify deck surfaces are dry and free of snow or ice.
- E. Verify that roof openings, curbs, and penetrations through roof are solidly set, and cant strips are in place.

3.02 INSULATION - UNDER MEMBRANE

- A. Attachment
 1. Mechanically fasten first layer of insulation to deck in accordance with Manufacturer's instructions and Factory Mutual requirements.
 - a. At areas with exposed structure below, size fasteners for a maximum $\frac{3}{4}$ inch penetration below deck, and locate in top flute of deck.
 - b. At areas with acoustical deck, size fasteners so that they do not penetrate the bottom surface of the deck.
 2. Embed second and subsequent layers of insulation into full beds of adhesive in accordance with Manufacturers' instructions.
 - a. At contractor's option, second layer of insulation may be mechanically fastened in areas without exposed ceilings.
- B. Place tapered insulation to the required slope pattern in accordance with Manufacturer's instructions.
- C. Lay boards with edges in moderate contact without forcing. Cut insulation to fit neatly to perimeter blocking and around penetrations through roof.
- D. Tape joints of insulation in accordance with Manufacturers' instructions.
- E. At roof drains, use factory-tapered boards to slope down to roof drains over a distance of 24 inches.
 1. Trim surface of insulation where necessary at roof drains so completed surface is flush and does not restrict flow of water.
- F. Do not apply more insulation than can be covered with membrane in same day.

- G. Install cover board over insulation with long joints in continuous straight lines with end joints staggered between rows. Adhesive attach cover board, following Manufacturer recommendations.

- 1. For multilayer locations, lay subsequent coverboard layers with joints staggered minimum 6 inch from joints of preceding layer.

3.03 INSTALLATION – ROOF DRAINS

- A. Do not remove more existing roof drains than can be replaced by retrofit roof drains in same day.

3.04 INSTALLATION - MEMBRANE

- A. Apply elastomeric membrane roofing system in accordance with Manufacturer's recommendations.
- B. Roll out membrane, free from wrinkles or tears. Place sheet into place without stretching.
- C. Shingle joints on sloped substrate in direction of drainage.
- D. Fully Adhered Application: Apply adhesive to substrate and membrane at rate required by Manufacturer. Fully embed membrane in adhesive except in areas directly over expansion joints. Fully adhere one roll before proceeding to adjacent rolls.
 - 1. Protect black surface from discoloration from bonding adhesive.
 - 2. Do not place bonding adhesive containers or lids on black membrane surface.
- E. Overlap edges and ends and seal seams by contact tape, minimum 6 inches. Seal permanently waterproof. Apply uniform bead of sealant to joint edge.
- F. At intersections with vertical surfaces:
 - 1. Extend membrane over cant strips and up a minimum of 8 inches onto vertical surfaces.
 - 2. Fully adhere flexible flashing over membrane and up to termination bar.
- G. Around roof penetrations, seal flanges and flashings with flexible flashing.
- H. Install roofing expansion joints where indicated. Make joints watertight.
 - 1. Install prefabricated joint components in accordance with Manufacturer's instructions.
- I. Coordinate installation of roof drains and related flashings.
- J. Coordinate installation of associated counterflashings installed under other sections.

3.05 ROOF WALKWAY INSTALLATION

- A. Flexible Walkways: Install walkway products in locations indicated. Adhere walkway products to substrate with compatible adhesive according to Manufacturer's written instructions.

3.06 FIELD QUALITY CONTROL

- A. Owner will provide testing services in accordance with Section 01 40 00 - Quality Requirements. Contractor to provide temporary construction and materials for testing.
- B. Require weekly site attendance of Manufacturer's representative(s) during installation of the Work.

3.07 CLEANING

- A. See Section 01 74 19 - Construction Waste Management and Disposal for additional requirements.
- B. Remove markings from finished surfaces.
- C. In areas where finished surfaces are soiled by work of this section, consult Manufacturer of surfaces for cleaning advice and comply with their documented instructions.
- D. Repair or replace defaced or damaged finishes caused by work of this section.

3.08 PROTECTION

- A. Protect installed roofing and flashings from construction operations.
- B. Where traffic must continue over finished roof membrane, protect surfaces using durable materials.

END OF SECTION