

FINANCE COMMITTEE AGENDA

Called by: John Butitta, Chairman
Members: Paul Arena, Valerie
Hanserd, Joe Hoffman, John F.
Sweeney, Christina Valdez

DATE: THURSDAY, MAY 21, 2026
TIME: **5:30 PM**

LOCATION: ROOM 303
COUNTY ADMINISTRATION BLDG
404 ELM STREET
ROCKFORD, IL 61101

AGENDA:

- A. Call to Order
- B. Roll Call
- C. Approval of May 7, 2026 Meeting Minutes
- D. Public Comment – This is the time we invite the public to address the Finance Committee with issues and concerns. We ask you to limit your comments to three minutes. Personal attacks or inappropriate language of any sort will not be tolerated. We will allow a maximum of five speakers on a first come basis with sign up at the meeting. Speakers may not address zoning matters which are pending before the ZBA, the Zoning Committee or the County Board. Personnel matters or pending or threatened litigation may not be addressed in open session. An individual may speak a maximum of three times per calendar year on the same topic. This prohibition shall include the repetition of the same topic in a statement on what is purported to be a different topic. After acknowledgement by the chair, please stand and state your name.
- E. Treasurer’s Investment Report - Treasurer Theresa Grennan
- F. Fiscal Year 2026 Second Quarter Financial Report
- G. Resolution Setting the Salaries of Certain County Elected Officials
- H. Ordinance for a Budget Amendment for Public Safety Building Roof Replacement
- I. Other Matters
- J. Adjournment

**Winnebago County Board
Finance Committee Meeting**
County Administration Building
404 Elm Street, Room 303
Rockford, IL 61101

Thursday, May 7, 2026
Immediately following the Operations & Administrative Committee Meeting

Present:

John Butitta, Chairperson
Paul Arena
Valerie Hanserd
John F. Sweeney

Absent:

Joe Hoffman
Christina Valdez

Others Present:

Patrick Thompson, County Administrator
Steve Schultz, Chief Financial Officer (Staff Liaison)
Lafakeria Reuter, Civil Bureau Chief, State's Attorney's Office
Chris Dornbush, Chief Operations Officer
Hope Edwards, Director, Purchasing
Bill Crowley, Auditor, Winnebago County
Shawn Franks, Director, Facilities
Lori Gummow, County Clerk, Winnebago County
Tom Klein, Circuit Clerk, Winnebago County
Jennifer Muraski, Coroner, Winnebago County
Matt Lane, Deputy Coroner, Winnebago County
Luke Carlson, State's Attorney's Office
Matt Gabel, County Board Member
Jim Webster, County Board Member
Zach Enderle, 1919 Architects
Clayton Nelson, Huffman Keel

AGENDA:

- A. Call to Order
- B. Roll Call
- C. Approval of April 16, 2026 Meeting Minutes
- D. Public Comment – This is the time we invite the public to address the Finance Committee with issues and concerns. We ask you to limit your comments to three minutes. Personal attacks or inappropriate language of any sort will not be tolerated. We will allow a maximum of five speakers on a first-come basis with sign-up at the meeting. Speakers may not address zoning matters that are pending before the ZBA, the Zoning Committee or the County Board. Personnel matters or pending or threatened litigation may not be addressed in open session. An individual may speak a maximum of three times per calendar year on the same topic. This prohibition shall include the repetition of the same topic in a statement on what is purported to be a different topic. After acknowledgment by the Chairman, please stand and state your name. Thank you.
- E. Ordinance for a Budget Amendment for ESDA Grant Additional Funding
- F. Ordinance for a Budget Amendment for Public Safety Building Roof Replacement
- G. Discussion – County Elected Official Salaries
- H. Closed Session to Discuss Pending Litigation
- I. Other Matters
- J. Adjournment

Call to Order

Chairperson Butitta called the meeting to order at 7:12 PM.

Roll Call

Chairperson Butitta, yes; Mr. Arena, yes; Ms. Hanserd, yes; Mr. Sweeney, yes.

A quorum is present.

Approval of April 16, 2026 Meeting Minutes

Motion: Chairperson Butitta. Second: Ms. Hanserd.

Chairperson Butitta called for any discussion.

Chairperson Butitta called for a vote to approve the minutes of the April 16, 2026, meeting.

The motion was passed by a unanimous voice vote.

Public Comment

Chairperson Butitta omitted reading the Public Comment Section of the Agenda because no one was present to speak.

Ordinance for a Budget Amendment for ESDA Grant Additional Funding

Motion: Chairperson Butitta. Second: Ms. Hanserd.

Mr. Schultz provided details about the ordinance.

Chairperson Butitta called for any discussion.

Chairperson Butitta called for a vote to approve the ordinance.

The motion was passed by a unanimous voice vote.

Ordinance for a Budget Amendment for Public Safety Building Roof Replacement

Motion: Chairperson Butitta. Second: Ms. Hanserd.

Mr. Schultz provided details about the ordinance.

Chairperson Butitta called for any discussion.

- A discussion followed.

Chairperson Butitta called for a vote to approve the ordinance.

The motion was passed by a unanimous voice vote.

Mr. Matthew Gabel was introduced to the committee by Chairperson Butitta and welcomed as a future committee member pending approval of the 2026 County Board Standing Committees Resolution at the May 14, 2026, Winnebago County Board meeting.

Discussion – County Elected Official Salaries

Chairperson Butitta provided background information on the County Elected Official Salaries.

Chairperson Butitta called for any discussion.

- A discussion followed on non-bargaining employees and on elected officials' compensation compared to bargaining employee groups.

Closed Session to Discuss Pending Litigation

Motion: Chairperson Butitta made a motion to enter a Closed Session. Second: Mr. Arena.

The motion passed by a unanimous voice vote.

Roll Call

Chairperson Butitta, yes; Mr. Arena, yes; Ms. Hanserd, yes; Mr. Sweeney, yes.

Chairperson Butitta – No action was taken during the closed session.

Other Matters

- None reported.

Adjournment

Chairperson Butitta called for the adjournment of the Finance Committee meeting.

The motion was passed by a unanimous voice vote.

The meeting was adjourned.

Respectfully submitted,

Nancy Bleile

Executive Assistant

**Treasurer's Investment
Report –
Treasurer Theresa Grennan**

**Fiscal Year 2026
Second Quarter Financial
Report**

County of Winnebago, Illinois
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
General Fund

For The Month Ended March 31, 2026

	FY 2024 Actual (Audited)	FY 2025 Actual (Audited)	FY 2026 Revised Annual Budget	FY 2026 Actual (Unaudited)	Variance with Budget Over (Under)	% of Budget (Target 50.0%)
Revenues						
Taxes						
Property, net	15,821,441	13,881,774	14,780,562	8,088,017	(6,692,545)	54.7%
Sales tax	4,314,957	4,770,647	4,790,000	1,342,476	(3,447,524)	28.0% *
Quarter-cent sales tax	11,175,447	12,637,370	12,800,000	3,519,226	(9,280,774)	27.5% *
Use tax	2,162,151	959,133	594,000	155,007	(438,993)	26.1% *
Other	-	-	-	-	-	-
Total taxes	33,473,996	32,248,924	32,964,562	13,104,726	(19,859,836)	39.8%
Intergovernmental						
State income tax allotments	7,714,344	8,450,858	8,936,739	3,629,574	(5,307,165)	40.6%
Replacement tax allotments	7,299,199	4,259,118	3,714,611	1,129,121	(2,585,490)	30.4% **
Other	10,857,622	12,640,341	11,281,095	4,216,822	(7,064,273)	37.4%
Total intergovernmental	25,871,165	25,350,317	23,932,445	8,975,517	(14,956,928)	37.5%
Other						
Charges for services	5,471,688	5,750,687	5,453,793	2,525,123	(2,928,670)	46.3%
Fines and forfeitures	2,614,510	2,700,741	2,540,000	1,090,362	(1,449,638)	42.9%
Licenses and permits	733,286	948,568	691,000	367,321	(323,679)	53.2%
Investment income	3,472,406	2,999,393	2,560,000	1,193,736	(1,366,264)	46.6%
Other	246,783	179,595	92,700	25,860	(66,840)	27.9%
Total other	12,538,673	12,578,984	11,337,493	5,202,402	(6,135,091)	45.9%
Total revenues	71,883,834	70,178,225	68,234,500	27,282,645	(40,951,855)	40.0%
Expenditures, current						
Personnel	47,892,947	52,028,409	56,089,937	27,387,851	(28,702,086)	48.8%
Supplies and services	15,684,154	18,789,034	19,817,850	8,869,878	(10,947,972)	44.8%
Other	-	-	-	-	-	-
Total expenditures, current	63,577,101	70,817,443	75,907,787	36,257,729	(39,650,058)	47.8%
Debt Service						
Principal	268,417	144,594	279,206	279,206	-	100.0%
Interest	602,386	16,671	11,223	11,223	-	100.0%
Capital outlay	168,987	223,828	325,000	354,294	29,294	109.0%
Total expenditures	64,616,891	71,202,536	76,523,216	36,902,452	(39,620,764)	48.2%
Excess of revenues over (under) expenditures	7,266,943	(1,024,311)	(8,288,716)	(9,619,807)		
Other financing sources (uses)						
Property sales	20,720	-	-	31,504	31,504	0.0%
Issuance of debt	-	-	-	-	-	0.0%
Transfers in	9,683,624	4,278,335	4,315,890	3,069,396	(1,246,494)	71.1%
Transfers (out)	(13,637,621)	(6,950,470)	(8,809,756)	(8,809,756)	-	100.0%
Net change in fund balance	3,333,666	(3,696,446)	(12,782,582)	(15,328,663)		
Fund balance, beginning of period (audited)	69,522,907	72,856,573		69,160,127		
Restatement	-	-		-		
Fund balance, end of period	72,856,573	69,160,127		53,831,464		

* State revenues are recorded and recognized based on liability month. As of 03/31/26, the target % for this revenue is 25%.

** PPRT revenues are recorded and recognized based on liability month. As of 03/31/26, the target % for this revenue is 37.5%.

County of Winnebago, Illinois
Schedule of Appropriations and Expenditures By Function and Department
Budget and Actual
General Fund

For The Month Ended March 31, 2026

	FY 2024 Actual <i>(Audited)</i>	FY 2025 Actual <i>(Audited)</i>	FY 2026 Revised Annual Budget	FY 2026 Actual <i>(Unaudited)</i>	Variance with Budget <i>Over (Under)</i>	% of Budget <i>(Target 50.0%)</i>
General Government						
Board of Review	99,440	100,055	104,474	50,436	(54,038)	48.3%
Building Maintenance	5,835,456	6,569,761	6,499,603	2,951,985	(3,547,618)	45.4%
City Election	151,877	158,985	165,000	82,586	(82,414)	50.1%
Community Development	847,032	942,451	1,144,648	537,892	(606,756)	47.0%
County Auditor	221,555	229,399	236,937	111,634	(125,303)	47.1%
County Board/Chairman	471,795	504,753	474,618	233,923	(240,695)	49.3%
County Board/Administrator	622,780	577,391	599,120	304,867	(294,253)	50.9%
County Board/Board	210,602	213,281	223,630	114,986	(108,644)	51.4%
County Clerk	968,312	1,414,941	1,748,978	722,462	(1,026,516)	41.3%
County Clerk Election Facility	-	-	192,700	190,823	(1,877)	99.0%
Miscellaneous County	2,958,565	3,321,511	1,911,880	769,731	(1,142,149)	40.3%
Finance	876,019	921,405	777,919	390,445	(387,474)	50.2%
Human Resources	303,999	291,236	423,053	132,930	(290,123)	31.4%
Information Technology	1,408,216	1,622,785	1,336,717	642,957	(693,760)	48.1%
IT Infrastructure (County-wide)	-	-	2,461,891	901,852	(1,560,039)	36.6%
Purchasing	278,014	331,523	363,552	133,731	(229,821)	36.8%
Recorder of Deeds	302,395	297,491	289,602	138,968	(150,634)	48.0%
Recorder Revenue Stamps	-	-	1,183,392	493,329	(690,063)	41.7%
Superintendent of Education	439,171	509,713	529,034	254,464	(274,570)	48.1%
Supervisor of Assessment	706,647	827,855	860,785	431,679	(429,106)	50.1%
Treasurer	504,822	528,124	517,487	217,238	(300,249)	42.0%
Non-departmental	1,558,255	1,798,743	1,982,310	947,772	(1,034,538)	47.8%
Total General Government	18,764,952	21,161,403	24,027,330	10,756,690	(13,270,640)	44.8%
Public Safety						
911 Center	1,889,205	2,179,352	2,428,721	1,149,386	(1,279,335)	47.3%
Chief Probation Office	4,232,325	4,335,095	4,335,338	2,402,355	(1,932,983)	55.4%
Civil Defense (ESDA)	180,505	100,328	154,109	59,158	(94,951)	38.4%
Dependent Children	35,105	17,440	195,000	9,207	(185,793)	4.7%
Sheriff's Office	19,013,843	20,110,066	21,148,358	10,536,295	(10,612,063)	49.8%
Public Safety Building Costs	597,574	628,111	-	-	-	0.0%
Non-departmental	3,478,082	3,920,378	4,311,705	2,146,918	(2,164,787)	49.8%
Installment note-principal	268,417	144,594	279,206	279,206	-	100.0%
Installment note-interest	22,013	16,671	11,223	11,223	-	100.0%
Total Public Safety	29,717,069	31,452,035	32,863,660	16,593,748	(16,269,912)	50.5%
Judicial						
State's Attorney	3,654,318	4,102,903	4,580,831	2,090,613	(2,490,218)	45.6%
Clerk of the Circuit Court	3,817,155	3,883,025	4,090,636	2,141,902	(1,948,734)	52.4%
Circuit Court	3,038,594	4,012,765	3,509,950	1,779,208	(1,730,742)	50.7%
Coroner	1,454,702	1,489,290	1,545,225	727,803	(817,422)	47.1%
Jury Commission	493,808	447,875	480,969	252,133	(228,836)	52.4%
Public Defender	1,449,116	2,131,734	2,645,771	1,180,615	(1,465,156)	44.6%
Non-departmental	2,227,177	2,521,506	2,778,844	1,379,740	(1,399,104)	49.7%
Total Judicial	16,134,870	18,589,098	19,632,226	9,552,014	(10,080,212)	48.7%
Transfers out (Capital)	13,637,621	5,950,470	5,531,860	5,531,860	-	100.0%
Transfers out (Court-Case Mgmt)	-	-	3,277,896	3,277,896	-	100.0%
Transfers out (Other)	-	1,000,000	-	-	-	0.0%
Total Expenditures	78,254,512	78,153,006	85,332,972	45,712,208	(39,620,764)	53.6%

County of Winnebago, Illinois
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual
Public Safety Sales Tax Fund

For The Month Ended March 31, 2026

	FY 2024 Actual <i>(Audited)</i>	FY 2025 Actual <i>(Audited)</i>	FY 2026 Revised Annual Budget	FY 2026 Actual <i>(Unaudited)</i>	Variance with Budget <i>Over (Under)</i>	% of Budget <i>(Target 50.0%)</i>
Revenues						
Taxes	38,353,582	43,748,972	43,600,000	12,416,071	(31,183,929)	28.5% *
Intergovernmental	87,496	100,902	6,000	-	(6,000)	0.0%
Charges for services	2,991,893	2,915,920	2,902,700	881,813	(2,020,887)	30.4%
Fines and forfeitures	22,910	13,950	15,000	5,450	(9,550)	36.3%
Investment income	632,561	570,238	481,500	220,606	(260,894)	45.8%
Other	50,648	76,109	49,250	78,746	29,496	159.9%
Total revenues	42,139,090	47,426,091	47,054,450	13,602,686	(33,451,764)	28.9%
Expenditures						
Personnel	25,062,773	26,434,532	28,050,540	13,941,774	(14,108,766)	49.7%
Supplies and services	5,437,819	6,628,876	9,658,755	3,137,420	(6,521,335)	32.5%
Debt Service	115,574	-	-	-	-	0.0%
Capital outlay	-	15,745	-	-	-	-
Total expenditures	30,616,166	33,079,153	37,709,295	17,079,194	(20,630,101)	45.3%
Excess of revenues over (under) expenditures	11,522,924	14,346,938	9,345,155	(3,476,508)	(12,821,663)	
Other financing sources (uses)						
Transfers in	76,201	51,160	39,000	-	(39,000)	0.0%
Transfers (out)	(8,540,947)	(14,586,466)	(17,172,991)	(17,172,991)	-	100.0%
Proceeds from capital lease	-	-	-	-	-	
Net change in fund balance	3,058,178	(188,368)	(7,788,836)	(20,649,499)	(1,248,159)	
Fund balance, beginning of period (audited)	21,758,731	24,816,909		24,628,541		
Fund balance, end of period	24,816,909	24,628,541		3,979,042		

* State revenues are recorded and recognized based on liability month. As of 03/31/26, the target % for this revenue is 25%.

County of Winnebago, Illinois
Schedule of Appropriations and Expenditures By Function and Department
Budget and Actual
Public Safety Sales Tax Fund

For The Month Ended March 31, 2026

	FY 2024 Actual <i>(Audited)</i>	FY 2025 Actual <i>(Audited)</i>	FY 2026 Revised Annual Budget	FY 2026 Actual <i>(Unaudited)</i>	Variance with Budget Over (Under)	% of Budget <i>(Target 50.0%)</i>
General Government						
Contingency budget	-	-	64,429	-	(64,429)	-
Supplies & Services	-	-	2,625,336	-	(2,625,336)	-
Debt Service Transfer (Annual)	4,257,125	8,829,550	5,364,987	5,364,987	-	100.0%
CIP Transfer	3,406,400	5,756,916	10,306,754	10,306,754	-	100.0%
FCC Transfer (Owner Direct)	-	-	1,501,250	1,501,250	-	100.0%
Health Ins Fund Transfer	877,422	-	-	-	-	0.0%
Total General Government	8,540,947	14,586,466	19,862,756	17,172,991	(2,689,765)	86.5%
Public Safety						
County Jail	19,681,451	21,115,398	21,863,407	10,580,261	(11,283,146)	48.4%
Chief Probation Office	850,359	984,783	1,071,871	520,972	(550,899)	48.6%
Crim Justice Initiatives Ofc	86,090	176,838	121,495	79,260	(42,235)	65.2%
Non-departmental	2,712,574	3,102,333	3,411,705	1,722,042	(1,689,663)	50.5%
Installment note-principal	115,574	127,672	132,226	132,226	-	100.0%
Installment note-interest	86,737	-	-	-	-	0.0%
Total Public Safety	23,532,785	25,507,024	26,600,704	13,034,761	(13,565,943)	49.0%
Judicial						
State's Attorney	2,424,289	2,761,626	2,988,172	1,513,786	(1,474,386)	50.7%
Clerk of the Circuit Court	417,985	423,410	489,608	233,298	(256,310)	47.6%
Circuit Court	1,083,436	982,200	1,219,000	587,831	(631,169)	48.2%
Drug Court	254,728	218,822	286,263	132,781	(153,482)	46.4%
Public Defender	1,685,629	1,759,852	1,778,880	879,023	(899,857)	49.4%
Alternative Programs	272,090	258,182	371,120	89,383	(281,737)	24.1%
Non-departmental	945,224	1,168,037	1,285,783	608,331	(677,452)	47.3%
Total Judicial	7,083,381	7,572,129	8,418,826	4,044,433	(4,374,393)	48.0%
Total Expenditures	39,157,113	47,665,619	54,882,286	34,252,185	(20,630,101)	62.4%



Ordinance Executive Summary

Prepared By: Steve Schultz
Committee: Finance Committee
Committee Date: May 21, 2026
Ordinance Title: Ordinance for a Budget Amendment for PSB Roof Replacement
Board Meeting Date: May 28, 2026

Budget Information:

Was item budgeted? No	Original Appropriation Amount: \$0
If not, explain funding source: PSST Fund Balance	
ORG/OBJ/Project Code: 82200-46320-C2510 (CIP Building Improvement-Family Court Ctr Project)	
FY2026 Budget Impact: \$1,207,800	

Background Information: The Public Safety Building Roof is in need of a full replacement. Leaks are extremely prominent throughout the building; we have completed some patch work to get us through winter anticipating this full replacement on the late spring horizon. Staff worked with 1919 Architects to develop bid documents to issue a solicitation in February of 2026. It was determined multiple bid materials would be incorporated to determine the best replacement product and long-term warranty options. The base bid was TPO, with alternate bids for EPDM and PVC products. Six (6) companies participated in the mandatory walk-through yielding two (2) bids, See Resolution Exhibit A. Sterling Commercial Roofing is deemed the lowest and most qualified bidder. Based on further review and evaluation, it was determined to proceed with a TPO roof material product. The team further evaluated warranty options ultimately extending the base bid warranty from 20 years to 25 years for an additional \$44,220. Looking at options to extend the warranty in a TPO roof gave us a similar warranty if we used a PVC or EPDM material. A separate add alternate was also considered for the APEEL product to cover soffit areas visible from the windows only at \$2,800.

It is anticipated that this project will take 52 working days to complete. We anticipate this replacement to be completed during the design-build construction with minimal interruptions to the existing construction. It will also allow us to maintain a safe and secure construction zone since fencing is already creating a secure area for this roof replacement. A purchase order as well as an AIA agreement would be executed to facilitate this project. The construction attorney has reviewed this agreement.

Recommendation: Finance Department recommends approval

Contract/Agreement: Not applicable

Legal Review: Not applicable

Follow-Up: Not applicable

2026 Fiscal Year

Finance: May 21, 2026

Lay Over: May 28, 2026

Sponsored by:

Final Vote: June 11, 2026

John Butitta, Finance Committee Chairman

2026 CO

TO: THE HONORABLE BOARD MEMBERS OF THE COUNTY OF WINNEBAGO, ILLINOIS

The Winnebago County Finance Committee presents the following Ordinance amending the Annual Appropriation Ordinance for the fiscal year ending September 30, 2026 and recommends its adoption.

Ordinance for a Budget Amendment for PSB Roof Replacement

WHEREAS, the Public Safety Building roof is in need of a full replacement. Leaks are prominent throughout the building and have been managed through patchwork. The project was bid in February 2026 and yielded two bidders. This project will be completed during the current design-build construction timeline with minimal interruptions; and,

WHEREAS, the Winnebago County Board adopted the “Annual Budget and Appropriation Ordinance” for the fiscal year ending September 30, 2026 at its September 25, 2025 meeting; and,

WHEREAS, 55ILCS 5/6-1003(2014), states, “After the adoption of the county budget, no further appropriations shall be made at any other time during such fiscal year, except as provided in this Act. Appropriations in excess of those authorized by the budget in order to meet an immediate emergency may be made at any meeting of the board by a two-thirds vote of all the members constituting such board, the vote to be taken by ayes and nays and entered on the record of the meeting.”

NOW, THEREFORE, BE IT ORDAINED, that the County Board deems that pursuant to provisions as set forth in 55ILCS 5/6-1003(2014), certain conditions have occurred in connection with the operations of the County which are deemed to be immediate emergencies; therefore, the increases detailed per the attached Request for Budget Amendment are hereby authorized for Amendment **#26-014 PSB Roof Replacement**.

Respectfully Submitted,
FINANCE COMMITTEE

AGREE

DISAGREE

JOHN BUTITTA, CHAIR

JOHN BUTITTA, CHAIR

PAUL ARENA

PAUL ARENA

VALERIE HANSERD

VALERIE HANSERD

JOE HOFFMAN

JOE HOFFMAN

JOHN SWEENEY

JOHN SWEENEY

CHRISTINA VALDEZ

CHRISTINA VALDEZ

The above and foregoing Ordinance was adopted by the County Board of the County of
Winnebago, Illinois this _____ day of _____ 2026.

ATTESTED BY:

JOSEPH CHIARELLI
CHAIRMAN OF THE COUNTY BOARD
OF THE COUNTY OF WINNEBAGO, ILLINOIS

LORI GUMMOW
CLERK OF THE COUNTY BOARD
OF THE COUNTY OF WINNEBAGO, ILLINOIS

2026
WINNEBAGO COUNTY
 FINANCE COMMITTEE
 REQUEST FOR BUDGET AMENDMENT

DATE SUBMITTED:		5/7/2027			AMENDMENT NO: 26-014			
DEPARTMENT:		PSST / CIP Funds			SUBMITTED BY: Steve Schultz			
FUND#:		0101-PSST Fund 0743-CIP Fund			40100 -PSST DEPT. BUDGET NO. 82200-CIP			
Department Org Number	Object (Account) Number	Project Number	Object (Account) Description	Adopted Budget	Amendments Previously Approved	Revised Approved Budget	Increase (Decrease)	Revised Budget after Approved Budget Amendment
Expenditures								
82200	46320	C2510	Building Improvements / Family Court	\$15,781,667	\$1,501,250	\$17,282,917	\$1,207,800	\$18,490,717
40100	49110		Transfer to Other Funds	\$15,671,741	\$1,501,250	\$17,172,991	\$1,207,800	\$18,380,791
Revenue								
82200	39110		Transfer from Other Funds	(\$15,673,070)	(\$1,666,794)	(\$17,339,864)	(1,207,800)	(\$18,547,664)
TOTAL ADJUSTMENT:							\$1,207,800	
Reason budget amendment is required:								
Potential alternatives to budget amendment:								
None								
Impact to fiscal year 2026 budget: \$1,207,800								
Revenue Source: PSST Fund Balance								



WINNEBAGO COUNTY

ILLINOIS

BID TAB

26B-2461 WINNEBAGO COUNTY PUBLIC SAFETY BUILDING REROOFING PROJECT

BID OPENING - MARCH 13, 2026 AT 10:00 AM

BID TAB		
VENDOR NAME	STERLING COMMERCIAL ROOFING a Tecta America Company, LLC. STERLING, IL	McDermaid Roofing and Insulating Company
Base Bid (TPO)	\$1,160,780	\$1,234,567
Alternate 1 (EPDM)	\$1,211,950	\$1,551,442
Alternate 2 (PVC)	\$1,195,000	\$1,415,155
Extended TPO Warranty (25 year)*	\$44,220	-
Optional APEEL Add-On	\$2,800	-
Base Bid (TPO) + Extended Warranty	\$1,207,800	-
LEAD DAYS FOR MATERIALS	15 WORKING DAYS	16 DAYS
NUMBER OF DAYS TO COMPLETE WORK	52 WORKING DAYS	42 DAYS

Untitled Map

Write a description for your map.

Legend

AREA 4-a not seen below

AREA 4-b not seen below

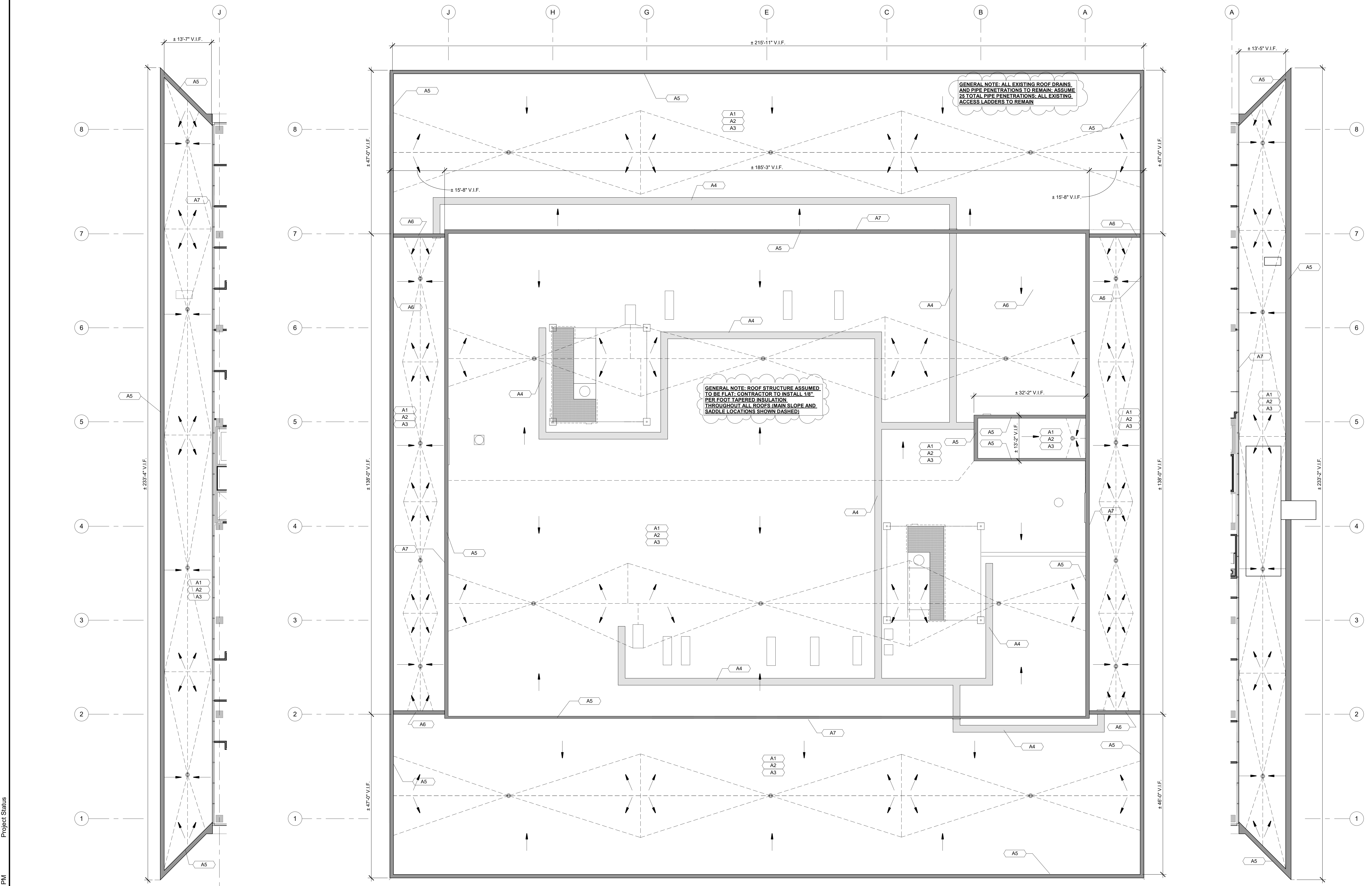


NEW WORK KEYNOTE LEGEND

Key Value	Keynote Text
A1	BASE BID: INSTALL NEW FULLY ADHERED 60 MIL (WHITE) TPO ROOF MEMBRANE ON ENTIRE ROOF; INSTALL NEW R-30 RIGID INSULATION ON ENTIRE ROOF; REPAIR EXISTING VAPOR BARRIER ON EXISTING CONCRETE DECK AS REQUIRED
A2	ALTERNATE BID 1: INSTALL NEW FULLY ADHERED 80 MIL (WHITE) EPDM ROOF MEMBRANE ON ENTIRE ROOF; INSTALL NEW R-30 RIGID INSULATION ON ENTIRE ROOF; REPAIR EXISTING VAPOR BARRIER ON EXISTING CONCRETE DECK AS REQUIRED
A3	ALTERNATE BID 2: INSTALL NEW FULLY ADHERED 80 MIL (WHITE) PVC ROOF MEMBRANE ON ENTIRE ROOF; INSTALL NEW R-30 RIGID INSULATION ON ENTIRE ROOF; REPAIR EXISTING VAPOR BARRIER ON EXISTING CONCRETE DECK AS REQUIRED
A4	INSTALL NEW WALK PADS AS SHOWN IN GRAY ON NEW ROOF MEMBRANE; PADS TO BE COMPATIBLE WITH SELECTED ROOF MEMBRANE MATERIAL
A5	INSTALL NEW COPING CAP ON ENTIRE PARAPET (SHADED DARK GRAY); SEE A102 FOR INSTALLATION DETAILS; ASSUME PARAPET HEIGHT OF 1'-5" FOR ENTIRE HIGH ROOF AREA
A6	INSTALL NEW COPING CAP ON ENTIRE PARAPET (SHADED DARK GRAY); SEE A102 FOR INSTALLATION DETAILS; ASSUME PARAPET HEIGHT OF 6'-4" FOR LOWER ROOF AREA
A7	EXTEND ROOF MEMBRANE UP WALL AND UNDER EXISTING THROUGH WALL FLASHING (SEE A102 FOR DETAILS)

GENERAL NOTE: ALL EXISTING ROOF DRAINS AND PIPE PENETRATIONS TO REMAIN; ASSUME 26 TOTAL PIPE PENETRATIONS; ALL EXISTING ACCESS LADDERS TO REMAIN

GENERAL NOTE: ROOF STRUCTURE ASSUMED TO BE FLAT; CONTRACTOR TO INSTALL 1/8" PER FOOT TAPERED INSULATION THROUGHOUT ALL ROOFS (MAIN SLOPE AND SADDLE LOCATIONS SHOWN DASHED)

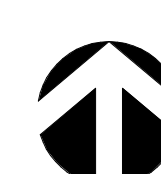


3/5/2026 4:48:28 PM Project Status

3 LOW ROOF PLAN - WEST
A101 3/32" = 1'-0"

1 MAIN ROOF PLAN Copy 1
A101 3/32" = 1'-0"

2 LOW ROOF PLAN - EAST
A101 3/32" = 1'-0"



VERSIWELD® TPO

TPO Membrane with APEEL™ Protective Film



As the industry leader in TPO membrane production and sales, Versico prides itself on a tradition of continuous innovation. With the introduction of VersiWeld TPO membrane with APEEL Protective Film, Versico continues to shape the evolution of the commercial roofing industry through the development of world-class products.

Versico's patented APEEL Protective Film guards the surface of TPO membrane from scuffs and dirt accumulation during installation, eliminating the need to clean the roof once the project is complete. Durable and easy to remove, APEEL Protective Film helps save time and labor, improves aesthetics and increases customer satisfaction. VersiWeld TPO membrane with APEEL Protective Film is ideal for re-roofing, re-cover, and new construction projects.



Protection

Building owners and specifiers often select white TPO membrane because of its reflective, energy-saving properties. However, due to typical foot traffic and construction debris, white TPO can get dirty and scuffed during installation. APEEL Protective Film protects the surface of the TPO membrane, keeping it white, reflective, and un-scuffed until the installation is complete.

Durability

APEEL Protective Film is designed to withstand the most intense heat and UV exposure without deteriorating. Versico's VersiWeld with APEEL Protective Film comes with a stress-free removal assurance stating that the APEEL Protective Film will not splinter during removal for a period of 90 days after installation.



VERSIWELD TPO

TPO Membrane with APEEL Protective Film

Easily Removable

APEEL Protective Film will stay in place until you are ready to take it off, at which time the 5-foot-wide strips are easily removed by a single person. Ideal adhesion levels allow the film to stay in place for months, resisting the effects of heat, UV exposure, rain, and wind. Once the film is removed, no residue remains on the TPO sheet, providing the building owner with a clean, white, reflective roof that will continue to resist dirt pick-up long after installation.

Reduces Glare and Dries Quickly

The cool gray color of APEEL Protective Film reduces the glare that can make white TPO challenging to install on a sunny day. TPO membrane can become slippery when wet, especially in the morning when dew is present, but APEEL's gray color helps moisture dry faster, thus providing a dry surface more quickly.

Time and Labor Savings

It is becoming common practice for building owners to request that their new TPO roof be cleaned before they pay for it. Today, roof cleaning is actually included in the specs for some national chain stores. The cost to pressure wash a TPO roof is typically between 15 and 75 cents per square foot, but with Versico VersiWeld TPO with APEEL Protective Film, there is no need to clean the roof after installation; simply remove the film, and the roof is ready for final inspection.



Durable and easy to remove, APEEL Protective Film improves aesthetics and long-term reflectivity and is ideal for re-roofing, re-cover, and new construction projects.

Features and Benefits

- Tough protective film helps prevent scuffs and scratches on TPO membrane during the construction process
- Eliminates the need to clean the roof after installation
- Durable heat- and UV-resistant film will not splinter during removal
- Perfect adhesion level keeps the film in place until you remove it
- Film is easily removed by one person due to its manageable 5-foot-wide size
- Gray color helps the surface dry quickly and cuts down on glare



A SINGLE SOURCE FOR SINGLE-PLY ROOFING

Versico, PO Box 1289, Carlisle, PA 17013
Tel: **800.992.7663** Fax: 717.960.4036 Web: **www.versico.com**

PROJECT MANUAL

WINNEBAGO COUNTY PUBLIC SAFETY BUILDING REROOF

Rockford, IL

Architect Project #26-17440

OWNER:

Winnebago County
404 Elm Street, Room 202
Rockford, IL 61101

ARCHITECT:

1919 Architects, P.C.
4000 Morsay Drive,
Rockford, IL 61107



February 19, 2026

SECTION 00 0110
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 - General Conditions
 - Instruction to Bidders
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END OF SECTION 00 0110

SECTION 01 3000
ADMINISTRATIVE REQUIREMENTS

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Electronic document submittal service.
- B. Submittals for review, information, and project closeout.
- C. Number of copies of submittals.
- D. Submittal procedures.

1.02 RELATED REQUIREMENTS

- A. Section 01 7800 - Closeout Submittals: Project record documents; operation and maintenance data; warranties and bonds.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 ELECTRONIC DOCUMENT SUBMITTAL SERVICE

- A. All documents transmitted for purposes of administration of the contract are to be in electronic (PDF, MS Word, or MS Excel) format, as appropriate to the document, and transmitted via an Internet-based submittal service that receives, logs and stores documents, provides electronic stamping and signatures, and notifies addressees via email.
 - 1. Besides submittals for review, information, and closeout, this procedure applies to Requests for Interpretation (RFIs), progress documentation, contract modification documents (e.g. supplementary instructions, change proposals, change orders), applications for payment, field reports and meeting minutes, Contractor's correction punchlist, and any other document any participant wishes to make part of the project record.
 - 2. Contractor and Architect are required to use this service.
 - 3. It is Contractor's responsibility to submit documents in allowable format.
 - 4. Subcontractors, suppliers, and Architect's consultants will be permitted to use the service at no extra charge.
 - 5. Users of the service need an email address, internet access, and PDF review software that includes ability to mark up and apply electronic stamps (such as Adobe Acrobat, www.adobe.com, or Bluebeam PDF Revu, www.bluebeam.com), unless such software capability is provided by the service provider.
 - 6. Paper document submittals will not be reviewed; emailed electronic documents will not be reviewed.
 - 7. All other specified submittal and document transmission procedures apply, except that electronic document requirements do not apply to samples or color selection charts.
- B. Submittal Service: The selected service is: ProCore (contact Ringland-Johnson)

3.02 SUBMITTALS FOR REVIEW

- A. When the following are specified in individual sections, submit them for review:
 - 1. Product data.
 - 2. Shop drawings.
 - 3. Samples for selection.
 - 4. Samples for verification.
- B. Submit to Architect for review for the limited purpose of checking for conformance with information given and the design concept expressed in the contract documents.
- C. Samples will be reviewed for aesthetic, color, or finish selection.
- D. After review, provide copies and distribute in accordance with SUBMITTAL PROCEDURES article below and for record documents purposes described in Section 01 7800 - Closeout Submittals.

3.03 SUBMITTALS FOR INFORMATION

- A. When the following are specified in individual sections, submit them for information:
 - 1. Design data.
 - 2. Certificates.
 - 3. Test reports.
 - 4. Inspection reports.
 - 5. Manufacturer's instructions.
 - 6. Manufacturer's field reports.
 - 7. Other types indicated.
- B. Submit for Architect's knowledge as contract administrator or for Owner.

3.04 SUBMITTALS FOR PROJECT CLOSEOUT

- A. Submit Correction Punch List for Substantial Completion.
- B. Submit Final Correction Punch List for Substantial Completion.
- C. When the following are specified in individual sections, submit them at project closeout in conformance to requirements of Section 01 7800 - Closeout Submittals:
 - 1. Project record documents.
 - 2. Operation and maintenance data.
 - 3. Warranties.
 - 4. Bonds.
 - 5. Other types as indicated.
- D. Submit for Owner's benefit during and after project completion.

3.05 NUMBER OF COPIES OF SUBMITTALS

- A. Electronic Documents: Submit one electronic copy in PDF format; an electronically-marked up file will be returned. Create PDFs at native size and right-side up; illegible files will be rejected.
- B. Samples: Submit the number specified in individual specification sections; one of which will be retained by Architect.
 - 1. After review, produce duplicates.
 - 2. Retained samples will not be returned to Contractor unless specifically so stated.

3.06 SUBMITTAL PROCEDURES

- A. General Requirements:

3.07 SUBMITTAL REVIEW

- A. Submittals for Review: Architect will review each submittal, and approve, or take other appropriate action.
- B. Submittals for Information: Architect will acknowledge receipt and review. See below for actions to be taken.
- C. Architect's actions will be reflected by marking each returned submittal using virtual stamp on electronic submittals.
- D. Architect's and consultants' actions on items submitted for review:
 - 1. Authorizing purchasing, fabrication, delivery, and installation:
 - a. "Reviewed", or language with same legal meaning.
 - b. "Make Corrections Noted", or language with same legal meaning.
 - 1) At Contractor's option, submit corrected item, with review notations acknowledged and incorporated.
 - 2. Not Authorizing fabrication, delivery, and installation:
 - a. "Revise and Resubmit".
 - 1) Resubmit revised item, with review notations acknowledged and incorporated.
 - 2) Non-responsive resubmittals may be rejected.
 - b. "Rejected".
 - 1) Submit item complying with requirements of Contract Documents.

- E. Architect's and consultants' actions on items submitted for information:
 - 1. Items for which no action was taken:
 - a. "Received" - to notify the Contractor that the submittal has been received for record only.
 - 2. Items for which action was taken:
 - a. "Reviewed" - no further action is required from Contractor.

END OF SECTION 01 3000

SECTION 01 4000
QUALITY REQUIREMENTS

PART 1 GENERAL

1.01 REFERENCE STANDARDS

- A. ASTM C1021 - Standard Practice for Laboratories Engaged in Testing of Building Sealants; 2008 (Reapproved 2014).
- B. ASTM C1077 - Standard Practice for Agencies Testing Concrete and Concrete Aggregates for Use in Construction and Criteria for Testing Agency Evaluation; 2016.
- C. ASTM D3740 - Standard Practice for Minimum Requirements for Agencies Engaged in the Testing and/or Inspection of Soil and Rock as Used in Engineering Design and Construction; 2012a.
- D. ASTM E329 - Standard Specification for Agencies Engaged in Construction Inspection, Testing, or Special Inspection; 2014a.
- E. ASTM E543 - Standard Specification for Agencies Performing Nondestructive Testing; 2015.
- F. IAS AC89 - Accreditation Criteria for Testing Laboratories; 2010.

1.02 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements, for submittal procedures.
- B. Design Data: Submit for Architect's knowledge as contract administrator for the limited purpose of assessing conformance with information given and the design concept expressed in the contract documents, or for Owner's information.
- C. Test Reports: After each test/inspection, promptly submit two copies of report to Architect and to Contractor.
 - 1. Include:
 - a. Date issued.
 - b. Project title and number.
 - c. Name of inspector.
 - d. Date and time of sampling or inspection.
 - e. Identification of product and specifications section.
 - f. Location in the Project.
 - g. Type of test/inspection.
 - h. Date of test/inspection.
 - i. Results of test/inspection.
 - j. Conformance with Contract Documents.
 - k. When requested by Architect, provide interpretation of results.
 - 2. Test report submittals are for Architect's knowledge as contract administrator for the limited purpose of assessing conformance with information given and the design concept expressed in the contract documents, or for Owner's information.
- D. Certificates: When specified in individual specification sections, submit certification by the manufacturer and Contractor or installation/application subcontractor to Architect, in quantities specified for Product Data.
 - 1. Indicate material or product conforms to or exceeds specified requirements. Submit supporting reference data, affidavits, and certifications as appropriate.
 - 2. Certificates may be recent or previous test results on material or product, but must be acceptable to Architect.
- E. Manufacturer's Instructions: When specified in individual specification sections, submit printed instructions for delivery, storage, assembly, installation, start-up, adjusting, and finishing, for the

Owner's information. Indicate special procedures, perimeter conditions requiring special attention, and special environmental criteria required for application or installation.

- F. Manufacturer's Field Reports: Submit reports for Architect's benefit as contract administrator or for Owner.
 - 1. Submit report in duplicate within 30 days of observation to Architect for information.
 - 2. Submit for information for the limited purpose of assessing conformance with information given and the design concept expressed in the contract documents.
- G. Erection Drawings: Submit drawings for Architect's benefit as contract administrator or for Owner.
 - 1. Submit for information for the limited purpose of assessing conformance with information given and the design concept expressed in the contract documents.
 - 2. Data indicating inappropriate or unacceptable Work may be subject to action by Architect or Owner.

1.03 QUALITY ASSURANCE

- A. Testing Agency Qualifications:
 - 1. Prior to start of Work, submit agency name, address, and telephone number, and names of full time registered Engineer and responsible officer.

1.04 REFERENCES AND STANDARDS

- A. For products and workmanship specified by reference to a document or documents not included in the Project Manual, also referred to as reference standards, comply with requirements of the standard, except when more rigid requirements are specified or are required by applicable codes.
- B. Conform to reference standard of date of issue current on date of Contract Documents, except where a specific date is established by applicable code.
- C. Obtain copies of standards where required by product specification sections.
- D. Maintain copy at project site during submittals, planning, and progress of the specific work, until Substantial Completion.
- E. Should specified reference standards conflict with Contract Documents, request clarification from Architect before proceeding.
- F. Neither the contractual relationships, duties, or responsibilities of the parties in Contract nor those of Architect shall be altered from the Contract Documents by mention or inference otherwise in any reference document.

1.05 TESTING AND INSPECTION AGENCIES AND SERVICES

- A. Owner will employ services of an independent testing agency to perform certain specified testing; payment for cost of services will be derived from allowance specified in Section 01 2100; see Section 01 2100 and applicable sections for description of services included in allowance.
- B. Owner will employ and pay for services of an independent testing agency to perform other specified testing.
- C. Employment of agency in no way relieves Contractor of obligation to perform Work in accordance with requirements of Contract Documents.

PART 3 EXECUTION

2.01 CONTROL OF INSTALLATION

- A. Monitor quality control over suppliers, manufacturers, products, services, site conditions, and workmanship, to produce Work of specified quality.
- B. Comply with manufacturers' instructions, including each step in sequence.
- C. Should manufacturers' instructions conflict with Contract Documents, request clarification from Architect before proceeding.

- D. Comply with specified standards as minimum quality for the Work except where more stringent tolerances, codes, or specified requirements indicate higher standards or more precise workmanship.
- E. Have Work performed by persons qualified to produce required and specified quality.
- F. Verify that field measurements are as indicated on shop drawings or as instructed by the manufacturer.
- G. Secure products in place with positive anchorage devices designed and sized to withstand stresses, vibration, physical distortion, and disfigurement.

2.02 TOLERANCES

- A. Monitor fabrication and installation tolerance control of products to produce acceptable Work. Do not permit tolerances to accumulate.
- B. Comply with manufacturers' tolerances. Should manufacturers' tolerances conflict with Contract Documents, request clarification from Architect before proceeding.
- C. Adjust products to appropriate dimensions; position before securing products in place.

2.03 TESTING AND INSPECTION

- A. See individual specification sections for testing and inspection required.
- B. Testing Agency Duties:
 1. Test samples of mixes submitted by Contractor.
 2. Provide qualified personnel at site. Cooperate with Architect and Contractor in performance of services.
 3. Perform specified sampling and testing of products in accordance with specified standards.
 4. Ascertain compliance of materials and mixes with requirements of Contract Documents.
 5. Promptly notify Architect and Contractor of observed irregularities or non-conformance of Work or products.
 6. Perform additional tests and inspections required by Architect.
 7. Attend preconstruction meetings and progress meetings.
 8. Submit reports of all tests/inspections specified.
- C. Limits on Testing/Inspection Agency Authority:
 1. Agency may not release, revoke, alter, or enlarge on requirements of Contract Documents.
 2. Agency may not approve or accept any portion of the Work.
 3. Agency may not assume any duties of Contractor.
 4. Agency has no authority to stop the Work.
- D. Contractor Responsibilities:
 1. Deliver to agency at designated location, adequate samples of materials proposed to be used that require testing, along with proposed mix designs.
 2. Cooperate with laboratory personnel, and provide access to the Work and to manufacturers' facilities.
 3. Provide incidental labor and facilities:
 - a. To provide access to Work to be tested/inspected.
 - b. To obtain and handle samples at the site or at source of Products to be tested/inspected.
 - c. To facilitate tests/inspections.
 - d. To provide storage and curing of test samples.
 4. Notify Architect and laboratory 24 hours prior to expected time for operations requiring testing/inspection services.
 5. Employ services of an independent qualified testing laboratory and pay for additional samples, tests, and inspections required by Contractor beyond specified requirements.
 6. Arrange with Owner's agency and pay for additional samples, tests, and inspections required by Contractor beyond specified requirements.

- E. Re-testing required because of non-conformance to specified requirements shall be performed by the same agency on instructions by Architect.
- F. Re-testing required because of non-conformance to specified requirements shall be paid for by Contractor.

2.04 DEFECT ASSESSMENT

- A. Replace Work or portions of the Work not conforming to specified requirements.

END OF SECTION 01 4000

SECTION 01 6000
PRODUCT REQUIREMENTS

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. General product requirements.
- B. Transportation, handling, storage and protection.
- C. Product option requirements.
- D. Substitution limitations.
- E. Maintenance materials, including extra materials, spare parts, tools, and software.

1.02 RELATED REQUIREMENTS

- A. Section 01 4000 - Quality Requirements: Product quality monitoring.

1.03 SUBMITTALS

- A. Proposed Products List: Submit list of major products proposed for use, with name of manufacturer, trade name, and model number of each product.
 - 1. Submit within 15 days after date of Agreement.
 - 2. For products specified only by reference standards, list applicable reference standards.
- B. Product Data Submittals: Submit manufacturer's standard published data. Mark each copy to identify applicable products, models, options, and other data. Supplement manufacturers' standard data to provide information specific to this Project.
- C. Shop Drawing Submittals: Prepared specifically for this Project; indicate utility and electrical characteristics, utility connection requirements, and location of utility outlets for service for functional equipment and appliances.
- D. Sample Submittals: Illustrate functional and aesthetic characteristics of the product, with integral parts and attachment devices. Coordinate sample submittals for interfacing work.
 - 1. For selection from standard finishes, submit samples of the full range of the manufacturer's standard colors, textures, and patterns.

PART 2 PRODUCTS

2.01 NEW PRODUCTS

- A. Provide new products unless specifically required or permitted by the Contract Documents.
- B. Where all other criteria are met, Contractor shall give preference to products that:
 - 1. If used on interior, have lower emissions, as defined in Section 01 6116.
 - 2. If wet-applied, have lower VOC content, as defined in Section 01 6116.
 - 3. Are extracted, harvested, and/or manufactured closer to the location of the project.
 - 4. Have longer documented life span under normal use.
 - 5. Result in less construction waste.
 - 6. Are made of vegetable materials that are rapidly renewable.
 - 7. Are made of recycled materials.
 - 8. If made of wood, are made of sustainably harvested wood, wood chips, or wood fiber.
 - 9. If bio-based, other than wood, are or are made of Sustainable Agriculture Network certified products.
 - 10. Are Cradle-to-Cradle Certified.
 - 11. Have a published Environmental Product Declaration (EPD).
 - 12. Have a published Health Product Declaration (HPD).
 - 13. Have a published GreenScreen Chemical Hazard Analysis.
 - 14. Have a published Manufacturer's Inventory of Chemical Content.

2.02 PRODUCT OPTIONS

- A. Products Specified by Reference Standards or by Description Only: Use any product meeting those standards or description.

- B. Products Specified by Naming One or More Manufacturers: Use a product of one of the manufacturers named and meeting specifications, no options or substitutions allowed.
- C. Products Specified by Naming One or More Manufacturers with a Provision for Substitutions: Submit a request for substitution for any manufacturer not named.

2.03 MAINTENANCE MATERIALS

- A. Furnish extra materials, spare parts, tools, and software of types and in quantities specified in individual specification sections.
- B. Deliver to Project site; obtain receipt prior to final payment.

PART 3 EXECUTION

3.01 SUBSTITUTION LIMITATIONS

3.02 TRANSPORTATION AND HANDLING

- A. Package products for shipment in manner to prevent damage; for equipment, package to avoid loss of factory calibration.
- B. If special precautions are required, attach instructions prominently and legibly on outside of packaging.
- C. Coordinate schedule of product delivery to designated prepared areas in order to minimize site storage time and potential damage to stored materials.
- D. Transport and handle products in accordance with manufacturer's instructions.
- E. Transport materials in covered trucks to prevent contamination of product and littering of surrounding areas.
- F. Promptly inspect shipments to ensure that products comply with requirements, quantities are correct, and products are undamaged.
- G. Provide equipment and personnel to handle products by methods to prevent soiling, disfigurement, or damage, and to minimize handling.
- H. Arrange for the return of packing materials, such as wood pallets, where economically feasible.

3.03 STORAGE AND PROTECTION

- A. Designate receiving/storage areas for incoming products so that they are delivered according to installation schedule and placed convenient to work area in order to minimize waste due to excessive materials handling and misapplication.
- B. Store and protect products in accordance with manufacturers' instructions.
- C. Store with seals and labels intact and legible.
- D. Store sensitive products in weather tight, climate controlled, enclosures in an environment favorable to product.
- E. For exterior storage of fabricated products, place on sloped supports above ground.
- F. Protect products from damage or deterioration due to construction operations, weather, precipitation, humidity, temperature, sunlight and ultraviolet light, dirt, dust, and other contaminants.
- G. Comply with manufacturer's warranty conditions, if any.
- H. Cover products subject to deterioration with impervious sheet covering. Provide ventilation to prevent condensation and degradation of products.
- I. Prevent contact with material that may cause corrosion, discoloration, or staining.
- J. Provide equipment and personnel to store products by methods to prevent soiling, disfigurement, or damage.
- K. Arrange storage of products to permit access for inspection. Periodically inspect to verify products are undamaged and are maintained in acceptable condition.

END OF SECTION 01 6000

SECTION 01 7800
CLOSEOUT SUBMITTALS

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Project Record Documents.
- B. Operation and Maintenance Data.
- C. Warranties and bonds.

1.02 RELATED REQUIREMENTS

- A. Section 01 3000 - Administrative Requirements: Submittals procedures, shop drawings, product data, and samples.
- B. Individual Product Sections: Specific requirements for operation and maintenance data.
- C. Individual Product Sections: Warranties required for specific products or Work.

1.03 SUBMITTALS

- A. Project Record Documents: Submit documents to Architect with claim for final Application for Payment.
- B. Operation and Maintenance Data:
 - 1. Submit two copies of preliminary draft or proposed formats and outlines of contents before start of Work. Architect will review draft and return one copy with comments.
 - 2. For equipment, or component parts of equipment put into service during construction and operated by Owner, submit completed documents within ten days after acceptance.
 - 3. Submit one copy of completed documents 15 days prior to final inspection. This copy will be reviewed and returned after final inspection, with Architect comments. Revise content of all document sets as required prior to final submission.
 - 4. Submit two sets of revised final documents in final form within 10 days after final inspection.
- C. Warranties and Bonds:
 - 1. For equipment or component parts of equipment put into service during construction with Owner's permission, submit documents within 10 days after acceptance.
 - 2. Make other submittals within 10 days after Date of Substantial Completion, prior to final Application for Payment.
 - 3. For items of Work for which acceptance is delayed beyond Date of Substantial Completion, submit within 10 days after acceptance, listing the date of acceptance as the beginning of the warranty period.

PART 3 EXECUTION

2.01 PROJECT RECORD DOCUMENTS

- A. Maintain on site one set of the following record documents; record actual revisions to the Work:
 - 1. Drawings.
 - 2. Specifications.
 - 3. Addenda.
 - 4. Change Orders and other modifications to the Contract.
 - 5. Reviewed shop drawings, product data, and samples.
 - 6. Manufacturer's instruction for assembly, installation, and adjusting.
- B. Ensure entries are complete and accurate, enabling future reference by Owner.
- C. Store record documents separate from documents used for construction.
- D. Record information concurrent with construction progress.
- E. Specifications: Legibly mark and record at each product section description of actual products installed, including the following:
 - 1. Changes made by Addenda and modifications.

- F. Record Drawings and Shop Drawings: Legibly mark each item to record actual construction including:
 - 1. Field changes of dimension and detail.
 - 2. Details not on original Contract drawings.

2.02 OPERATION AND MAINTENANCE DATA

- A. Source Data: For each product or system, list names, addresses and telephone numbers of Subcontractors and suppliers, including local source of supplies and replacement parts.
- B. Product Data: Mark each sheet to clearly identify specific products and component parts, and data applicable to installation. Delete inapplicable information.
- C. Drawings: Supplement product data to illustrate relations of component parts of equipment and systems, to show control and flow diagrams. Do not use Project Record Documents as maintenance drawings.
- D. Typed Text: As required to supplement product data. Provide logical sequence of instructions for each procedure, incorporating manufacturer's instructions.

2.03 OPERATION AND MAINTENANCE DATA FOR MATERIALS AND FINISHES

- A. For Each Product, Applied Material, and Finish:
 - 1. Product data, with catalog number, size, composition, and color and texture designations.
 - 2. Information for re-ordering custom manufactured products.
- B. Instructions for Care and Maintenance: Manufacturer's recommendations for cleaning agents and methods, precautions against detrimental cleaning agents and methods, and recommended schedule for cleaning and maintenance.
- C. Moisture protection and weather-exposed products: Include product data listing applicable reference standards, chemical composition, and details of installation. Provide recommendations for inspections, maintenance, and repair.
- D. Additional information as specified in individual product specification sections.
- E. Where additional instructions are required, beyond the manufacturer's standard printed instructions, have instructions prepared by personnel experienced in the operation and maintenance of the specific products.

2.04 OPERATION AND MAINTENANCE DATA FOR EQUIPMENT AND SYSTEMS

- A. For Each Item of Equipment and Each System:
 - 1. Description of unit or system, and component parts.
 - 2. Identify function, normal operating characteristics, and limiting conditions.
 - 3. Include performance curves, with engineering data and tests.
 - 4. Complete nomenclature and model number of replaceable parts.
- B. Where additional instructions are required, beyond the manufacturer's standard printed instructions, have instructions prepared by personnel experienced in the operation and maintenance of the specific products.
- C. Panelboard Circuit Directories: Provide electrical service characteristics, controls, and communications; typed.
- D. Include color coded wiring diagrams as installed.
- E. Operating Procedures: Include start-up, break-in, and routine normal operating instructions and sequences. Include regulation, control, stopping, shut-down, and emergency instructions. Include summer, winter, and any special operating instructions.
- F. Maintenance Requirements: Include routine procedures and guide for preventative maintenance and trouble shooting; disassembly, repair, and reassembly instructions; and alignment, adjusting, balancing, and checking instructions.
- G. Provide servicing and lubrication schedule, and list of lubricants required.
- H. Include manufacturer's printed operation and maintenance instructions.

- I. Include sequence of operation by controls manufacturer.
- J. Provide original manufacturer's parts list, illustrations, assembly drawings, and diagrams required for maintenance.
- K. Additional Requirements: As specified in individual product specification sections.

2.05 ASSEMBLY OF OPERATION AND MAINTENANCE MANUALS

- A. Assemble operation and maintenance data into durable manuals for Owner's personnel use, with data arranged in the same sequence as, and identified by, the specification sections.
- B. Where systems involve more than one specification section, provide separate tabbed divider for each system.
- C. Binders: Commercial quality, 8-1/2 by 11 inch (216 by 280 mm) three D side ring binders with durable plastic covers; 2 inch (50 mm) maximum ring size. When multiple binders are used, correlate data into related consistent groupings.
- D. Cover: Identify each binder with typed or printed title OPERATION AND MAINTENANCE INSTRUCTIONS; identify title of Project; identify subject matter of contents.
- E. Project Directory: Title and address of Project; names, addresses, and telephone numbers of Architect, Consultants, Contractor and subcontractors, with names of responsible parties.
- F. Tables of Contents: List every item separated by a divider, using the same identification as on the divider tab; where multiple volumes are required, include all volumes Tables of Contents in each volume, with the current volume clearly identified.
- G. Dividers: Provide tabbed dividers for each separate product and system; identify the contents on the divider tab; immediately following the divider tab include a description of product and major component parts of equipment.
- H. Text: Manufacturer's printed data, or typewritten data on 20 pound paper.
- I. Drawings: Provide with reinforced punched binder tab. Bind in with text; fold larger drawings to size of text pages.
- J. Arrangement of Contents: Organize each volume in parts as follows:
 - 1. Project Directory.
 - 2. Table of Contents, of all volumes, and of this volume.
 - 3. Operation and Maintenance Data: Arranged by system, then by product category.
 - a. Source data.
 - b. Product data, shop drawings, and other submittals.
 - c. Operation and maintenance data.
 - d. Field quality control data.
 - e. Photocopies of warranties and bonds.
 - 4. Design Data: To allow for addition of design data furnished by Architect or others, provide a tab labeled "Design Data" and provide a binder large enough to allow for insertion of at least 20 pages of typed text.

2.06 WARRANTIES AND BONDS

- A. Obtain warranties and bonds, executed in duplicate by responsible Subcontractors, suppliers, and manufacturers, within 10 days after completion of the applicable item of work. Except for items put into use with Owner's permission, leave date of beginning of time of warranty until Date of Substantial completion is determined.
- B. Verify that documents are in proper form, contain full information, and are notarized.
- C. Co-execute submittals when required.
- D. Retain warranties and bonds until time specified for submittal.

END OF SECTION 01 7800

SECTION 05 1200
STRUCTURAL STEEL FRAMING

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Structural steel framing members.

1.02 RELATED REQUIREMENTS

- A. Section 05 2100 - Steel Joist Framing.
- B. Section 05 3100 - Steel Decking: Support framing for small openings in deck.
- C. Section 05 5000 - Metal Fabrications: Steel fabrications affecting structural steel work.

1.03 REFERENCE STANDARDS

- A. AISC (MAN) - Steel Construction Manual; 2017.
- B. AISC 303 - Code of Standard Practice for Steel Buildings and Bridges; 2016.
- C. ASTM A1011/A1011M - Standard Specification for Steel, Sheet and Strip, Hot-Rolled, Carbon, Structural, High-Strength Low-Alloy, High-Strength Low-Alloy with Improved Formability, and Ultra-High Strength; 2015.
- D. AWS A2.4 - Standard Symbols for Welding, Brazing, and Nondestructive Examination; 2012.
- E. IAS AC172 - Accreditation Criteria for Fabricator Inspection Programs for Structural Steel; International Accreditation Service, Inc; 2015.
- F. SSPC-SP 3 - Power Tool Cleaning; 1982 (Ed. 2004).

1.04 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements, for submittal procedures.
- B. Shop Drawings:
 - 1. Indicate profiles, sizes, spacing, locations of structural members, openings, attachments, and fasteners.
 - 2. Connections not detailed.
 - 3. Indicate welded connections with AWS A2.4 welding symbols. Indicate net weld lengths.
- C. Manufacturer's Mill Certificate: Certify that products meet or exceed specified requirements.
- D. Mill Test Reports: Indicate structural strength, destructive test analysis and non-destructive test analysis.
- E. Fabricator Test Reports: Comply with ASTM A1011/A1011M.
- F. Welders Certificates: Certify welders employed on the Work, verifying AWS qualification within the previous 12 months.
- G. Fabricator's Qualification Statement: Provide documentation showing steel fabricator is accredited under IAS AC172.

1.05 QUALITY ASSURANCE

- A. Fabricate structural steel members in accordance with AISC (MAN) "Steel Construction Manual."
- B. Fabricator Qualifications: A qualified steel fabricator that is accredited by the International Accreditation Service (IAS) Fabricator Inspection Program for Structural Steel in accordance with IAS AC172.
- C. Erector: Company specializing in performing the work of this section with minimum _____ years of documented experience.
- D. Design connections not detailed on the drawings under direct supervision of a Professional Structural Engineer experienced in design of this work and licensed in Illinois.

PART 2 PRODUCTS

2.01 MATERIALS (REFER TO STRUCTURAL DRAWINGS FOR SPECIFICATIONS ON STRUCTURAL STEEL MEMBERS)

2.02 FABRICATION

- A. Shop fabricate to greatest extent possible.

2.03 FINISH

- A. Prepare structural component surfaces in accordance with SSPC-SP 3.
- B. Shop prime structural steel members. Do not prime surfaces that will be fireproofed, field welded, in contact with concrete, or high strength bolted.

2.04 SOURCE QUALITY CONTROL

- A. Provide shop testing and analysis of structural steel.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that conditions are appropriate for erection of structural steel and that the work may properly proceed.

3.02 ERECTION

- A. Erect structural steel in compliance with AISC 303.
- B. Allow for erection loads, and provide sufficient temporary bracing to maintain structure in safe condition, plumb, and in true alignment until completion of erection and installation of permanent bracing.
- C. Do not field cut or alter structural members without approval of Architect.

3.03 TOLERANCES

- A. Maximum Variation From Plumb: 1/4 inch (6 mm) per story, non-cumulative.
- B. Maximum Offset From True Alignment: 1/4 inch (6 mm).

3.04 FIELD QUALITY CONTROL

- A. An independent testing agency will perform field quality control tests, as specified in Section 01 4000 - Quality Requirements.

END OF SECTION 05 1200

SECTION 05 3100
STEEL DECKING

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Roof deck.
- B. Bearing plates and angles.

1.02 RELATED REQUIREMENTS

- A. Section 03 3000 - Cast-in-Place Concrete: Concrete topping over metal deck.
- B. Section 04 2000 - Unit Masonry: Placement of anchors for bearing plates embedded in reinforced unit masonry.
- C. Section 05 1200 - Structural Steel Framing: Placement of embedded steel anchors for bearing plates in cast-in-place concrete.
- D. Section 05 5000 - Metal Fabrications: Steel angle concrete stops at deck edges.

1.03 REFERENCE STANDARDS

- A. ASTM A36/A36M - Standard Specification for Carbon Structural Steel; 2014.
- B. IAS AC172 - Accreditation Criteria for Fabricator Inspection Programs for Structural Steel; International Accreditation Service, Inc; 2015.
- C. SDI (DM) - Publication No.30, Design Manual for Composite Decks, Form Decks, and Roof Decks; 2007.

1.04 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements, for submittals procedures.
- B. Shop Drawings: Indicate deck plan, support locations, projections, openings, reinforcement, pertinent details, and accessories.
- C. Product Data: Provide deck profile characteristics, dimensions, structural properties, and finishes.
 - 1. Cellular Floor Deck Electrical Raceway System: Include conductor and cable fill capacities.
- D. Certificates: Certify that products furnished meet or exceed specified requirements.
- E. Submit manufacturer's installation instructions.
- F. Welders Certificates: Certify welders employed on the Work, verifying AWS qualification within the previous 12 months.
- G. Fabricator's Qualification Statement: Provide documentation showing steel fabricator is accredited under IAS AC172.

1.05 QUALITY ASSURANCE

- A. Design deck layout, spans, fastening, and joints under direct supervision of a Professional Structural Engineer experienced in design of this work and licensed in Illinois.

- B. Fabricator Qualifications: A qualified steel fabricator that is accredited by the International Accreditation Service (IAS) Fabricator Inspection Program for Structural Steel in accordance with IAS AC172.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Steel Deck:
 - 1. Canam Steel Corporation: www.canam-steeljoists.ws.
 - 2. Cordeck, Inc: www.cordeck.com.
 - 3. Nucor-Vulcraft Group: www.vulcraft.com.
 - 4. Substitutions: See Section 01 6000 - Product Requirements.

2.02 STEEL DECK (SEE STRUCTURAL DRAWINGS FOR SPECIFICATIONS)

2.03 ACCESSORY MATERIALS

- A. Bearing Plates and Angles: ASTM A36/A36M steel, galvanized per ASTM A123/A123M.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify existing conditions prior to beginning work.

3.02 INSTALLATION

- A. Erect metal deck in accordance with SDI Design Manual and manufacturer's instructions. Align and level.

END OF SECTION 05 3100

SECTION 07 5400 PVC ROOF MEMBRANE

PART I GENERAL

1.01 DESCRIPTION

The Sure-Flex Adhered Roofing System incorporates maximum 10' wide, 60-mil thick Polyester or Fiberglass reinforced Sure-Flex Polyvinyl Chloride (PVC) membrane (white). Carlisle Insulation is mechanically fastened to the roof deck or secured with an approved adhesive and the membrane is fully adhered to the substrate with Sure-Flex Low VOC Bonding Adhesive, Hydrobond Water-Based Adhesive, or CAV-GRIP PVC Aerosol Contact Adhesive. Adjoining sheets of membrane are overlapped and joined together with a minimum 1-1/2" wide heat weld.

1.02 QUALITY ASSURANCE

- A. This roofing system must be installed by a Carlisle Authorized Applicator in compliance with shop drawings as approved by Carlisle SynTec.
- B. Upon request, an inspection shall be conducted by a Field Service Representative of Carlisle to ascertain that the membrane roofing system has been installed according to Carlisle's published specifications and details applicable at the time of bid. This inspection is to determine whether a warranty shall be issued. It is not intended as a final inspection for the benefit of the owner.
- C. For specific code approvals achieved with this system, refer to Carlisle's PVC Code Approval Guide, DORA (Directory of Roof Assemblies), FM Approvals or UL Fire Resistance Directory for Roofing Materials and Systems.

1.03 SUBMITTALS

- A. To ensure compliance with Carlisle's minimum warranty requirements, the following projects should be forwarded to Carlisle for review prior to installation, preferably prior to bid.
 - 1. Air pressurized buildings, canopies, and buildings with large openings, cold storage buildings or freezer facilities, adhered roofing system projects over 100' in height or projects where the PVC membrane is expected to come in direct contact with petroleum-based products, waste products (i.e., grease, oil, animal fats, etc) and other chemicals.
- B. Shop drawings must be submitted to Carlisle by the Carlisle Authorized Roofing Applicator along with a completely executed Notice of Award (Page 1 of Carlisle's Request For Warranty form) for approval. Approved shop drawings are required for inspection of the roof and on projects where on-site technical assistance is requested.

1.04 GENERAL DESIGN CONSIDERATIONS

- A. It is the responsibility of the building owner or his/her designated representative to verify structural load limitation. In addition, a core cut may be taken to verify weight of existing components when the roofing system is to be specified on an existing facility.
- B. On new construction projects, especially in cold climate regions, moisture generated due to the construction process could adversely impact various components within the roofing assembly if not addressed. [Refer to Design Reference DR-01 "Construction Generated Moisture" included in the Carlisle Technical Manual.]
- C. On structural concrete decks, when a vapor retarder is not used, gaps in the deck along the perimeter and around penetrations must be sealed along with vertical joints between tilt-up panels, if present, to prevent infiltration of hot humid air and possible moisture contamination resulting from condensation. This is specifically important when adhesive is used to attach the roof insulation.

CAUTION: If left unaddressed, collected moisture could weaken insulation boards and facers resulting in a blow-off or increase the probability of mold growth.

- D. Vapor Retarders
 - 1. Carlisle does not require a vapor retarder for the protection of the membrane; however, it should be considered by the specifier for the protection of the roofing assembly (i.e. primarily insulation, underlayment and adhesives). The following criteria should be considered by the specifier:
 - a. Use of a vapor retarder to protect insulation and reduce moisture accumulation within an insulated roofing assembly, should be investigated by the specifier.
 - b. In the generally temperate climate of the United States, during the winter months, water vapor flows upward from a heated, more humid interior toward a colder, drier exterior. Vapor retarders are more commonly required in northern climates than in southern regions, where downward vapor pressure may be expected and the roofing membrane itself becomes the vapor retarder.

1.05 WARRANTY

Table I Adhered Membrane Systems Warranty Options

Years	Thermoplastic Membranes (Sure-Flex PVC)				
	55, 72, 80 or 90 mph	100 mph	110 to 120 mph	Minimum Membrane Thickness (4)	Additional Puncture Coverage
	Adhered	Adhered	Adhered		
5,10, or 15 year	√	√	√	Sure-Flex 50-mil (3)	Not Available - 80-mil Membrane Required
20 year	√(2)	√	√	Sure-Flex 60 mil (3)	Not Available - 80-mil Membrane Required
25 year (5)	√	√	N/A	Sure-Flex 80-mil (3)(1)	Available – See Below

Notes: N/A = Not Acceptable √= Acceptable

- (1) Sure-Flex PVC 60- or 80-mil membranes in Slate Gray are limited to Warranties Up to 20 Year.
- (2) HydroBond Adhesive may be used for projects with 20 year maximum warranty and wind speed coverage up to 90 mph.
- (3) Sure-Flex FRS membrane can be used in lieu of Sure-Flex Polyester reinforced membrane for Adhered Roofing Systems Only.
- (4) All “T-Joints” must be overlaid with appropriate flashing material when using 80-mil membrane.
- (5) Enhancements may be required for certain flashing details. Published details must be referenced for applicable requirements.

Sure-Flex PVC Membrane

Hail
 -1” Dia. Hail Coverage requires a minimum of 60-mil PVC Adhered to cover board.
 -2” Dia. Hail Coverage requires 80-mil PVC Adhered to cover board.

Additional Design Requirement:
 -Cover board (SecurShield HD, SecurShield HD Plus, SecurShield HD or StormBase Composite, DensDeck Prime, or Securock – Adhered Only).

Puncture
 -Minimum 60-mil PVC with Polyester Reinforcement.
 -Carlisle’s Accidental Puncture Warranty covers labor hours and material used during the repair. Maximum labor and material hours are dependent upon system design. Refer to the Warranty Availability Quick Reference Guide for coverage.

1.06 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Deliver materials to the job site in the original, unopened containers labeled with the manufacturer's name, brand name and installation instructions.
- B. Store Sure-Flex membrane on provided pallets in original undisturbed plastic wrap.
- C. Job site storage temperatures in excess of 90°F may affect shelf life of curable materials (i.e., adhesives and sealants).
- D. When liquid adhesives and sealants are exposed to lower temperatures, restore to a minimum of 60°F before use.
- E. Do not store adhesive containers with opened lids due to loss of solvent, which will occur from flash off.

1.07 JOB CONDITIONS

- A. Refer to Carlisle Technical Manual for applicable project specific Job Conditions.

PART II PRODUCTS

2.01 GENERAL

The components of this roofing system are to be products of Carlisle or accepted by Carlisle as compatible. The installation, performance or integrity of products by others, **when selected by the specifier and accepted by Carlisle**, is not the responsibility of Carlisle and is **expressly disclaimed** by the Carlisle Warranty.

2.02 MEMBRANE

Sure-Flex (white) 60-mil (100' long) reinforced Polyvinyl Chloride (PVC) membrane is used for this system. Polyester Reinforced membrane is available in widths of 40.5", 5', 81" and 10' wide (white, gray and tan). Fiberglass Reinforced membrane is available in widths of 10' (white). For physical properties of the membrane, refer to Thermoplastic Specification.

2.03 RELATED MATERIALS

Carlisle Flexible FAST Adhesive, Sure-Flex Non-Reinforced Flashing, Reinforced Cover Strips, Cut Edge Sealant, Water Cut-Off Mastic, PVC Membrane Cleaner, One-Part Pourable Sealer, Heat Weldable Walkway Pads, Pre-Molded Inside/Outside Corners, Pipe Flashings, LIQUISEAL Liquid Flashing and Sealant Pockets.

PART III EXECUTION

3.01 GENERAL

- A. When feasible, begin the application at the highest point of the highest roof level and work to the lowest point to prevent moisture infiltration and to minimize construction traffic on completed sections. This will include completion of all flashings, terminations and daily seals.
- B. Follow criteria outlined in the Sure-Flex Specification to prepare the roof deck or the existing substrate prior to application of the new roofing system.

3.02 ROOF DECK CRITERIA

- A. The proper substrate shall be provided by the building owner. The structure shall be sufficient to withstand normal construction loads and live loads.
- B. Defects in the roof deck must be reported and documented to the specifier, general contractor and building owner for assessment. The Carlisle Authorized Applicator shall not proceed with installation unless the defects are corrected.
- C. Refer to Carlisle Technical Manual for acceptable decks and the applicable Carlisle Fasteners (when mechanical attachment of insulation is specified).

3.03 SUBSTRATE PREPARATION

- A. On retrofit-recover projects, cut and remove wet insulation, as identified by the specifier, and fill all voids with new insulation so it is relatively flush with the existing surface.
- B. For all projects, substrate must be even without noticeable high spots or depressions, and must be free of accumulated water, ice or snow.
- C. Clear the substrate of debris and foreign material. Fresh bitumen based roof cement must be removed or concealed.

3.04 INSTALLATION

Refer to the applicable Safety Data Sheets and Technical Data Bulletins for cautions and warnings.

A. Insulation Attachment

- 1. Carlisle Flexible FAST Adhesive may be specified for insulation securement in full spray or beads with spacing as outlined in the Carlisle Technical Manual.
- 2. Carlisle Fasteners may be used, when specified, to secure Carlisle Insulation at the specified density outlined in the Carlisle Technical Manual.

B. Membrane Installation and Heat Welding

- 1. Sweep loose debris from the substrate.
- 2. Position Sure-Flex Membrane over acceptable substrate and fold membrane back so half the underside is exposed.

3. Apply membrane bonding adhesive as follows:
 - a. Apply Sure-Flex Low VOC Bonding Adhesive to the exposed underside of the membrane and the corresponding substrate area with a plastic core medium nap paint roller at the appropriate coverage rate. Allow adhesive to flash-off and roll coated membrane into coated substrate. Avoid wrinkling.
 - b. Apply Hydrobond Water-Based Adhesive to the exposed substrate with a roller or airless sprayer at the appropriate coverage rate. HydroBond is designed as a one-sided, "wet" lay-in adhesive with no flash-off time and the adhesive must not dry during the application process. Once the adhesive is applied, roll the membrane in place. Avoid wrinkling.
 - c. Apply CAV-GRIP PVC Aerosol Contact Adhesive to the exposed substrate area with supplied spray gun at the appropriate coverage rate. Allow to flash-off and roll membrane into coated substrate. Avoid wrinkling.
4. Brush down the bonded section of membrane immediately with a soft bristle push broom.
5. Fold back the unbonded half of the sheet and repeat the bonding procedure.
6. Install adjoining membrane sheets in the same manner, overlapping edges a minimum of 2 inches to provide for a minimum 1-1/2" hot air weld. It is recommended that all splices be shingled to avoid bucking of water.
7. Heat weld the membrane sheets a minimum of 1-1/2" with an Automatic Heat Welding Machine.

C. Additional Membrane Securement

The membrane must be secured at the perimeter of each roof level, roof section, expansion joint, curb, skylight, interior wall, penthouse, etc., at any angle change which exceeds 2" per horizontal foot and at all other penetrations in accordance with Carlisle's published details.

D. Membrane Flashing

Flash all walls and curbs with Sure-Flex reinforced membrane. Non-Reinforced membrane shall be limited to inside and outside corners, field fabricated pipe seals, scuppers and Sealant Pockets where the use of pre-molded accessories are not practical. Terminate the flashing in accordance with an appropriate Carlisle Termination Detail.

END OF SECTION

SECTION 07 5410 EPDM ROOF MEMBRANE

PART I GENERAL

1.01 DESCRIPTION

The Design “A” Adhered Roofing System incorporates Sure-White (white) 60 mil Sure-Tough™ reinforced EPDM membrane. An acceptable insulation is mechanically fastened to the roof deck or adhered with Carlisle supplied urethane-based insulation adhesive or hot asphalt and the EPDM membrane is fully adhered to the insulation with Carlisle EPDM Bonding Adhesive (Sure-Seal Bonding Adhesive, Low-VOC Bonding Adhesive, Water Based Adhesive or CAV-GRIP III Low-VOC Adhesive). Adjoining sheets of EPDM membrane are spliced together using 3” or 6” wide SecurTAPE™ and Primer OR Factory-Applied TAPE (FAT™) and Primer. There are no maximum slope restrictions for the application of this roofing system.

1.02 QUALITY ASSURANCE

- A. This roofing system must be installed by a Carlisle Authorized Roofing Applicator in compliance with shop drawings as approved by Carlisle SynTec.
- B. Upon request, an inspection shall be conducted by a Field Service Representative of Carlisle to ascertain that the membrane roofing system has been installed according to Carlisle’s published specifications and details applicable at the time of bid. This inspection is to determine whether a warranty shall be issued. It is not intended as a final inspection for the benefit of the owner.
- C. For specific code approvals achieved with this system, refer to Carlisle's EPDM Code Approval Guide, DORA (Directory of Roof Assemblies), FM Approvals or UL Fire Resistance Directory for Roofing Materials and Systems.

1.03 SUBMITTALS

- A. To ensure compliance with Carlisle's minimum warranty requirements, the following projects should be forwarded to Carlisle for review prior to installation, preferably prior to bid.
 - 1. Air pressurized buildings, canopies, and buildings with large openings, cold storage buildings or freezer facilities, adhered roofing system projects over 100’ in height or projects where the EPDM is expected to come in direct contact with petroleum-based products, waste products (i.e., grease, oil, animal fats, etc.) and other chemicals.
- B. Shop drawings must be submitted to Carlisle by the Carlisle Authorized Roofing Applicator along with a completely executed Notice of Award (Page 1 of Carlisle's Request For Warranty form) for approval. Approved shop drawings are required for inspection of the roof and on projects where on-site technical assistance is requested.

1.04 GENERAL DESIGN CONSIDERATIONS

- A. It is the responsibility of the building owner or his/her designated representative to verify structural load limitation. In addition, a core cut may be taken to verify weight of existing components when the roofing system is to be specified on an existing facility.
- B. On new construction projects, especially in cold climate regions, moisture generated due to the construction process could adversely impact various components within the roofing assembly if not addressed. [Refer to Design References DR-01-21 “Construction Generated Moisture” included in the Carlisle Technical Manual.]
- C. On structural concrete decks, when a vapor retarder is not used, gaps in the deck along the perimeter and around penetrations must be sealed along with vertical joints between tilt-up panels, if present, to prevent infiltration of hot humid air and possible moisture contamination resulting from condensation. This is specifically important when adhesive is used to attach the roof insulation.

CAUTION: If left unaddressed, collected moisture could weaken insulation boards and facers resulting in a blow-off or increase the probability of mold growth.

- D. Vapor Retarders
 - 1. Carlisle does not require a vapor retarder for the protection of the membrane; however, it should be considered by the specifier for the protection of the roofing assembly (i.e. primarily insulation, underlayment and adhesives). The following criteria should be considered by the specifier:
 - a. Use of a vapor retarder to protect insulation and reduce moisture accumulation within an insulated

roofing assembly, should be investigated by the specifier.

In the generally temperate climate of the United States, during the winter months, water vapor flows upward from a heated, more humid interior toward a colder, drier exterior. Vapor retarders are more commonly required in northern climates than in southern regions, where downward vapor pressure may be expected and the roofing membrane itself becomes the vapor retarder.

1.05 WARRANTY

Table I Non-Reinforced EPDM Membrane Thickness for Various Warranty Options

Warranty Duration	Sure-Seal or Sure-White Non-Reinforced Membranes				
	Warranty Wind Speed Coverage			Minimum Membrane Thickness	Hail Coverage
	55, 72 or 80 mph	90 to 100 mph	110 to 120 mph		*(Cover Board set in Adhesive)
	Adhered	Adhered	Adhered		
5,10, or 15 year	√	√	√	60-mil Sure-Seal or Sure-White	1" for Adhered*
20 year	√	√	√	60-mil Sure-Seal or Sure-White	1" for Adhered*
25 year (3)	√ (1)	√ (1)	N/A	60-mil Sure-Seal or Sure-White	1" for Adhered*
30 year (3)	√ (1)	√ (1)	N/A	90-mil Sure-Seal or Sure-White	2" for Adhered*

Notes: N/A = Not Acceptable √= Acceptable

- (1) Standard 90-8-30A, EPDM x-23 Low-VOC or CAV-GRIP III Bonding Adhesive must be utilized.
- (2) When Sure-Tough Reinforced membrane is specified, 60-mil membrane minimum is required for warranties for up to 20 year. Projects with 25 or 30 year warranties must incorporate 75-mil membrane.
- (3) See Carlisle Technical Manual for enhanced design requirements.

Table II Reinforced EPDM Membrane Thickness for Various Warranty Options

Warranty Duration	Sure-Tough Reinforced Membranes					
	Warranty Wind Speed Coverage			Minimum Membrane Thickness	Hail Coverage	Puncture Coverage(3)
	55, 72 or 80 mph	90 mph	100 to 120 mph		*(Cover Board set in Adhesive)	
	Adhered	Adhered	Adhered			
5,10, or 15 year	√	√	√	45-mil Sure-Tough	N/A	8 man hours
20 year	√	√	√	60-mil Sure-Tough	1" for Adhered*	16 man hours
25 year (2)	√ (1)	√ (1)	√ (1)	75-mil Sure-Tough	2" for Adhered*	32 man hours
30 year (2)	√ (1)	√ (1)	√ (1)	75-mil Sure-Tough	2" for Adhered*	32 man hours

Notes: N/A = Not Acceptable √= Acceptable

- (1) Standard 90-8-30A, EPDM x-23 Low-VOC, CAV-GRIP III Bonding Adhesive must be utilized.
- (2) See Carlisle Technical Manual for enhanced design requirements.
- (3) Carlisle’s Accidental Puncture Warranty covers labor hours and material used during the repair. Maximum labor and material hours are dependent upon system design. Refer to the Warranty Availability Quick Reference Guide for coverage.

1.06 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Refer to Carlisle Technical Manual for applicable project specific Job Conditions.

1.07 JOB CONDITIONS

A. Refer to Carlisle Technical Manual for applicable project specific Job Conditions.

PART II PRODUCTS

2.01 GENERAL

The components of this roofing system are to be products of Carlisle or accepted by Carlisle as compatible. The installation, performance or integrity of products by others, **when selected by the specifier and accepted by Carlisle**, is not the responsibility of Carlisle and is expressly disclaimed by the Carlisle Warranty.

2.02 MEMBRANE

- A. **Sure-Tough Reinforced EPDM Membranes:** Cured reinforced EPDM (Ethylene, Propylene, Diene Terpolymer) compounded elastomer. Sure-Tough Reinforced EPDM Membrane . Reinforced membrane with polyester fabric conforms to ASTM D4637, Type II (reinforced). All sheets are available with 3” or 6” Factory Applied SecurTAPE (FAT).

2.03 RELATED MATERIALS

- A. 90-8-30A, Low-VOC EPDM Bonding Adhesive, Aqua Base Bonding Adhesive, EPDM or Low VOC EPDM Primer, SecurTAPE, Lap Sealant, Cured EPDM Flashing, Pressure-Sensitive Flashing, uncured Elastoform Flashing®, Seam Fastening Plates and Pressure-Sensitive RUSS™ (with the corresponding fasteners) are required for use with this roofing system. Other Carlisle products, such as, insulation, insulation fasteners, edgings and termination bars are also required when a Total System Warranty is specified.
- B. Other Products: Walkway Pads, Pre-Molded Pipe Flashings, Cured EPDM Flashing, Pressure-Sensitive Inside/Outside Corners, Pipe Flashings, LIQUISEAL Liquid Flashing and Pourable Sealer Pockets.

PART III EXECUTION

3.01 GENERAL

- A. When feasible, begin the application at the highest point of the highest roof level and work to the lowest point to prevent moisture infiltration and to minimize construction traffic on completed sections. This will include completion of all flashings and terminations.

3.02 ROOF DECK CRITERIA

- A. A proper substrate shall be provided by the building owner. The structure shall be sufficient to withstand normal construction loads and live loads.
- B. Defects in the roof deck must be reported and documented to the specifier, general contractor and building owner for assessment. The Carlisle Authorized Roofing applicator shall not proceed unless the defects are corrected.
- C. Refer to Carlisle Technical Manual for acceptable decks and the applicable Sure-Seal Fasteners (when mechanical attachment of insulation is specified).

3.03 SUBSTRATE PREPARATION

- A. On retrofit-recover projects, cut and remove wet insulation, as identified by the specifier, and fill all voids with new insulation so that it is relatively flush.
- B. For all projects, the substrate must be even without noticeable high spots or depressions, and must be free of accumulated water, ice or snow.
- C. Clear the substrate of debris and foreign material. Fresh bitumen based roof cement must be removed or concealed.

3.04 INSTALLATION

Refer to the applicable Safety Data Sheets and Product Data Sheets for cautions and warnings.

A. Insulation Attachment

1. Carlisle Flexible FAST Adhesive may be specified for insulation securement in full spray or beads with spacing as outlined in the Carlisle Technical Manual.
2. Carlisle Fasteners may be used, when specified, to secure Carlisle Insulation at the specified density outlined in the Carlisle Technical Manual

B. Membrane Installation

1. Fully adhere the EPDM membrane to the acceptable substrate with 90-8-30A, Low-VOC EPDM Bonding Adhesive or Aqua Base Bonding Adhesive at the rate specified on the container label. Overlap adjacent EPDM membrane sheets a minimum of 3”.
2. **Membrane Splicing with SecurTAPE (membrane is available with Factory-Applied Tape).**

- a. Refer to Carlisle Technical Manual for membrane splicing.

C. Additional Membrane Securement

EPDM membrane must be secured at the perimeter of each roof level, roof section, expansion joint, curb, skylight, interior wall, penthouse, etc., at any angle change which exceeds 2" in one horizontal foot, and at other penetrations in accordance with Carlisle's details. Additional membrane securement may be provided by Pressure-Sensitive RUSS™ (Reinforced Universal Securement Strip) and Seam Fastening Plates.

D. Membrane Flashing

1. Refer to Carlisle Technical Manual for membrane flashing.

END OF SECTION

SECTION 07 5423
THERMOPLASTIC POLYOLEFIN (TPO) MEMBRANE ROOFING

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Adhered system with thermoplastic polyolefin (TPO) roofing membrane.
- B. Insulation, flat and tapered.
- C. Flashings.
- D. Roofing stack boots, roofing expansion joints, and walkway pads.

1.02 RELATED REQUIREMENTS

- B. Section 07 6200 - Sheet Metal Flashing and Trim: Counterflashings, reglets and _____.

1.03 REFERENCE STANDARDS

- A. ASTM C1289 - Standard Specification for Faced Rigid Cellular Polyisocyanurate Thermal Insulation Board; 2016.
- B. ASTM D6878/D6878M - Standard Specification for Thermoplastic Polyolefin Based Sheet Roofing; 2013.
- C. FM (AG) - FM Approval Guide; current edition.
- D. FM DS 1-28 - Wind Design; 2007.
- E. FM DS 1-29 - Roof Deck Securement and Above-Deck Roof Components; Factory Mutual System; 2006.
- F. NRCA (RM) - The NRCA Roofing Manual; 2017.
- G. UL (FRD) - Fire Resistance Directory; current edition.

1.04 ADMINISTRATIVE REQUIREMENTS

- A. Preinstallation Meeting: Convene one week before starting work of this section.
 - 1. Review preparation and installation procedures and coordinating and scheduling required with related work.

1.05 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Provide manufacturer's written information listed below.
 - 1. Product data indicating membrane materials, flashing materials, insulation, and fasteners.
 - 2. Preparation instructions and recommendations.
 - 3. Storage and handling requirements.
- C. Warranty:
 - 1. Submit manufacturer warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.
 - 2. Submit installer's certification that installation complies with all warranty conditions for the waterproof membrane.

1.06 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum twenty (20) years of documented experience.
- B. Installer Qualifications: Company specializing in performing the work of this section:
 - 1. Approved by membrane manufacturer.

1.07 DELIVERY, STORAGE, AND HANDLING

- A. Deliver products in manufacturer's original containers, dry, undamaged, with seals and labels intact.
- B. Protect products in weather protected environment, clear of ground and moisture.

- C. Protect foam insulation from direct exposure to sunlight.
- D. Provide Safety Data Sheets (SDS) at the project site at all times during transportation, storage, and installation of materials.
- E. Comply with requirements from Owner to prevent overloading or disturbance of the structure when loading materials onto the roof.

1.08 FIELD CONDITIONS

- A. Do not apply roofing membrane during unsuitable weather. Refer to manufacturer's written instructions.
- B. Do not apply roofing membrane when ambient temperature is below 40 degrees F (5 degrees C) or above ____ degrees F (____ degrees C).
- 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. Proceed with work so new roofing materials are not subject to construction traffic as work progresses.

1.09 WARRANTY

- A. See Section 01 7800 - Closeout Submittals, for additional warranty requirements.
- B. System Warranty: Provide manufacturer's system warranty agreeing to repair or replace roofing that leaks or is damaged due to wind or other natural causes.
 - 1. Warranty Term: 20 years.
 - 2. For repair and replacement include costs of both material and labor in warranty.
 - 3. Include accidental punctures according to the manufacturer's standard warranty terms.
 - 4. Include hail damage according to the manufacturer's standard warranty terms.

PART 2 PRODUCTS

2.01 MANUFACTURER

- A. Carlisle SynTec: www.carlisle-syntec.com/#sle.
- B. Substitutions: See Section 01 6000 - Product Requirements.

2.02 ROOFING APPLICATIONS

- A. TPO Membrane Roofing: One ply membrane, fully adhered, over insulation.
- B. Roofing Assembly Performance Requirements and Design Criteria:
 - 1. Drainage: No standing water within 48 hours after precipitation.

2.03 ROOFING MEMBRANE AND ASSOCIATED MATERIALS

- A. Membrane:
 - 1. Material: Thermoplastic Polyolefin (TPO) complying with ASTM D6878/D6878M.
 - 2. Reinforcing: Internal fabric.
 - 3. Thickness: 60 mils (0.060 inch) (1.5 mm), minimum.
 - 4. Sheet Width: Factory fabricated into largest sheets possible.
 - 5. Color: White.
 - 6. Product:
 - a. Carlisle Sure-Weld.
- B. Seaming Materials: As recommended by membrane manufacturer.
- C. Flexible Flashing Material: Same material as membrane.
- D. Base Flashing: Provide waterproof, fully adhered base flashing system at all penetrations, plane transitions, and terminations.

2.04 INSULATION

- A. Polyisocyanurate (ISO) Board Insulation: ASTM C1289, Type II, Class 1 - Faced with glass fiber reinforced cellulosic felt facers on both major surfaces of the core foam. R-30
 - 1. Grade and Compressive Strength: Grade 2, 20 psi (Grade 2, 138 kPa), minimum.
 - 2. Tapered Board: Slope as indicated; fabricate of fewest layers possible.
 - 3. Product:
 - a. Carlisle HP-H.

2.05 ACCESSORIES

- A. Prefabricated Roofing Expansion Joint Flashing: Sheet butyl over closed-cell foam backing seamed to galvanized steel flanges.
- B. Prefabricated Flashing Accessories:
 - 1. Corners and Seams: Same material as membrane, in manufacturer's standard thicknesses.
 - a. Carlisle Sure-Weld TPO Inside Corners; 60 mils (0.060 inch) (1.5 mm) thick.
 - b. Carlisle Sure-Weld TPO Outside Corners; 60 mils (0.060 inch) (1.5 mm) thick.
 - c. Carlisle Sure-Weld TPO T-Joint Covers; 60 mils (0.060 inch) (1.5 mm) thick, 4-1/2 inch (114 mm) diameter.
 - d. Carlisle TPO Curb Wrap Corners; 45 mils (0.045 inch) (1.1 mm) thick, 6 inch (152 mm) wide flange and 12 inch (305 mm) overall height.
 - 2. Penetrations: Same material as membrane, with manufacturer's standard cut-outs, rigid inserts, clamping rings, and flanges.
 - a. Carlisle Sure-Weld TPO Molded Pipe Flashings; for pipes 1 inch to 6 inches (25 mm to 152 mm) in diameter.
 - b. Carlisle Sure-Weld TPO Split Pipe Seals; for pipes 1 inch to 6 inches (25 mm to 152 mm) in diameter.
 - c. Carlisle Sure-Weld TPO Square Tubing Wraps. 3 inches (76 mm), 4 inches (101 mm), and 6 inches (152 mm) square.
 - 3. Sealant Pockets: Same material as membrane, with manufacturer's standard accessories, in manufacturer's standard configuration.
 - a. Carlisle Sure-Weld TPO Molded Sealant Pockets: Two piece, interlocking, flexible pockets with rigid polypropylene vertical wall and preformed deck flanges. 6 inches (152 mm) wide and adjustable from 7-1/2 inches (191 mm) to 12 inches (305 mm) long.
 - b. Carlisle Sure-Weld TPO Prefabricated Sealant Pockets: Two piece, prefabricated, rigid; TPO and TPO-coated metal with weldable horizontal deck flange; 12 inch (305 mm) square.
 - c. Carlisle Sure-Weld TPO Sealant Pockets Extension Legs: 45 mils (0.045 inch) (1.1 mm) thick TPO membrane and TPO-coated metal; each unit extends length of Molded Sealant Pocket or Prefabricated Sealant Pocket by 10 inches (254 mm). Use full length or cut to size.
 - 4. Pressure Sensitive Cover Strips: 6 inch (152 mm) wide, 45 mils (0.045 inch) (1.1 mm) thick, non-reinforced TPO membrane laminated to 35 mils (0.035 inch) (0.9 mm) thick cured synthetic rubber with pressure sensitive adhesive.
 - 5. TPO Pressure Sensitive RUSS:
 - a. 6 inch (152 mm) wide, 40 mils (0.040 inch) (1 mm) thick, reinforced TPO membrane with 3 inch (76 mm) wide, 35 mils (0.035 inch) (0.9 mm) thick cured synthetic rubber with pressure sensitive adhesive laminated to one edge.
 - b. 10 inch (254 mm) wide, 45 mils (0.045 inch) (1.1 mm) thick, reinforced TPO membrane with 3 inch (76 mm) wide, 35 mils (0.035 inch) (0.9 mm) thick cured synthetic rubber with pressure sensitive adhesive laminated to one edge.
 - 6. Miscellaneous Flashing: Non-reinforced TPO membrane; 80 mils (0.080 inch) (2 mm) thick, in manufacturer's standard lengths and widths.
- C. Insulation Fasteners: Appropriate for purpose intended and approved by roofing manufacturer.

- D. Membrane Adhesive: As recommended by membrane manufacturer.
- E. Surface Conditioner for Adhesives: Compatible with membrane and adhesives.
- F. Sealants: As recommended by membrane manufacturer.
- G. Cleaner: Manufacturer's standard, clear, solvent-based cleaner.
- H. Edgings and Terminations: Manufacturer's standard edge and termination accessories.
 - 1. Snap-On Edge System:
 - 2. Anchor Bar Fascia System:
 - 3. Drip Edge: Carlisle Sure-Seal Drip Edge.
 - 4. Coping:
 - 5. TPO Coated Sheet Metal.
 - 6. Termination Bar.

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 PREPARATION, GENERAL

- A. Clean substrate thoroughly prior to roof application.
- B. Do not begin work until other work that requires foot or equipment traffic on roof is complete.
- C. Apply manufacturer's recommended vapor retarder or temporary roof before roof installation.

3.03 METAL DECK PREPARATION

- A. Install preformed sound absorbing glass fiber insulation strips supplied by Section 05 3100 in acoustic deck flutes. Install in accordance with manufacturer's instructions.
- B. Install deck sheathing on metal deck:
 - 1. Lay with long side at right angle to flutes; stagger end joints; provide support at ends.
 - 2. Cut sheathing cleanly and accurately at roof breaks and protrusions to provide smooth surface.
 - 3. Tape joints.

3.04 INSTALLATION - GENERAL

- A. Perform work in accordance with manufacturer's instructions and NRCA (RM) applicable requirements.
- B. Do not apply roofing membrane during unsuitable weather.
- C. Do not apply roofing membrane when ambient temperature is outside the temperature range recommended by manufacturer.
- D. Do not apply roofing membrane to damp or frozen deck surface or when precipitation is expected or occurring.
- E. Do not expose materials vulnerable to water or sun damage in quantities greater than can be weatherproofed the same day.

3.05 INSULATION APPLICATION

- A. Attachment of Insulation:
 - 1. Mechanically fasten insulation to deck in accordance with roofing manufacturer's instructions and Factory Mutual requirements.

- B. Lay subsequent layers of insulation with joints staggered minimum 6 inch (152 mm) from joints of preceding layer.
- C. On metal deck, place boards parallel to flutes with insulation board edges bearing on deck flutes.
- D. Lay boards with edges in moderate contact without forcing, and gap between boards no greater than 1/4 inch (6.3 mm). Cut insulation to fit neatly to perimeter blocking and around penetrations through roof.
- E. Do not apply more insulation than can be completely waterproofed in the same day.

3.06 MEMBRANE APPLICATION

- A. Roll out membrane, free from wrinkles or tears. Place sheet into place without stretching.
- B. Fully Adhered Application: Apply adhesive at manufacturer's recommended rate. Fully embed membrane in adhesive except in areas directly over or within 3 inches (75 mm) of expansion joints. Fully adhere one roll before proceeding to adjacent rolls.
- C. Seam Welding:
 - 1. Seam Welding: Overlap edges and ends and seal seams by heat welding, minimum 2 inches (51 mm).
 - 2. Cover seams with manufacturer's recommended joint covers.
 - 3. Probe seams once welds have thoroughly cooled. (Approximately 30 minutes.)
 - 4. Repair deficient seams within the same day.
 - 5. Seal cut edges of reinforced membrane after seam probe is complete.
 - a. Cut edge sealant recommended, but not specifically required, for flat surfaces.
 - b. Cut edge sealant not required at vertical splices.
- D. At intersections with vertical surfaces:
 - 1. Extend membrane over cant strips and up a minimum of 4 inches (100 mm) onto vertical surfaces.
 - 2. Fully adhere flexible flashing over membrane and up to nailing strips.
- E. Install roofing expansion joints where indicated. Make joints watertight.
- F. Install prefabricated joint components in accordance with manufacturer's instructions.
- G. Coordinate installation of roof drains and sumps and related flashings. Locate all field splices away from low areas and roof drains. Lap upslope sheet over downslope sheet.
- H. Daily Seal: Install daily seal per manufacturers instructions at the end of each work day. Prevent infiltration of water at incomplete flashings, terminations, and at unfinished membrane edges.

3.07 FIELD QUALITY CONTROL

- A. See Section 01 4000 - Quality Requirements, for general requirements for field quality control and inspection.

3.08 CLEANING

- A. Remove wrappings, empty containers, paper, and other debris from the roof daily. Dispose of debris in compliance with local, State, and Federal regulations.
- B. Remove bituminous 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 conform to their documented instructions.
- D. Repair or replace defaced or damaged finishes caused by work of this section.

3.09 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 07 5423

SECTION 07 6200 - SHEET METAL FLASHING AND TRIM

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Fabricated sheet metal items, including flashings and counterflashings.
- B. Flashings, counterflashings, sheet metal roofing, and fabricated sheet metal items.

1.02 RELATED REQUIREMENTS

- A. Section 07 7123 - Manufactured Gutters and Downspouts.
- B. Section 07 9005 - Joint Sealers.

1.03 REFERENCE STANDARDS

- A. AAMA 611 - Voluntary Specification for Anodized Architectural Aluminum; American Architectural Manufacturers Association.
- B. ASTM A 653/A 653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.
- C. ASTM B 32 - Standard Specification for Solder Metal.
- D. ASTM B 209 - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate.
- E. ASTM B 209M - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate Metric.
- F. ASTM D 4586 - Standard Specification for Asphalt Roof Cement, Asbestos-Free.
- G. SMACNA (ASMM) - Architectural Sheet Metal Manual; Sheet Metal and Air Conditioning Contractors' National Association.

1.04 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements, for submittal procedures.
- B. Shop Drawings: Indicate material profile, jointing pattern, jointing details, fastening methods, flashings, terminations, and installation details.

1.05 QUALITY ASSURANCE

- A. Perform work in accordance with SMACNA Architectural Sheet Metal Manual requirements and standard details, except as otherwise indicated.
- B. Fabricator and Installer Qualifications: Company specializing in sheet metal work with 3 years of experience.

1.06 DELIVERY, STORAGE, AND HANDLING

- A. Stack material to prevent twisting, bending, and abrasion, and to provide ventilation. Slope metal sheets to ensure drainage.
- B. Prevent contact with materials that could cause discoloration or staining.

PART 2 PRODUCTS

2.01 SHEET MATERIALS

- A. Galvanized Steel: ASTM A 653/A 653M, with G90/Z275 zinc coating; minimum 0.02 inch thick base metal.
- B. Pre-Finished Aluminum: ASTM B 209 (ASTM B 209M); 0.032 inch thick; plain finish shop pre coated with fluoropolymer coating of color as selected.

2.02 ACCESSORIES

- A. Fasteners: Hook strip or Clip Type, Same material and finish as flashing metal.
- B. Primer: Zinc chromate type.
- C. Protective Backing Paint: Zinc molybdate alkyd.
- D. Sealant: Type III specified in Section 07 9005.

- E. Plastic Cement: ASTM D 4586, Type I.
- F. Solder: ASTM B 32; Sn50 (50/50) type.

2.03 FABRICATION

- A. All flashing to be shop formed except where authorized by Architect.
- B. Form sections true to shape, accurate in size, square, and free from distortion or defects.
- C. Hem exposed edges on underside 1/2 inch; miter and seam corners.
- D. Form material with flat lock seams, except where otherwise indicated. At moving joints, use sealed lapped, bayonet-type or interlocking hooked seams.
- E. Fabricate corners from one piece with minimum 18 inch long legs; solder for rigidity, seal with sealant.
- F. Fabricate vertical faces with bottom edge formed outward 1/4 inch (6 mm) and hemmed to form drip.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify roof openings, curbs, pipes, sleeves, ducts, and vents through roof are solidly set, reglets in place, and nailing strips located.
- B. Verify roofing termination and base flashings are in place, sealed, and secure.

3.02 PREPARATION

- A. Install starter and edge strips, and cleats before starting installation.
- B. Back paint concealed metal surfaces with protective backing paint to a minimum dry film thickness of 15 mil.

3.03 INSTALLATION

- A. Secure flashings in place using concealed fasteners. Use exposed fasteners only where permitted.
- B. Apply plastic cement compound between metal flashings and felt flashings.
- C. Fit flashings tight in place. Make corners square, surfaces true and straight in planes, and lines accurate to profiles.
- D. Solder metal joints for full metal surface contact. After soldering, wash metal clean with neutralizing solution and rinse with water.

END OF SECTION

**SECTION 07 9200
JOINT SEALANTS**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Nonsag gunnable joint sealants.
- B. Joint backings and accessories.

1.02 RELATED REQUIREMENTS

1.03 REFERENCE STANDARDS

- A. ASTM C661 - Standard Test Method for Indentation Hardness of Elastomeric-Type Sealants by Means of a Durometer; 2015.
- B. ASTM C834 - Standard Specification for Latex Sealants; 2014.
- C. ASTM C919 - Standard Practice for Use of Sealants in Acoustical Applications; 2012.
- D. ASTM C920 - Standard Specification for Elastomeric Joint Sealants; 2014a.
- E. ASTM C1193 - Standard Guide for Use of Joint Sealants; 2016.
- F. ASTM C1248 - Standard Test Method for Staining of Porous Substrate by Joint Sealants; 2008 (Reapproved 2012).
- G. SCAQMD 1168 - South Coast Air Quality Management District Rule No. 1168; current edition.

1.04 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements, for submittal procedures.
- B. Product Data for Sealants: Submit manufacturer's technical data sheets for each product to be used, that includes the following.
 - 1. Physical characteristics, including movement capability, VOC content, hardness, cure time, and color availability.
 - 2. List of backing materials approved for use with the specific product.
 - 3. Substrates that product is known to satisfactorily adhere to and with which it is compatible.
 - 4. Substrates the product should not be used on.
- C. Product Data for Accessory Products: Submit manufacturer's technical data sheet for each product to be used, including physical characteristics, installation instructions, and recommended tools.
- D. Color Cards for Selection: Where sealant color is not specified, submit manufacturer's color cards showing standard colors available for selection.

1.05 QUALITY ASSURANCE

- A. Maintain one copy of each referenced document covering installation requirements on site.
- B. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum three years documented experience.

1.06 WARRANTY

- A. See Section 01 7800 - Closeout Submittals, for additional warranty requirements.
- B. Correct defective work within a five year period after Date of Substantial Completion.
- C. Warranty: Include coverage for installed sealants and accessories that fail to achieve watertight seal, exhibit loss of adhesion or cohesion, or do not cure.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Non-Sag Sealants: Permits application in joints on vertical surfaces without sagging or slumping.
 - 1. Adhesives Technology Corporation: www.atcepoxy.com/#sle.
 - 2. Dow Chemical Company: consumer.dow.com/en-us/industry/ind-building-construction.html/#sle.
 - 3. Hilti, Inc: www.us.hilti.com/#sle.
 - 4. Sherwin-Williams Company: www.sherwin-williams.com/#sle.
 - 5. Sika Corporation: www.usa-sika.com/#sle.
 - 6. W.R. Meadows, Inc: www.wrmeadows.com.
 - 7. Tremco
 - 8. Substitutions: See Section 01 6000 - Product Requirements.

2.02 JOINT SEALANT APPLICATIONS

- A. Scope:
 - 1. Exterior Joints: Seal open joints, whether or not the joint is indicated on the drawings, unless specifically indicated not to be sealed. Exterior joints to be sealed include, but are not limited to, the following items.
 - a. Wall expansion and control joints.
 - b. Joints between door, window, and other frames and adjacent construction.
 - c. Joints between different exposed materials.
 - d. Openings below ledge angles in masonry.
 - e. Other joints indicated below.
 - 2. Interior Joints: Do not seal interior joints unless specifically indicated to be sealed. Interior joints to be sealed include, but are not limited to, the following items.
 - a. Joints between door, window, and other frames and adjacent construction.
 - b. In sound-rated wall and ceiling assemblies, gaps at electrical outlets, wiring devices, piping, and other openings; between wall/ceiling and other construction; and other flanking sound paths.
 - c. Other joints indicated below.
 - 3. Do not seal the following types of joints.
 - a. Intentional weepholes in masonry.
 - b. Joints indicated to be treated with manufactured expansion joint cover or some other type of sealing device.
 - c. Joints where sealant is specified to be provided by manufacturer of product to be sealed.
 - d. Joints where installation of sealant is specified in another section.
 - e. Joints between suspended panel ceilings/grid and walls.
- B. Exterior Joints: Use non-sag non-staining silicone sealant, unless otherwise indicated.
- C. Interior Joints: Use non-sag polyurethane sealant, unless otherwise indicated.
 - 1. Wall and Ceiling Joints in Non-Wet Areas: Acrylic emulsion latex sealant.
 - 2. Wall and Ceiling Joints in Wet Areas: Non-sag polyurethane sealant for continuous liquid immersion.
 - 3. Type ___ - In Sound-Rated Assemblies: Acrylic emulsion latex sealant.
- D. Interior Wet Areas: Bathrooms, restrooms, kitchens, food service areas, food processing areas, and _____; fixtures in wet areas include plumbing fixtures, food service equipment, countertops, cabinets, other similar items, and _____.
- E. Sound-Rated Assemblies: Walls and ceilings identified as "STC-rated", "sound-rated", or "acoustical".

2.03 JOINT SEALANTS - GENERAL

- A. Sealants and Primers: Provide products having lower volatile organic compound (VOC) content than indicated in SCAQMD 1168.

- B. Colors: As indicated on the drawings.

2.04 NONSAG JOINT SEALANTS

- A. Non-Staining Silicone Sealant: ASTM C920, Grade NS, Uses M and A; not expected to withstand continuous water immersion or traffic.
 - 1. Movement Capability: As dictated by local building codes and industry standards
 - 2. Non-Staining To Porous Stone: Non-staining to light-colored natural stone when tested in accordance with ASTM C1248.
 - 3. Dirt Pick-Up: Reduced dirt pick-up compared to other silicone sealants.
- B. Tamper-Resistant, Silyl-Terminated Polyether (STPE) and Polyurethane (STPU) Sealant: ASTM C920, Grade NS, Uses M and A; single component; not expected to withstand continuous water immersion or traffic. To be used in all detention areas.
 - 1. Movement Capability: Plus and minus 12-1/2 percent, minimum
 - 2. Hardness Range: 25 to 30, Shore A, when tested in accordance with ASTM C661.
 - 3. Manufacturers:
 - a. Pecora Corporation: www.pecora.com.
 - b. Sika Corporation; SikaHyflex-150 LM: www.usa-sika.com/#sle.
 - c. Substitutions: See Section 01 6000 - Product Requirements.
- C. Polyurethane Sealant: ASTM C920, Grade NS, Uses M and A; single or multi-component; not expected to withstand continuous water immersion or traffic.
 - 1. Movement Capability: Plus and minus 25 percent, minimum.
- D. Polyurethane Sealant for Continuous Water Immersion: ASTM C920, Grade NS, Uses M and A; single or multi-component; explicitly approved by manufacturer for continuous water immersion; suitable for traffic exposure when recessed below traffic surface .
 - 1. Movement Capability: Plus and minus 35 percent, minimum.

2.05 ACCESSORIES

- A. Backer Rod: Cylindrical cellular foam rod with surface that sealant will not adhere to, compatible with specific sealant used, and recommended by backing and sealant manufacturers for specific application.
- B. Backing Tape: Self-adhesive polyethylene tape with surface that sealant will not adhere to and recommended by tape and sealant manufacturers for specific application.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that joints are ready to receive work.
- B. Verify that backing materials are compatible with sealants.
- C. Verify that backer rods are of the correct size.

3.02 PREPARATION

- A. Remove loose materials and foreign matter that could impair adhesion of sealant.
- B. Clean joints, and prime as necessary, in accordance with manufacturer's instructions.
- C. Perform preparation in accordance with manufacturer's instructions and ASTM C1193.
- D. Mask elements and surfaces adjacent to joints from damage and disfigurement due to sealant work; be aware that sealant drips and smears may not be completely removable.

3.03 INSTALLATION

- A. Perform work in accordance with sealant manufacturer's requirements for preparation of surfaces and material installation instructions.
- B. Perform installation in accordance with ASTM C1193.
- C. Perform acoustical sealant application work in accordance with ASTM C919.

- D. Measure joint dimensions and size joint backers to achieve width-to-depth ratio, neck dimension, and surface bond area as recommended by manufacturer, except where specific dimensions are indicated.
- E. Install bond breaker backing tape where backer rod cannot be used.
- F. Install sealant free of air pockets, foreign embedded matter, ridges, and sags, and without getting sealant on adjacent surfaces.
- G. Do not install sealant when ambient temperature is outside manufacturer's recommended temperature range, or will be outside that range during the entire curing period, unless manufacturer's approval is obtained and instructions are followed.
- H. Nonsag Sealants: Tool surface concave, unless otherwise indicated; remove masking tape immediately after tooling sealant surface.

3.04 FIELD QUALITY CONTROL

- A. Perform field quality control inspection/testing as specified in PART 1 under QUALITY ASSURANCE article.
- B. Remove and replace failed portions of sealants using same materials and procedures as indicated for original installation.

END OF SECTION 07 9200

AIA® Document A101® – 2017

Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum

AGREEMENT made as of the day of in the year
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

Winnebago County
404 Elm Street, Room 202
Rockford, IL 61101

and the Contractor:
(Name, legal status, address and other information)

Sterling Commercial Roofing a Tecta America Company LLC.
2711 Locust Street
Sterling, IL 61081

for the following Project:
(Name, location and detailed description)

Winnebago County Public Safety Building Reroof
420 West State Street
Rockford, IL 61101

The Architect:
(Name, legal status, address and other information)

1919 Architects
4000 Morsay Drive
Rockford, IL 61107

The Owner and Contractor agree as follows.

The Invitation for Bid to which this document A201-2017 is attached is a publicly bid contract for a construction project(s) issued by the County of Winnebago. The Invitation for Bid, the selection and award of the bid and resulting contract all are subject to the terms and conditions of Illinois law.

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

The parties should complete A101®-2017, Exhibit A, Insurance and Bonds, contemporaneously with this Agreement. AIA Document A201®-2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

Init.

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User Notes:

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TABLE OF ARTICLES

- 1 THE CONTRACT DOCUMENTS**
- 2 THE WORK OF THIS CONTRACT**
- 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION**
- 4 CONTRACT SUM**
- 5 PAYMENTS**
- 6 DISPUTE RESOLUTION**
- 7 TERMINATION OR SUSPENSION**
- 8 MISCELLANEOUS PROVISIONS**
- 9 ENUMERATION OF CONTRACT DOCUMENTS**

EXHIBIT A INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary, and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

The date of this Agreement.

A date set forth in a notice to proceed issued by the Owner.

Established as follows:

(Insert a date or a means to determine the date of commencement of the Work.)

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of this Agreement.

§ 3.2 The Contract Time shall be measured from the date of commencement of the Work.

§ 3.3 Substantial Completion

§ 3.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of the entire Work:

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(Check one of the following boxes and complete the necessary information.)

Not later than () calendar days from the date of commencement of the Work.

By the following date: 10-31-26

§ 3.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Contractor shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
-----------------	-----------------------------

§ 3.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 3.3, liquidated damages, if any, shall be assessed as set forth in Section 4.5.

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be \$1,207,800, subject to additions and deductions as provided in the Contract Documents.

§ 4.2 Alternates

§ 4.2.1 Alternates, if any, included in the Contract Sum:

Item	Price
Extended 5-year Warranty TPO (25-year total)	\$44,220
Item	Price
Add-On Apeel Soffit Visible from Windows	\$2,800

§ 4.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement. (Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
------	-------	---------------------------

§ 4.3 Allowances, if any, included in the Contract Sum: (Identify each allowance.)

Item	Price
------	-------

§ 4.4 Unit prices, if any: (Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
------	-----------------------	-------------------------

§ 4.5 Liquidated damages, if any: (Insert terms and conditions for liquidated damages, if any.)

None

§ 4.6 Other:

Init.

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(Insert provisions for bonus or other incentives, if any, that might result in a change to the Contract Sum.)

ARTICLE 5 PAYMENTS

§ 5.1 Progress Payments

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents. After the Architect has issued a Certificate for Payment, the Owner shall make payment in the manner and within the time provided in the Contract Documents, and shall so notify the Architect. Except as otherwise expressly modified by the Contract Documents, all payments shall be made pursuant to the Local Government Prompt Payment Act, 50 ILCS 505/1 *et seq.*

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the 25th day of a month, the Owner shall make payment of the amount certified to the Contractor not later than 60 days from receiving the Pay Application, per Prompt Payment Act.

After the Architect has issued a Certificate for Payment, the Owner shall make payment in the manner and within the time provided in the Contract Documents, and shall so notify the Architect. Except as otherwise expressly modified by the Contract Documents, all payments shall be made pursuant to the Local Government Prompt Payment Act, 50 ILCS 505/1 *et seq.*

(Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form, and supported by such data to substantiate its accuracy, as the Architect may require. This schedule of values shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.6 In accordance with AIA Document A201™-2017, General Conditions of the Contract for Construction, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 5.1.6.1 The amount of each progress payment shall first include:

- .1 That portion of the Contract Sum properly allocable to completed Work;
- .2 That portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction, or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing; and
- .3 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified.

Materials stored off-site in a secure, insured facility shall be eligible for payment upon submission of invoices, proof of insurance, and bill of sale.

§ 5.1.6.2 The amount of each progress payment shall then be reduced by:

- .1 The aggregate of any amounts previously paid by the Owner;
- .2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201-2017;

- .3 Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;
- .4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201–2017; and
- .5 Retainage withheld pursuant to Section 5.1.7.

§ 5.1.7 Retainage

§ 5.1.7.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:

(Paragraph Deleted)

(
Retainage shall not exceed 5% and fully released upon Substantial Completion.

§ 5.1.7.1.1 The following items are not subject to retainage:

(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

§ 5.1.7.2 Reduction or limitation of retainage, if any, shall be as follows:

(If the retainage established in Section 5.1.7.1 is to be modified prior to Substantial Completion of the entire Work, including modifications for Substantial Completion of portions of the Work as provided in Section 3.3.2, insert provisions for such modifications.)

§ 5.1.7.3 Except as set forth in this Section 5.1.7.3, upon Substantial Completion of the Work, the Contractor may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 5.1.7. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:

(Insert any other conditions for release of retainage upon Substantial Completion.)

§ 5.1.8 If final completion of the Work is materially delayed through no fault of the Contractor, the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A201–2017.

§ 5.1.9 Except with the Owner’s prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 Final Payment

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1 the Contractor has fully performed the Contract except for the Contractor’s responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, and to satisfy other requirements, if any, which extend beyond final payment; and
- .2 a final Certificate for Payment has been issued by the Architect.

§ 5.2.2 The Owner’s final payment to the Contractor shall be made no later than 60 days after the issuance of the Architect’s final Certificate for Payment, or as follows:

Init.

§ 5.3 Interest

Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

(Paragraph Deleted)

None

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 Initial Decision Maker

The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017, unless the parties appoint below another individual, not a party to this Agreement, to serve as the Initial Decision Maker. *(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)*

Shawn Franks 815-319-4670 SFranks@fm.wincoil.gov

Ted Seele 815-319-4670 TSeele@fm.wincoil.gov

§ 6.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by, mediation pursuant to Article 15 of AIA Document A201–2017, the method of binding dispute resolution shall be as follows: *(Check the appropriate box.)*

Arbitration pursuant to Section 15.4 of AIA Document A201–2017

Litigation in a court of competent jurisdiction

Other *(Specify)*

If the Owner and Contractor do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2017.

§ 7.1.1 If the Contract is terminated for the Owner’s convenience in accordance with Article 14 of AIA Document A201–2017, then the Owner shall pay the Contractor a termination fee as follows:

(Paragraph Deleted)

If the Owner terminates for convenience, Contractor shall be paid for: Work Performed, Materials Purchased, Demobilization, plus 10% overhead and profit on remaining contract value.

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017.

Init.

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ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 The Owner’s representative:
(Name, address, email address, and other information)

Shawn Franks, Facilities Director
400 West State Street, Room 020
Rockford, IL 61101
815-319-4670
sfranks@fm.wincoil.gov SFranks@fm.wincoil.govSFranks@fm.wincoil.govSFranks@fm.wincoil.gov
SFranks@fm.wincoil.gov

Ted Seele, Assistant Facilities Director/Project Manger

400 West State Street, Room 020

Rockford, IL 61101

815-319-4670

TSeele@fm.wincoil.gov

§ 8.3 The Contractor’s representative:
(Name, address, email address, and other information)

Tim Beard, Vice President
2711 Locust Street
Sterling IL 61081
815-626-7744

tbeard@tectaaamerica.com

Kevin Froeter, President

2711 Locust Street

Sterling IL 61081

kfroeter@tectaaamerica.com

§ 8.4 Neither the Owner’s nor the Contractor’s representative shall be changed without ten days’ prior notice to the other party.

§ 8.5 Insurance and Bonds

§ 8.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, Exhibit A, Insurance and Bonds, and elsewhere in the Contract Documents. Review to RFP scope of work, provide performance bond within two weeks of executing the contract.

§ 8.5.2 The Contractor shall provide bonds as set forth in AIA Document A101™–2017 Exhibit A, and elsewhere in the Contract Documents.

Init.

§ 8.6 Notice in electronic format, pursuant to Article 1 of AIA Document A201–2017, may be given in accordance with a building information modeling exhibit, if completed, or as otherwise set forth below:
(If other than in accordance with a building information modeling exhibit, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)

§ 8.7 Other provisions:

Contractor’s price is based on material costs at time of bid. In the event of increases in material, labor, fuel, or freight costs beyond Contractor’s control (including manufacturer increases), the Contract Sum shall be equitably adjusted by Change Order for the documented increase.

Contractor shall be entitled to time extensions and cost adjustments for delays beyond its control, including but not limited to weather, material shortages, labor disruptions, or concealed conditions.

Contractor shall not be responsible for site security or protection of Owner’s property not directly related to the Work.

All extra work shall be performed only upon written authorization and shall include overhead and profit of 15% unless otherwise agreed.

Contractor shall not be liable for delays or failure to perform due to events beyond reasonable control, including weather, supply chain disruption, or governmental actions.

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 This Agreement is comprised of the following documents:

- .1 AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor
- .2 AIA Document A101™–2017, Exhibit A, Insurance and Bonds
- .3 AIA Document A201™–2017, General Conditions of the Contract for Construction
- .4 Building information modeling exhibit, dated as indicated below:
(Insert the date of the building information modeling exhibit incorporated into this Agreement.)

.5 Drawings

Number	Title	Date
26-17440	Winnebago County PSB-Reroof	02-19-2026

.6 Specifications

Section	Title	Date	Pages
26-17440	Winnebago County PSB-Reroof	02-19-2026	59

.7 Addenda, if any:

Number	Date	Pages
1	3-6-2026	42

Portions of Addenda relating to bidding or proposal requirements are not part of the Contract Documents unless the bidding or proposal requirements are also enumerated in this Article 9.

Init.

.8 Other Exhibits:

(Check all boxes that apply and include appropriate information identifying the exhibit where required.)

AIA Document E204™–2017, Sustainable Projects Exhibit, dated as indicated below:
(Insert the date of the E204–2017 incorporated into this Agreement.)

The Sustainability Plan:

Title	Date	Pages
-------	------	-------

Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
----------	-------	------	-------

.9 Other documents, if any, listed below:

(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201™–2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Contractor's bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)

This Agreement entered into as of the day and year first written above.

OWNER (Signature)

Joseph V. Chiarelli, Winnebago County Board
Chairman

(Printed name and title)

CONTRACTOR (Signature)

Tim Beard, Vice President

(Printed name and title)

Init.

Additions and Deletions Report for **AIA® Document A101® – 2017**

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 17:26:11 ET on 04/29/2026.

PAGE 1

Winnebago County-
404 Elm Street, Room 202
Rockford, IL 61101

...

Sterling Commercial Roofing a Tecta America Company LLC.
2711 Locust Street
Sterling, IL 61081

...

Winnebago County Public Safety Building Reroof
420 West State Street
Rockford, IL 61101

...

1919 Architects -
4000 Morsay Drive
Rockford, IL 61107

...

The Invitation for Bid to which this document A201-2017 is attached is a publicly bid contract for a construction project(s) issued by the County of Winnebago. The Invitation for Bid, the selection and award of the bid and resulting contract all are subject to the terms and conditions of Illinois law.

PAGE 2

The date of this Agreement.

PAGE 3

By the following date: 10-31-26

...

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be ~~(\$—)~~, \$1,207,800, subject to additions and deductions as provided in the Contract Documents.

...

<u>Item</u>	<u>Price</u>
<u>Extended 5-year Warranty TPO (25-year total)</u>	<u>\$44,220</u>
<u>Item</u>	<u>Price</u>
<u>Add-On Apeel Soffit Visible from Windows</u>	<u>\$2,800</u>

Item	Price
-------------	--------------

None

PAGE 4

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents. After the Architect has issued a Certificate for Payment, the Owner shall make payment in the manner and within the time provided in the Contract Documents, and shall so notify the Architect. Except as otherwise expressly modified by the Contract Documents, all payments shall be made pursuant to the Local Government Prompt Payment Act, 50 ILCS 505/1 et seq.

...

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the 25th day of a month, the Owner shall make payment of the amount certified to the Contractor not later than ~~the day of~~ the month. If an Application for Payment is received by 60 days from receiving the Pay Application, per Prompt Payment Act.

...

the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than () days after the Architect receives the Application for Payment. After the Architect has issued a Certificate for Payment, the Owner shall make payment in the manner and within the time provided in the Contract Documents, and shall so notify the Architect. Except as otherwise expressly modified by the Contract Documents, all payments shall be made pursuant to the Local Government Prompt Payment Act, 50 ILCS 505/1 et seq.

...

Materials stored off-site in a secure, insured facility shall be eligible for payment upon submission of invoices, proof of insurance, and bill of sale.

PAGE 5

(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)

...

(

...

Retainage shall not exceed 5% and fully released upon Substantial Completion.

...

§ 5.2.2 The Owner's final payment to the Contractor shall be made no later than ~~30~~60 days after the issuance of the Architect's final Certificate for Payment, or as follows:

PAGE 6

(Insert rate of interest agreed upon, if any.)

...

None

Shawn Franks 815-319-4670 SFranks@fm.wincoil.gov

Ted Seele 815-319-4670 TSeele@fm.wincoil.gov

...

Litigation in a court of competent jurisdiction

...

(Insert

...

the amount of, or method for determining, the fee, if any, payable to the Contractor following a termination for the Owner's convenience. If the Owner terminates for convenience, Contractor shall be paid for: Work Performed, Materials Purchased, Demobilization, plus 10% overhead and profit on remaining contract value.

Shawn Franks, Facilities Director

400 West State Street, Room 020

Rockford, IL 61101

815-319-4670

sfranks@fm.wincoil.gov

SFranks@fm.wincoil.govSFranks@fm.wincoil.govSFranks@fm.wincoil.govSFranks@fm.wincoil.gov

Ted Seele, Assistant Facilities Director/Project Manger

400 West State Street, Room 020

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Tim Beard, Vice President

2711 Locust Street

Sterling IL 61081

815-626-7744

tbeard@tectaamerica.com

Kevin Froeter, President

2711 Locust Street

Sterling IL 61081

kfroeter@tectaamerica.com

PAGE 7

§ 8.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, Exhibit A, Insurance and Bonds, and elsewhere in the Contract Documents. Review to RFP scope of work, provide performance bond within two weeks of executing the contract.

PAGE 8

§ 8.7 Other provisions:

...

Contractor's price is based on material costs at time of bid. In the event of increases in material, labor, fuel, or freight costs beyond Contractor's control (including manufacturer increases), the Contract Sum shall be equitably adjusted by Change Order for the documented increase.

...

Contractor shall be entitled to time extensions and cost adjustments for delays beyond its control, including but not limited to weather, material shortages, labor disruptions, or concealed conditions.

...

Contractor shall not be responsible for site security or protection of Owner's property not directly related to the Work.

...

All extra work shall be performed only upon written authorization and shall include overhead and profit of 15% unless otherwise agreed.

...

Contractor shall not be liable for delays or failure to perform due to events beyond reasonable control, including weather, supply chain disruption, or governmental actions.

...

<u>26-17440</u>	<u>Winnebago County</u> <u>PSB-Reroof</u>	<u>02-19-2026</u>
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Joseph V. Chiarelli, Winnebago County Board
Chairman-

Tim Beard, Vice President

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Zachary Enderle, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 17:26:11 ET on 04/29/2026 under Order No. 500045257 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A101™ - 2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, other than those additions and deletions shown in the associated Additions and Deletions Report.

(Signed)

(Title)

(Dated)