



ADDENDUM TO THE CONTRACT

for the

CCFR WIDE VEHICLE EXHAUST REPLACEMENT Contract No. BE21-177

ADDENDUM NO.: TWO

CURRENT DEADLINE FOR BIDS:

March 23, 2021

PREVIOUS ADDENDA: ONE

ISSUED BY: City and Borough of Juneau
ENGINEERING DEPARTMENT
155 South Seward Street
Juneau, Alaska 99801

DATE ADDENDUM ISSUED: March 16, 2021

The following items of the contract are modified as herein indicated. All other items remain the same. This addendum has been issued and is posted online. Please refer to the CBJ Engineering Contracts Division webpage at: <http://www.juneau.org/engineeringftp/contracts/Contracts.php>

CLARIFICATIONS:

Question: *"Sheet A101 has symbols but no notes, are we missing some information?"*

Response: There are no notes on A101. Please refer to the specs for cutting and patching requirements.

Question: *"1/1801 calls out the anchor points as Guardian "CB-XX". This model doesn't exist. Please provide part number."*

Response: Guardian CB-18 is not the model number. The XX is to be determined and the XX defines the height of the post. Example CB-18 will be an 18" tall post.

Question: *"Sheet A2021 is the Juneau Fire Station Roof Plan. The hood section on that plan calls out detail 4/A801. 4/A801 says Hood Curb, GVFS. Please confirm if the detail shows is really for JFS, or is it actually meant to be GVFS?"*

Response: Addressed below under "DRAWINGS"

Question: *"Sheet A203 is the Glacier Fire Station Roof Plan, the hood section on that plan calls out 1/A801. 1/A801 says Hood Curb, JFS. Please confirm if the detail shown is really for GVFS, or is it actually mean to be JFS?"*

Response: Addressed below under "DRAWINGS"

Question: *"Could you provide the warranties for each of the roofs that I need to do penetrations on? The spec says to notify the warrantor before proceeding. We would like to contact*

prior to bidding to verify who can do the work.”

Response: The Douglas Fire Station warranty has expired. Warranty information for the Downtown Fire Station, Glacier Fire Station and Auke Bay Fire Station are attached for reference.

Question: *“What is the classification of the apparatus areas? Are repairs performed on the fire engines or routine maintenance that would classify these areas as hazardous and result in more strict installation methods?”*

Response: Only the Juneau Station mechanical bay is considered a minor repair garage per the NEC. For that particular bay, electrical work within a pit, or in a below grade work area must comply with Class I, Division I.

Question: *“Are any of the areas considered damp, wet or would have the raceways subject to damage?”*

Response: The apparatus bays in each station shall be considered damp areas, due to occasional overspray from vehicle washing. The extents of the damp area, for the purposes of the electrical installation shall extend from the floor slab to a height of 10-feet. See Project Manual below for further clarification.

Question: *“Can mounting height be provide for each of the following devices: Photo beam transmitter, photo beam receiver, door switch, carbon monoxide detector and nitrogen dioxide detector.”*

Response: All devices must be installed according to manufacturer instruction. Verify all mounting heights with manufacturer prior to installation. For bidding purposes heights are indicated below:

- Photo beam transmitter.
Response: Mount at 7 feet above finished floor (A.F.F). Verify with manufacturer instructions.
- Photo beam receiver.
Response: Mount at same height as transmitter.
- Door switch.
Response: Assume 5 feet A.F.F for the moveable magnet and 6' AFF for the fixed magnet. Verify with manufacturer instructions.
- Carbon monoxide detector.
Response: Mount at 5 feet A.F.F. Verify with manufacturer instructions.
- Nitrogen dioxide detector
Response: Mount at 5 feet A.F.F. Verify with manufacturer instructions.

PROJECT MANUAL:

Item No. 1 **Delete** SECTION 00310- BID SCHEDULE in its entirety and **replace** with the attached Bid Scheduled labeled Addendum 2

Item No. 2 SECTION 00030 NOTICE INVITING BIDS under DESCRIPTION OF WORK **delete** and **replace** with the following:

“The WORK covered in the Contract Documents includes, but is not limited to: The project scope includes all work required for the removal of the existing vehicle exhaust system at the Downtown Juneau Fire Station and Glacier Fire Station and replacement with engine exhaust air filtration units. Scope also includes all work required for the installation of gas detection systems and exhaust fan systems in the apparatus bays of those facilities.”

Item No. 3 SECTION 00500-AGREEMENT ARTICLE 1. WORK **delete** and **replace** with the following:

“The WORK covered in the Contract Documents includes, but is not limited to: The project scope includes all work required for the removal of the existing vehicle exhaust system at the Downtown Juneau Fire Station and Glacier Fire Station and replacement with engine exhaust air filtration units. Scope also includes all work required for the installation of gas detection systems and exhaust fan systems in the apparatus bays of those facilities.”

Item No. 4 SECTION 233423- FANS AND GAS DETECTION SYSTEM, PART 2- PRODUCTS, Article 2.5 GAS DETECTION SYSTEMS AND FAN CONTROL, paragraph B, **add** “9. Panel Shall be fiberglass NEMA 4X rated.”

Item No. 5 SECTION 024119- SELECTIVE DEMOLITION, PART 1- GENERAL, ARTICLE 1.8 WARRANTY, paragraphs A & B **delete** in its entirety and **add** the following:

“1.8 WARRANTY

A. Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damaged during selective demolition, by methods and with materials and using manufacturer approved installers using only manufacturer approved details, patches, boots and other accessories so as not to void existing warranties. Notify warrantor before proceeding. Existing warranties include the following:

1. **ROOFING MEMBRANES.** Warranty information.

Douglas FS: CARLISLE PVC .080 over Apparatus Bay. Installed 2002

Downtown FS: CARLISLE PVC .080over Apparatus Bay. Installed 2017

Glacier FS: CARLISLE PVC- .080 All Roof areas. Installed 2018

Auke Bay FS: CARLISLE EPDM- .075 Reinforced. All Roof areas. Installed 2012

Contact: Amy L Gross - Warranty Administrator, Carlisle Roofing Systems, Inc.

717-245-7390 (o) 717-245-7121 (f)

2. **METAL SIDING.** Warranty information.

Douglas FS: AEP Span 22 ga. Installed 2003

Downtown FS: CENTRIA 20 ga. Installed 2000

Glacier FS: CENTRIA 22 ga. Installed 2020

Auke Bay FS: AEP Span 22 ga. Installed 2012

Contact: Verify Warranty contact person with Owner.

B. Notify Warrantor on completion of selective demolition and final patching and repairs to Roof and Metal Siding. Submit documentation at Project closeout.”

- Item No. 6 SECTION 233423 FANS AND GAS DETECTION SYSTEM, PART 2- PRODUCTS Article 2.5 GAS DETECTION SYSTEM AND FAN CONTROL Paragraph B, **Add** "Panel shall be fiberglass NEMA 4X rated" to the end of the paragraph.
- Item No. 7 SECTION 260533 RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS, PART 3- EXECUTION, article 3.1 RACEWAY APPLICATION, paragraph B, item 5 **delete** in its entirety and **replace** with "Damp or Wet Locations: EMT."
- Item No. 8 SECTION 260533 RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS, PART 3- EXECUTION, article 3.1 RACEWAY APPLICATION, paragraph D, item 2, **delete** in its entirety and **replace** with "EMT: Steel fittings. Use setscrew or compression in dry areas. Use compression in dry or wet areas."
- Item No. 9 SECTION 262416- PANELBOARDS, PART 2- PRODUCTS article 2.1 PANELBOARDS COMMON REQUIREMENTS paragraph D, item 1. **Add** "b. Damp locations NEMA 250, Type 4".

DRAWINGS:

- Item No. 10 On Drawing A801, Sheet Title "DETAILS", under detail 1 **Change** detail title from "HOOD CURB, JUNEAU FIRE" to HOOD CURB, GVFS
- Item No. 11 On Drawing A801, Sheet Title "DETAILS", under detail 4 **Change** detail title **from** "HOOD CURB, GVFS" **to** HOOD CURB, JUNEAU FIRE
- Item No. 12 On Drawing E301- Sheet Title, "SCHEDULES" under PANEL C(DOUGLAS) **change MOUNTING to SURFACE.**
- Item No. 13 On Drawing E301- Sheet Title, "SCHEDULES" under PANEL B(AUKE BAY) **change MOUNTING to SURFACE.**

By: 
Greg Smith,
Contract Administrator

Total number of pages contained within this Addendum: 22

SECTION 00310 - BID SCHEDULE

Bid Schedule for construction of **BE21-177 CCFR WIDE VEHICLE EXHAUST SYSTEM REPLACEMENT**, in accordance with the Contract Documents.

BASE BID - Furnish all labor, equipment and materials for the project scope which includes all work required for the removal of the existing vehicle exhaust system at the Downtown Juneau Fire Station and Glacier Fire Station and replacement with engine exhaust air filtration units. Scope also includes all work required for the installation of gas detection systems and exhaust fan systems in the apparatus bays of those facilities and perform all WORK as described in these Contract Documents.

TOTAL BASE BID \$ _____
(Price in Figures)

ADDITIVE ALTERNATE NO. 1 - Furnish all labor, equipment and materials and perform all WORK for the removal of the existing vehicle exhaust system at the Auke Bay Fire Station and replacement with engine exhaust air filtration units. Scope also includes all work required for the installation of gas detection systems and exhaust fan systems in the apparatus bay.

TOTAL ADDITIVE ALTERNATE NO. 1 \$ _____
(Price in Figures)

ADDITIVE ALTERNATE NO. 2 - Furnish all labor, equipment and materials and perform all WORK for the removal of the existing vehicle exhaust system at the Douglas Fire Station and replacement with engine exhaust air filtration units. Scope also includes all work required for the installation of gas detection systems and exhaust fan systems in the apparatus bay.

TOTAL ADDITIVE ALTERNATE NO. 2 \$ _____
(Price in Figures)

Date: _____

Bidder: _____
(Company Name)

END OF SECTION

GOLDEN SEAL TOTAL ROOFING SYSTEM WARRANTY

SERIAL NO. 10082952

141

DATE OF ISSUE: September 11, 2012

BUILDING OWNER: CITY AND BOROUGH OF JUNEAU
NAME OF BUILDING: AUKE BAY FIRE STATION EXTERIOR UPGRADE
BUILDING ADDRESS: 11900 GLACIER HWY, JUNEAU, AK
DATE OF COMPLETION OF THE CARLISLE TOTAL ROOFING SYSTEM: 09/05/2012
DATE OF ACCEPTANCE BY CARLISLE: 09/11/2012

CMD1115421

Carlisle Roofing Systems, Inc., warrants to the Building Owner (Owner) of the above described building, that, subject to the terms, conditions, and limitations stated in this warranty, Carlisle will repair any leak in the Carlisle Golden Seal™ Total Roofing System (Carlisle Total Roofing System) installed by a Carlisle Authorized Roofing applicator for a period of 20 years commencing with the date of Carlisle's acceptance of the Carlisle Total Roofing System installation. However, in no event shall Carlisle's obligations extend beyond 20.5 years subsequent to the date of substantial completion of the Carlisle Total Roofing System. See below for exact date of warranty expiration.

The Carlisle Total Roofing System is defined as the following Carlisle brand materials: Membrane, Flashings, Counterflashings, Adhesives and Sealants, Insulation, Recovery Board, Fasteners, Fastener Plates, Fastening Bars, Metal Edging, Metal Termination Bars, and any other Carlisle brand products utilized in this installation.

TERMS, CONDITIONS, LIMITATIONS

1. Owner shall provide Carlisle with written notice within thirty (30) days of the discovery of any leak in the Carlisle Total Roofing System. Owner should send written notice of a leak to Carlisle's Warranty Services Department at the address set forth at the bottom of this warranty. By so notifying Carlisle, the Owner authorizes Carlisle or its designee to investigate the cause of the leak. Should the investigation reveal the cause of the leak to be outside the scope of this Warranty, investigation and repair costs for this service shall be paid by the Owner.
2. If, upon inspection, Carlisle determines that the leak is caused by a defect in the Carlisle Total Roofing System's materials, or workmanship of the Carlisle Authorized Roofing Applicator in installing the same, Owner's remedies and Carlisle's liability shall be limited to Carlisle's repair of the leak.
3. This warranty shall not be applicable if, upon Carlisle's inspection, Carlisle determines that any of the following has occurred:
 - (a) The Carlisle Total Roofing System is damaged by natural disasters, including, but not limited to, lightning, fire, insect infestations, earthquake, tornado, hail, hurricanes, and winds of peak gust speeds of 55 mph or higher measured at 10 meters above ground, or
 - (b) The Carlisle Total Roofing System is damaged by any intentional or negligent acts, accidents, misuse, abuse, vandalism, civil disobedience, or the like.
 - (c) Deterioration or failure of building components, including, but not limited to, the roof substrate, walls, mortar, HVAC units, non-Carlisle brand metal work, etc., occurs and causes a leak, or otherwise damages the Carlisle Total Roofing System, or
 - (d) Acids, oils, harmful chemicals and the like come in contact with the Carlisle Total Roofing System and cause a leak, or otherwise damage the Carlisle Total Roofing System.
 - (e) The Carlisle Total Roofing System encounters leaks or is otherwise damaged by condensation resulting from any condition within the building that may generate moisture.
4. This Warranty shall be null and void if any of the following shall occur:
 - (a) If, after installation of the Carlisle Total Roofing System by a Carlisle Authorized Roofing Applicator there are any alterations or repairs made on or through the roof or objects such as, but not limited to, structures, fixtures, or utilities are placed upon or attached to the roof without first obtaining written authorization from Carlisle, or
 - (b) Failure by the Owner to use reasonable care in maintaining the roof, said maintenance to include, but not be limited to, those items listed on Carlisle's Care & Maintenance Information sheet which accompanies this Warranty.
5. Only Carlisle brand insulation products are covered by this warranty. Carlisle specifically disclaims liability, under any theory of law, for damages sustained by or caused by non-Carlisle brand insulation products.
5. During the term of this Warranty, Carlisle shall have free access to the roof during regular business hours.
7. Carlisle shall have no obligation under this Warranty while any bills for installation, supplies, service, and warranty charges have not been paid in full to the Carlisle Authorized Roofing Applicator, Carlisle, or material suppliers.
8. Carlisle's failure at any time to enforce any of the terms or conditions stated herein shall not be construed to be a waiver of such provision.
9. Carlisle shall not be responsible for the cleanliness or discoloration of the Carlisle Total Roofing System caused by environmental conditions including, but not limited to, dirt, pollutants, or biological agents.
10. Carlisle shall have no liability under any theory of law for any claims, repairs, restoration, or other damages including, but not limited to, consequential or incidental damages relating, directly or indirectly, to the presence of any irritants, contaminants, vapors, fumes, molds, fungi, bacteria, spores, mycotoxins, or the like in the building or in the air, land, or water serving the building.
11. This warranty is not assignable by operation of law or otherwise. Application may be made by a new building owner for reissuance of the warranty during the original warranty period. Certain procedures including, but not limited to, an inspection of the Roofing System by a Carlisle representative and fees will apply to any reissuance. Carlisle reserves the right, in its sole discretion, to refuse to reissue this warranty.

CARLISLE DOES NOT WARRANT PRODUCTS UTILIZED IN THIS INSTALLATION WHICH IT HAS NOT FURNISHED. AND SPECIFICALLY DISCLAIMS LIABILITY, UNDER ANY THEORY OF LAW, ARISING OUT OF THE INSTALLATION AND PERFORMANCE OF, OR DAMAGES SUSTAINED BY OR CAUSED BY, PRODUCTS NOT FURNISHED BY CARLISLE.

THE REMEDIES STATED HEREIN ARE THE SOLE AND EXCLUSIVE REMEDIES FOR FAILURE OF THE CARLISLE TOTAL ROOFING SYSTEM OR ITS COMPONENTS. THERE ARE NO WARRANTIES EITHER EXPRESSED OR IMPLIED, INCLUDING THE IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE AND MERCHANTABILITY, WHICH EXTEND BEYOND THE FACE HEREOF. CARLISLE SHALL NOT BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL OR OTHER DAMAGES INCLUDING, BUT NOT LIMITED TO, LOSS OF PROFITS OR DAMAGE TO THE BUILDING OR ITS CONTENTS UNDER ANY THEORY OF LAW.

BY: Robert H. McNeill
 AUTHORIZED SIGNATURE



TITLE: Director, Technical and Warranty Services

This Warranty Expires: **September 10, 2032**



A & A ROOFING CO., INC.

PO BOX 70314 FAIRBANKS, ALASKA 99707-0314

Telephone: (907) 452-3633 FAX (907) 456-2967

E-mail: aaroofing@gci.net

SUBMITTAL SUMMARY

Project: Downtown Fire Station Apparatus Bay Reroof Date: 11/24/2017
Contract No. BE17-252

Item No. 75420-10 Warranties

Specification Paragraph 075420 1.10 B

Drawing No. _____

Location _____

Manufacturer Carlisle Syntec

Subcontractor Name NA

Address _____

Phone _____

Supplier Name _____

Address _____

Phone _____

Architect Name Jensen Yorba Lott Inc

Address 522 Wet 10th Street, Juneau AK 99801

Phone (907) 586-1070

Approval

This submittal has been checked and approved for compliance with contract documents except as noted below

Variation

Signed _____
Title

GOLDEN SEAL TOTAL ROOFING SYSTEM WARRANTY

SERIAL NO. 10156341

970

DATE OF ISSUE: November 15, 2017

BUILDING OWNER: CITY AND BOROUGH OF JUNEAU
NAME OF BUILDING: DOWNTOWN FIRE STATION APPARATUS BAY REROOF
BUILDING ADDRESS: 820 GLACIER HWY, JUNEAU, AK
DATE OF COMPLETION OF THE CARLISLE TOTAL ROOFING SYSTEM: 10/31/2017
DATE OF ACCEPTANCE BY CARLISLE: 11/15/2017 (EB Warranty)

CMD1226135

Carlisle Roofing Systems, Inc., (Carlisle) warrants to the Building Owner (**Owner**) of the above described building, that; subject to the terms, conditions, and limitations stated in this warranty, Carlisle will repair any leak in the Carlisle Golden Seal™ Total Roofing System (**Carlisle Total Roofing System**) installed by a Carlisle Authorized Roofing applicator for a period of **20** years commencing with the date of Carlisle's acceptance of the Carlisle Total Roofing System installation. However, in no event shall Carlisle's obligations extend beyond **20.5** years subsequent to the date of substantial completion of the Carlisle Total Roofing System. See below for exact date of warranty expiration.

The Carlisle Total Roofing System is defined as the following Carlisle brand materials: Membrane, Flashings, Adhesives and Sealants, Insulation, Cover Boards, Fasteners, Fastener Plates, Fastening Bars, Metal Work, Insulation Adhesives, and any other Carlisle brand products utilized in this installation.

TERMS, CONDITIONS, LIMITATIONS

1. Owner shall provide Carlisle with written notice via letter, fax or email within thirty (30) days of the discovery of any leak in the Carlisle Total Roofing System. Owner should send written notice of a leak to Carlisle's Warranty Services Department at the address set forth at the bottom of this warranty. By so notifying Carlisle, the Owner authorizes Carlisle or its designee to investigate the cause of the leak. Should the investigation reveal the cause of the leak to be outside the scope of this Warranty, investigation and repair costs for this service shall be paid by the Owner.
2. If, upon inspection, Carlisle determines that the leak is caused by a defect in the Carlisle Total Roofing System's materials, or workmanship of the Carlisle Authorized Roofing Applicator in installing the same, Owner's remedies and Carlisle's liability shall be limited to Carlisle's repair of the leak.
3. This warranty shall not be applicable if, upon Carlisle's inspection, Carlisle determines that any of the following has occurred:
 - (a) The Carlisle Total Roofing System is damaged by natural disasters, including, but not limited to, lightning, fire, insect infestations, earthquake, tornado, hail, hurricanes, and winds of (3 second) peak gust speeds of one hundred ten mph or higher measured at 10 meters above ground; or
 - (b) Loss of integrity of the building envelope and, or structure including, but not limited to partial or complete loss of roof decking, wall siding, windows, doors or other envelope components or from roof damage by wind-blown objects, or;
 - (c) The Carlisle Total Roofing System is damaged by any intentional or negligent acts, accidents, misuse, abuse, vandalism, civil disobedience, or the like.
 - (d) Deterioration or failure of building components, including, but not limited to, the roof substrate, walls, mortar, HVAC units, non-Carlisle brand metal work, etc., occurs and causes a leak, or otherwise damages the Carlisle Total Roofing System; or
 - (e) Acids, oils, harmful chemicals and the like come in contact with the Carlisle Total Roofing System and cause a leak, or otherwise damage the Carlisle Total Roofing System.
 - (f) The Carlisle Total Roofing System encounters leaks or is otherwise damaged by condensation resulting from any condition within the building that may generate moisture.
4. This Warranty shall be null and void if any of the following shall occur:
 - (a) If, after installation of the Carlisle Total Roofing System by a Carlisle Authorized Roofing Applicator there are any alterations or repairs made on or through the roof or objects such as, but not limited to, structures, fixtures, solar panels, wind turbines, roof gardens or utilities are placed upon or attached to the roof without first obtaining written authorization from Carlisle; or
 - (b) Failure by the Owner to use reasonable care in maintaining the roof, said maintenance to include, but not be limited to, those items listed on Carlisle's Care & Maintenance Information sheet which accompanies this Warranty.
5. Only Carlisle brand insulation products are covered by this warranty. Carlisle specifically disclaims liability, under any theory of law, for damages sustained by or caused by non-Carlisle brand insulation products.
6. During the term of this Warranty, Carlisle shall have free access to the roof during regular business hours.
7. Carlisle shall have no obligation under this Warranty while any bills for installation, supplies, service, and warranty charges have not been paid in full to the Carlisle Authorized Roofing Applicator, Carlisle, or material suppliers.
8. Carlisle's failure at any time to enforce any of the terms or conditions stated herein shall not be construed to be a waiver of such provision.
9. Carlisle shall not be responsible for the cleanliness or discoloration of the Carlisle Total Roofing System caused by environmental conditions including, but not limited to, dirt, pollutants, or biological agents.
10. Carlisle shall have no liability under any theory of law for any claims, repairs, restoration, or other damages including, but not limited to, consequential or incidental damages relating, directly or indirectly, to the presence of any irritants, contaminants, vapors, fumes, molds, fungi, bacteria, spores, mycotoxins, or the like in the building or in the air, land, or water serving the building.
11. This warranty shall be transferable upon a change in ownership of the building when the owner has completed certain procedures including a transfer fee and an inspection of the Roofing System by a Carlisle representative.

CARLISLE DOES NOT WARRANT PRODUCTS UTILIZED IN THIS INSTALLATION WHICH IT HAS NOT FURNISHED; AND SPECIFICALLY DISCLAIMS LIABILITY, UNDER ANY THEORY OF LAW, ARISING OUT OF THE INSTALLATION AND PERFORMANCE OF, OR DAMAGES SUSTAINED BY OR CAUSED BY, PRODUCTS NOT FURNISHED BY CARLISLE OR THE PRIOR EXISTING ROOFING MATERIAL OVER WHICH THE CARLISLE ROOFING SYSTEM HAS BEEN INSTALLED

THE REMEDIES STATED HEREIN ARE THE SOLE AND EXCLUSIVE REMEDIES FOR FAILURE OF THE CARLISLE TOTAL ROOFING SYSTEM OR ITS COMPONENTS. THERE ARE NO WARRANTIES EITHER EXPRESSED OR IMPLIED, INCLUDING THE IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE AND MERCHANTABILITY, WHICH EXTEND BEYOND THE FACE HEREOF. CARLISLE SHALL NOT BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL OR OTHER DAMAGES INCLUDING, BUT NOT LIMITED TO, LOSS OF PROFITS OR DAMAGE TO THE BUILDING OR ITS CONTENTS UNDER ANY THEORY OF LAW.

BY: Robert H. McNeill

AUTHORIZED SIGNATURE

TITLE: Vice President, Technical and Warranty Services

This Warranty Expires: November 14, 2037




Thank you for selecting Carlisle SynTec Systems as the provider of your new roofing system. We are confident you've purchased a roof that will protect your building and its assets for years to come.

Enclosed is the owner's manual for your new roof. The manual includes your roofing system warranty, along with care and maintenance information that will ensure long-term system performance.

Carlisle SynTec Systems is unsurpassed in its commitment to providing quality commercial roofing systems, products and services. These services include:

- **Carlisle authorized applicators** - This network of professionally trained roofing contractors ensures quality installation of our products and systems. In addition, they are a valuable resource if rooftop conditions change and modifications or revisions to your roofing system are required.
- **Service departments** - There are several departments within Carlisle SynTec Systems available to answer questions and provide information regarding:
 - Roof maintenance programs
 - Revisions, alterations and/or modifications to your roof
 - Roof restoration
 - Warranty service

To properly safeguard your roof – and your warranty – please consult the enclosed care and maintenance information prior to making any changes to your roofing system. For questions regarding your warranty, or to report a roof leak, please call us at 1-800-233- 0551.

If you wish to see the latest innovations in commercial roofing, please visit www.carlisesyntec.com. Once again, thank you for choosing Carlisle SynTec Systems.

Sincerely,

A handwritten signature in black ink, appearing to read "R. McNeill", written over a light grey circular stamp.

Robert H. McNeill
Director, Technical & Warranty Services

Carlisle Owner's Manual



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Carlisle's Roofing Systems

Revisions and Alterations Procedures

Carlisle recommends periodic roof system evaluations to ensure the roofing system is performing as intended. We suggest regular maintenance inspections be conducted by a Carlisle Authorized Roofing Applicator or by someone specially trained in single-ply roofing installations. However, even with the most rigorous reviews, roofing systems can be damaged by flying debris, other trades servicing rooftop equipment, etc. Regardless of how the damage occurs, it is important to understand how to both protect your warranty investment and prolong the life of your roofing system. Following these procedures and recommendations can ensure repairs are performed accurately so that the warranty duration and coverage remain intact.

1. Paragraph 4(a) of the Carlisle Roofing System Warranty states: "This warranty shall be null and void if, after any installation of the Carlisle Roofing System by a Carlisle Authorized Roofing Applicator, there are any alterations or repairs made on or through the roof or objects such as, but not limited to, structures, fixtures, solar panels, wind turbines, roof gardens or utilities placed upon or attached to the roof without first obtaining written authorization from Carlisle."
2. Solar panel installations entail additional documentation and require building owner authorization. Please refer to Carlisle's website to review the proper documentation needed for Photovoltaic installations.

Below is the contact information for Carlisle's Warranty Services Department.

Carlisle SynTec Systems
Attn: Warranty Services
PO Box 7000
Carlisle, PA 17013
Tel: 800-233-0551
Fax: (717) 245-7121 or (717) 245-7181

3. A Carlisle Authorized Roofing Applicator must perform all revision work. It is recommended that the original applicator who installed the roofing system perform the revision work, if possible.
4. The Carlisle Authorized Roofing Applicator must notify Carlisle when the revision work is complete. The form can be found on Carlisle's website under the password protected section titled Warranty Revision/Alteration Procedures.
5. At Carlisle's discretion, a Carlisle Field Service Representative may conduct an inspection to ensure compliance with the current published Carlisle Specifications and Details. The applicator will be notified of the results. Current inspection charges and expenses will apply.
6. When the revision or alteration is completed in compliance with the above procedures, Carlisle will notify the building owner that the warranty is being continued.

Carlisle's Roofing Systems

Care and Maintenance Information

The following maintenance items are the responsibility of the building owner and are not included within the scope of the Roofing System Warranty.

Maintenance Item	Action
Drainage	Keep the roof surface clean at drain areas to avoid clogging. While the presence of ponded water will not void the Carlisle warranty, good roofing practice dictates that water should drain from the roof and that ponded water should evaporate within 48 to 72 hours after a rainfall.
Petroleum Products	Keep all petroleum products (solvents, greases, oils or any liquids containing petroleum products) off the membrane to avoid degradation.
Animal Fats – EPDM Membranes	Do not exhaust kitchen wastes (vegetable oils) or other animal fats directly onto the roof surface. If incidental contact is likely, contact Carlisle for recommendations on membrane type and usage.
Animal Fats – TPO & PVC Membranes	TPO and PVC membranes for restaurant rooftop use will not void the warranty. A rooftop maintenance program must be in place to ensure that accumulations of animal fats/grease are regularly removed and the rooftop surface is cleaned with a mixture of warm soap and water and/or by other approved cleaning methods. See Carlisle's Installation Guide for specific cleaning instructions.
Chemicals	Contact Carlisle if any chemicals come in contact with the roofing membrane. Some chemicals could degrade the membrane or cause swelling.
Foot Traffic	Walkways must be provided if regular traffic is required or if rooftop equipment has a regular thirty (30) day or less maintenance schedule. Exercise caution when not walking on walkways, especially on white membranes (Sure-White® or Sure-Weld®), as ice or frost buildup may not be visible. All membranes are slippery when wet.
Roof Cement	DO NOT USE ASPHALTIC ROOF CEMENT to repair or install rubber membrane. Roof cement contains petroleum products, which may degrade the membrane.
Temporary Repairs	Use Carlisle's Lap Sealant or any good grade rubber caulk to make temporary repairs. Notify Carlisle of this action in writing.
Leaks	<p>Locate the leak and determine if it is a roof membrane leak or a wall, curb, skylight, metal ductwork or plumbing leak. Deterioration or failure of building components that cause a leak is not covered by the warranty. A water leak may be indicated by soft or warped insulation.</p> <p>Physical damage to the membrane or flashing is not covered by the warranty.</p> <p>If the leak is determined to be membrane-related, please notify Carlisle's Warranty Services department at (800)-233-0551 or online at www.carlisesyntec.com; Building Owner Services link.</p>

Carlisle's Roofing Systems Care and Maintenance Information *(continued)*

Maintenance Item	Action
Hypalon and Non-Carlisle Acrylic Coatings	These are maintenance items and are excluded from the Carlisle warranty. Recoat when necessary.
Rooftop Maintenance	When it is necessary for workers to be on the roof to service rooftop equipment, e.g. HVAC units, antennas, etc., workers should be cautioned to use walkways and to exercise care with their tools and equipment to avoid puncturing the roofing membrane.
Roof Alterations	Please refer to the Carlisle Roofing System Revision and Alteration procedures on the preceding page.
Cleaning	Handprints, footprints, general traffic grime, industrial pollutants and environmental dirt may be cleaned from the surface of the membrane by scrubbing with detergent and water, then rinsing with clean water. To maximize reflectivity, white membrane(s) should be cleaned once every two years.
Metal Work	Keep roof maintenance items, such as counterflashing, metal curbs and metal ducts sealed watertight at all time.

The preceding care and maintenance requirements are for Sure-Seal®, Sure-White®, Sure-Weld®, Sure-Flex™ and FleeceBACK® Membrane Roofing Systems. The list is not meant to be exhaustive and is for illustrative purposes only. Carlisle recommends that your maintenance staff and/or maintenance contractor inspect the roof periodically or at least twice a year. The inspection should concentrate on high-risk areas such as roof hatches, drains and around all rooftop equipment as well as general inspection of the entire roof. The inspector should be looking for membrane damage (cuts and tears), oil or Freon leaks, chemical spills or water infiltration into the roofing system.

Compliance with the above-listed care and maintenance requirements will aid in ensuring a durable, watertight membrane roofing system.

Building Maintenance

We are pleased that you purchased a Carlisle roof and would like to provide some recommendations about how to properly care for your roof to ensure long-term performance.

Inspect and maintain your roof on schedule.

Weather, structural movement and stress are constantly attacking your roof. While normal aging will occur on all roofs, problems stemming from neglect, abuse, contamination or accident can result in extensive, costly repairs or premature failure of the roofing system *if not detected early*.

You can add years to the life of your roof by properly maintaining the roof with a regular inspection program to detect minor problems before they become serious. Plan and start an inspection program during the first year your new roof has been installed.

Track your roof maintenance.

An essential element of a good inspection and maintenance program is proper record keeping and documentation. Carlisle recommends restricted access to your roof. Carlisle has provided a maintenance log for your convenience to keep track of who has access to your roof.

The log also includes columns to track two maintenance/inspection events per year. Carlisle recommends that you have your roof inspected twice annually and after a severe storm. Please have your Carlisle authorized maintenance company document the condition of your roof with photographs.

If repair, alteration or retrofit is needed, please see the revisions and alterations procedures included in your owner's manual packet.

Building Owner Services: 866-386-7454

CAUTION:





Roof surfaces may be slippery.
Use extreme caution when
walking on your roof.

Investing in Solutions for Over 50 Years



For over 50 years Carlisle Construction Materials Incorporated (CCM) has been creating solutions for the construction industry. Beginning with single-ply roofing membranes, Carlisle Construction Materials has expanded its strong and progressive manufacturing practices into all aspects of commercial and residential roofing, waterproofing, HVAC and insulation; covering buildings inside and out with quality materials. Carlisle Construction Materials offers manufacturing and distribution nationwide, creating a network of reliable construction material resources across the country.



Division	Contact	Profile	Products
 www.carlislesyntec.com	P.O. Box 7000 Carlisle, PA 17013 (800) 479-6832 Fax: (717) 245-7053	Carlisle SynTec has over 50 years of experience in the commercial roofing industry and is the leading manufacturer of single-ply roofing systems.	<ul style="list-style-type: none"> • Sure-Seal® EPDM • Sure-Weld® TPO • Sure-Flex™ PVC • Insulation • Full line of labor-saving accessories • Sure-White® EPDM • Roof Gardens • FleeceBACK™ • Metal Edge
 www.insulfoam.com	19727 57 th Avenue East Puyallup, WA 98387 (800) 248-5995 Fax: (253) 383-7100	Insulfoam is a leading manufacturer of block-molded expanded polystyrene (EPS) products used primarily as insulation in building and other construction applications.	<ul style="list-style-type: none"> • Roof Insulations • Wall Systems • Foundations and Below-slab • Structural Insulated Panels (SIP)
 www.hpanels.com	15 Franklin Street Portland, ME 04101 (888) 746-1114 Fax: (877) 775-1769	A leading manufacturer of polyisocyanurate insulation, Hunter Panels takes a strong stand offering solutions for roofing, energy and the environment.	<ul style="list-style-type: none"> • InsulBase® • Tapered InsulBase • Cool-Vent • StormBase® • Composite products • Tapered Design Services
 www.carlisleccw.com	900 Hensley Lane Wylie, TX 75098 (800) 527-7092 Fax: (972) 442-0076	Carlisle Coatings & Waterproofing provides leading waterproofing solutions for both the commercial and residential construction markets.	<ul style="list-style-type: none"> • Deck coatings • Drainage systems • Roofing underlayments • Air & vapor barriers



A & A ROOFING CO., INC.

PO BOX 70314 FAIRBANKS, ALASKA 99707-0314
Telephone: (907) 452-3633 FAX (907) 456-2967

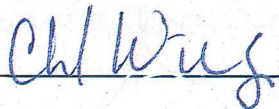
ROOFING INSTALLER'S WARRANTY

- A. WHEREAS A & A Roofing Co., Inc. of 925 Aspen Street, Fairbanks, AK, 99709, herein called the "Roofing Installer," has performed roofing and associated work ("work") on the following project:
1. Owner: The City And Borough Of Juneau
 2. Address: 155 South Seward Street, Juneau, Alaska 99801
 3. Building Name/Type: Downtown Fire Station Apparatus Bay Reroof
 4. Address: 820 Glacier Highway, Juneau, Alaska 99801
 5. Area of Work: Apparatus Bay & Hose Tower Roof Areas
 6. Acceptance Date: 11-15-2017
 7. Warranty Period: Two Years
 8. Expiration Date: 11-14-2019
- B. AND WHEREAS Roofing Installer has contracted (either directly with Owner or indirectly as a subcontractor) to warrant said work against leaks and faulty or defective materials and workmanship for designated Warranty Period,
- C. NOW THEREFORE Roofing Installer hereby warrants, subject to terms and conditions herein set forth, that during Warranty Period Roofing Installer will, at Roofing Installer's own cost and expense, make or cause to be made such repairs to or replacements of said work as are necessary to correct faulty and defective work and as are necessary to maintain said work in a watertight condition.
- D. This Warranty is made subject to the following terms and conditions:
1. Specifically excluded from this Warranty are damages to work and other parts of the building, and to building contents, caused by:
 - a. lightning
 - b. peak gust wind speed exceeding 110 mph;
 - c. fire;
 - d. failure of roofing system substrate, including cracking, settlement, excessive deflection, deterioration, and decomposition;
 - e. faulty construction of parapet walls, copings, chimneys, skylights, vents, equipment supports, and other edge conditions and penetrations of the work;
 - f. vapor condensation on bottom of roofing; and
 - g. activity on roofing by others, including construction contractors, maintenance personnel, other persons, and animals, whether authorized or unauthorized by Owner.

2. When work has been damaged by any of foregoing causes, Warranty shall be null and void until such damage has been repaired by Roofing Installer and until cost and expense thereof have been paid by Owner or by another responsible party so designated.
3. The Roofing Installer is responsible for damage to work covered by this Warranty but is not liable for consequential damages to building or building contents, resulting from leaks or faults or defects of work.
4. During Warranty Period, if Owner allows alteration of work by anyone other than Roofing Installer, including cutting, patching, and maintenance in connection with penetrations, attachment of other work, and positioning anything on roof, this Warranty shall become null and void on date of said alterations, but only to the extent said alterations affect work covered by this Warranty. If Owner engages Roofing Installer to perform said alterations, Warranty shall not become null and void, unless Roofing Installer, before starting said work, shall have notified Owner in writing, showing reasonable cause for claim, that said alterations would likely damage or deteriorate work, thereby reasonably justifying a limitation or termination of this Warranty.
5. During Warranty Period, if original use of roof is changed and it becomes used for, but was not originally specified for, a promenade, work deck, spray-cooled surface, flooded basin, or other use or service more severe than originally specified, this Warranty shall become null and void on date of said change, but only to the extent said change affects work covered by this Warranty.
6. The Owner shall promptly notify Roofing Installer of observed, known, or suspected leaks, defects, or deterioration and shall afford reasonable opportunity for Roofing Installer to inspect work and to examine evidence of such leaks, defects, or deterioration.
7. This Warranty is recognized to be the only warranty of Roofing Installer on said work and shall not operate to restrict or cut off Owner from other remedies and resources lawfully available to Owner in cases of roofing failure. Specifically, this Warranty shall not operate to relieve Roofing Installer of responsibility for performance of original work according to requirements of the Contract Documents, regardless of whether Contract was a contract directly with Owner or a subcontract with Owner's General Contractor.

E. IN WITNESS THEREOF, this instrument has been duly executed on this 22nd day of November, 2017.

Authorized Signature: _____



Name: Charles Wieggers

Title: President

CARLISLE GOLDEN SEAL TOTAL ROOFING SYSTEM WARRANTY

SERIAL NO. 10170872

970

DATE OF ISSUE: October 08, 2018

BUILDING OWNER: CITY AND BOROUGH OF JUNEAU
NAME OF BUILDING: GLACIER FIRE STATION ROOF REPLACEMENT
BUILDING ADDRESS: 1700 CREST AVE, JUNEAU, AK
DATE OF COMPLETION OF THE CARLISLE TOTAL ROOFING SYSTEM: 09/03/2018
DATE OF ACCEPTANCE BY CARLISLE: 10/08/2018

CMD1237653

Carlisle Roofing Systems, Inc., (Carlisle) warrants to the Building Owner (**Owner**) of the above described building, that; subject to the terms, conditions, and limitations stated in this warranty, Carlisle will repair any leak in the Carlisle Golden Seal™ Total Roofing System (**Carlisle Total Roofing System**) installed by a Carlisle Authorized Roofing applicator for a period of **20** years commencing with the date of Carlisle's acceptance of the Carlisle Total Roofing System installation. However, in no event shall Carlisle's obligations extend beyond **20.5** years subsequent to the date of substantial completion of the Carlisle Total Roofing System. See below for exact date of warranty expiration.

The Carlisle Total Roofing System is defined as the following Carlisle brand materials: Membrane, Flashings, Adhesives and Sealants, Insulation, Cover Boards, Fasteners, Fastener Plates, Fastening Bars, Insulation Adhesives, and any other Carlisle brand products utilized in this installation.

TERMS, CONDITIONS, LIMITATIONS

1. Owner shall provide Carlisle with written notice via letter, fax or email within thirty (30) days of the discovery of any leak in the Carlisle Total Roofing System. Owner should send written notice of a leak to Carlisle's Warranty Services Department at the address set forth at the bottom of this warranty. By so notifying Carlisle, the Owner authorizes Carlisle or its designee to investigate the cause of the leak. Should the investigation reveal the cause of the leak to be outside the scope of this Warranty, investigation and repair costs for this service shall be paid by the Owner.
2. If, upon inspection, Carlisle determines that the leak is caused by a defect in the Carlisle Total Roofing System's materials, or workmanship of the Carlisle Authorized Roofing Applicator in installing the same, Owner's remedies and Carlisle's liability shall be limited to Carlisle's repair of the leak.
3. This warranty shall not be applicable if, upon Carlisle's inspection, Carlisle determines that any of the following has occurred:
 - (a) The Carlisle Total Roofing System is damaged by natural disasters, including, but not limited to, lightning, fire, insect infestations, earthquake, tornado, hail, hurricanes, and winds of (3 second) peak gust speeds of one hundred ten mph or higher measured at 10 meters above ground; or
 - (b) Loss of integrity of the building envelope and, or structure including, but not limited to partial or complete loss of roof decking, wall siding, windows, doors or other envelope components or from roof damage by wind-blown objects, or;
 - (c) The Carlisle Total Roofing System is damaged by any intentional or negligent acts, accidents, misuse, abuse, vandalism, civil disobedience, or the like.
 - (d) Deterioration or failure of building components, including, but not limited to, the roof substrate, walls, mortar, HVAC units, non-Carlisle brand metal work, etc., occurs and causes a leak, or otherwise damages the Carlisle Total Roofing System; or
 - (e) Acids, oils, harmful chemicals and the like come in contact with the Carlisle Total Roofing System and cause a leak, or otherwise damage the Carlisle Total Roofing System.
 - (f) The Carlisle Total Roofing System encounters leaks or is otherwise damaged by condensation resulting from any condition within the building that may generate moisture.
4. This Warranty shall be null and void if any of the following shall occur:
 - (a) If, after installation of the Carlisle Total Roofing System by a Carlisle Authorized Roofing Applicator there are any alterations or repairs made on or through the roof or objects such as, but not limited to, structures, fixtures, solar panels, wind turbines, roof gardens or utilities are placed upon or attached to the roof without first obtaining written authorization from Carlisle; or
 - (b) Failure by the Owner to use reasonable care in maintaining the roof, said maintenance to include, but not be limited to, those items listed on Carlisle's Care & Maintenance Information sheet which accompanies this Warranty.
5. Only Carlisle brand insulation products are covered by this warranty. Carlisle specifically disclaims liability, under any theory of law, for damages sustained by or caused by non-Carlisle brand insulation products.
6. During the term of this Warranty, Carlisle shall have free access to the roof during regular business hours.
7. Carlisle shall have no obligation under this Warranty while any bills for installation, supplies, service, and warranty charges have not been paid in full to the Carlisle Authorized Roofing Applicator, Carlisle, or material suppliers.
8. Carlisle's failure at any time to enforce any of the terms or conditions stated herein shall not be construed to be a waiver of such provision.
9. Carlisle shall not be responsible for the cleanliness or discoloration of Carlisle Total Roofing System caused by environmental conditions including, but not limited to, dirt, pollutants or biological agents.
10. Carlisle shall have no liability under any theory of law for any claims, repairs, restoration, or other damages including, but not limited to, consequential or incidental damages relating, directly or indirectly, to the presence of any irritants, contaminants, vapors, fumes, molds, fungi, bacteria, spores, mycotoxins, or the like in the building or in the air, land, or water serving the building.
11. This warranty shall be transferable upon a change in ownership of the building when the owner has completed certain procedures including a transfer fee and an inspection of the Roofing System by a Carlisle representative.

CARLISLE DOES NOT WARRANT PRODUCTS UTILIZED IN THIS INSTALLATION WHICH IT HAS NOT FURNISHED; AND SPECIFICALLY DISCLAIMS LIABILITY, UNDER ANY THEORY OF LAW, ARISING OUT OF THE INSTALLATION AND PERFORMANCE OF, OR DAMAGES SUSTAINED BY OR CAUSED BY, PRODUCTS NOT FURNISHED BY CARLISLE OR THE PRIOR EXISTING ROOFING MATERIAL OVER WHICH THE CARLISLE ROOFING SYSTEM HAS BEEN INSTALLED.

THE REMEDIES STATED HEREIN ARE THE SOLE AND EXCLUSIVE REMEDIES FOR FAILURE OF THE CARLISLE TOTAL ROOFING SYSTEM OR ITS COMPONENTS. THERE ARE NO WARRANTIES EITHER EXPRESSED OR IMPLIED, INCLUDING THE IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE AND MERCHANTABILITY, WHICH EXTEND BEYOND THE FACE HEREOF. CARLISLE SHALL NOT BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL OR OTHER DAMAGES INCLUDING, BUT NOT LIMITED TO, LOSS OF PROFITS OR DAMAGE TO THE BUILDING OR ITS CONTENTS UNDER ANY THEORY OF LAW.

BY: Mark J. Long

AUTHORIZED SIGNATURE

TITLE: Director, Technical and Warranty Services

This Warranty Expires: October 07, 2038