SAINT ANSELM COLLEGE

1889

OFFICE OF THE SENIOR VICE PRESIDENT FOR FINANCE / CFO

Request for Proposals—Abridged

Grappone Stadium Locker Rooms Project

Saint Anselm College, 100 Saint Anselm Drive, Manchester, NH 03102-1310
phone: 603-641-7380, website: www.anselm.edu**/procurement**

REQUEST FOR PROPOSALS

Grappone Stadium Locker Rooms Project

Part 1. Invitation

1.1 Invitation

1.1.1 Saint Anselm College (the "College" or "Saint Anselm") is looking for a qualified general contractor (the "GC" or "Contractor") to renovate the existing locker rooms at Grappone Stadium and to ensure the roof is weather tight. The awarded GC will work in coordination with College personnel to perform this work, and must be attentive to scheduling in and around the College's scheduled summer events. This project involves a compressed time frame and will require staffing starting in late May/June 2017 and full mobilization in July of 2017.

1.1.1.1 Currently, the locker rooms in the stadium are used during the summer and fall months. These lockers have always been used by a mixture of visitor and home teams and are in addition to locker rooms in other facilities in proximity to the stadium. It is our intention to upgrade the finishes to ensure that the look and feel of the spaces matches that of our other locker room facilities.

1.1.2 The purpose of this bid solicitation is to describe the College, the scope of work and requirements, to specify an acceptable proposal and to identify one (1) direct Contractor capable of handling all aspects of our needs.

1.1.2.1 The selected Contractor will be asked to fulfill the intent of the stated scope of work.

1.1.2.2 In order to be considered for selection by the College, bidders must be able to meet all terms and conditions outlined in the RFP without exception.

1.2 Submission Instructions and Timeline

1.2.1 Responses to this solicitation will be received at the Office of Procurement located on the 2nd floor of Alumni Hall on the campus of Saint Anselm College no later than indicated in the Procurement Schedule. Please provide four (4) copies of the proposal in a sealed document container(s). Emailed submissions will not be accepted unless specifically solicited.

1.2.1.1 An individual authorized to extend a formal quote must sign the response.

1.2.1.2 These are informal bids and are not read at a public opening but remain sealed until opened at a meeting of College personnel.

1.2.1.3 The terms "bid," "proposal," and "response" are interchangeable.

1.2.1.4 The Contractor will identify a single point-of-contact for all matters related to this project.

1.2.1.5 There will be no significant changes to the project once a Contractor(s) is chosen, unless agreed upon by both parties and expressed in writing.

1.2.2 Applicants are asked to organize their submission into tabbed sections corresponding to the following list of topics:

1.2.2.1 Cover Letter – Cover letter identifying the contact individual for the firm and an executive summary detailing the key elements, background and factors that differentiate the applicant from other firms.

1.2.2.2 Applicant Background – Description of the responding firm's or applicant's background.

1.2.2.3 Applicant's Project Team – Detailed information for the members of the responding applicant's project team, including key project personnel.

1.2.2.4 Applicant Experience – Description of the responding applicant's and team members' experience with particular attention to identifying projects in which similar services were performed. List all similar projects of comparable size, type, scope, and complexity that were substantially completed within the past three (3) years.

1.2.2.5 References – Please provide three (3) references of persons who are familiar with the work of the firm. Names, telephone numbers, email address, and other contact information for project reference person(s). By submitting a proposal, a respondent expressly authorizes the College and its representatives to contact all named references regarding the past performance of the firm.

1.2.2.6 Fees and Timelines- Estimated timelines, fees and payment benchmarks for completing the project.

1.2.3 Prospective bidders may contact the undersigned for further information or clarification.

1.2.4 The expected Procurement Schedule is listed below. The College reserves the right to change the schedule and participants will be notified of schedule changes.

Procurement Schedule	
May 10, 2017	RFP released
Thursday, May 18, 2017	**Voluntary site walk—2:00 p.m.** (EDT) Interested vendors will meet College personnel at the Daley Maintenance Center located opposite the College's main entrance (additional parking is available in the rear of the building). http://www.anselm.edu/Documents/About%20Saint%20Anselm/StAnselmMap.pdf
May 23, 2017	Deadline for submission of questions —2:00 p.m. (EDT)
Friday, May 26, 2017	**Proposals due—2:00 p.m.** (EDT).
May 30th-31st, 2017	Contractors notified of selection decision. Agreements signed.
June 2017	Weatherproofing completed.
July 1st-August 15th, 2017	Locker room renovations completed.

Part 2. About Saint Anselm College

2.1 Relevant Information About Saint Anselm College

2.1.1 Saint Anselm is a private college and whenever possible shall employ competitive practices to obtain the best price and quality for products and services. The College reserves the right to choose the Contractor that best fits its need regarding any product or services.

2.1.2 It is our intent to engage in competitive bidding in a manner that creates a fair, open, and competitive environment for qualified Contractors. The College does not release or discuss competitive prices submitted by its Contractors.

2.1.3 The College will appoint a representative to serve as project manager.

2.2 Background

2.2.1 The College is a Roman Catholic, undergraduate, co-educational Liberal Arts College sponsored by the Order of Saint Benedict, a religious order of Catholic men. The College is located in Goffstown, New Hampshire, with part of the campus in the Town of Bedford and in the state's largest city, Manchester. The Corporation was established in 1889 by the Benedictines of Saint Mary's Abbey of Newark, New Jersey. In 1893, the College commenced operations with a six-year course in classics featuring curricula in philosophy and theology. In 1895, the General Court of the State of New Hampshire empowered the College to grant standard academic degrees.

2.2.2 The College has approximately 1,900 students with a 90% retention rate. Approximately 90% of the students reside in on-campus housing. The male/female ratio of the Class of 2019 is 41%/59% with 8% students of color. The College offers a Bachelor of Arts degree in 40 majors as well as a Bachelor of Science in Nursing. Students are from over 30 states and 7 foreign countries with 55% coming from Massachusetts and 20% from New Hampshire.

2.2.3 The campus of Saint Anselm College sits on 175 developed acres of the college's over 380 acres and consists of sixty two (62) building units. The campus is arranged in a traditional manner around an academic quad with Alumni Hall and the Abbey Church anchoring the campus in a foundation of academics and liturgy. The Monastery, student housing, athletic/recreational facilities, and support surfaces are located around the periphery of the campus. A large part of the remaining 380 acres is made up of undeveloped fields, forests, and wet lands that surround the campus and provide a buffer to surrounding development.

2.2.4 Our athletic facilities are rated among the finest in the Northeast-10 Conference, boasting the 2,500 seat Grappone Stadium for football with turf field, the Thomas F. Sullivan Arena for our ice hockey teams, and Kavanaugh Field at Sullivan Park for our baseball team. In January 2009, a new fitness center for the campus was added to the south side of Carr Center, overlooking Sullivan Park and Grappone Stadium. This center, which is open to the general Saint Anselm population, provides state-of-the-art cardiovascular equipment, including treadmills, elliptical machines and Stairmasters, as well as weight machines and free weights. The current fitness center in Carr was renovated to meet the needs of varsity athletes. In addition to the Carr Center updates, a brand new turf field was installed at Grappone Stadium in 2011. The multi-purpose athletic venue is used for the College's intercollegiate football, men's and women's lacrosse, men's and women's soccer, and field hockey teams.

2.2.5 All prospective bidders are encouraged to learn more about the College's history by visiting us on-line at: http://www.anselm.edu.

Part 3. Scope of Work and Deliverables

3.1 Scope of Work

3.1.1 It is the hope of the college that renovations can be done to the facility, to bring its aesthetics in line with the rest of Croydon Court. It is understood that the building itself is a different shape and size, however the hope is that the following scope could transform the facility. The scope is broken into two different areas, the base bid and the alternates.

3.1.2 Base Bid

3.1.2.1 Make water tight the east pitched roof under the stadium bleachers, per the specification written by the Architects, Dennis Mires P.A. (DMA). Refer to page 5, drawing A105 on the document entitled Grappone Stadium Locker Rooms Reno, Appendix A.

3.1.2.2 Renovate the interior spaces to the specifications noted on DMA drawings, pages 1 through 4, drawings A101-A104 on the document entitled Grappone Stadium Locker Rooms Reno, *Appendix A*.

3.1.3 Alternate

Install waterproof membrane (GACO) to the remaining roof below bleachers. Area of coverage is estimated at (4,500 sf). Material should tie in to the base bid portion of roof membrane and finish the area above the concourse. Refer to drawing on the document entitled Grappone Alternate_waterproofing, *Appendix B*.

3.2 Deliverables

3.2.1 Red Line drawings for inclusion of any changes or modifications during the construction process, within what will be As Built drawings by the Architects, Dennis Mires P.A. (DMA).

3.2.2. Cut sheets or submittals for all final materials selected for the project.

3.2.3 Written warranty related to the weather proofing.

3.2.4 Written warranty of workmanship for other aspects of work.

3.2.5 Detailed project schedule for inclusion in the contract with SAC.

3.3 Affected Parties

The Athletics Department and the Office of Conference and Event Services will be the most impacted with this project. It is required that the awarded GC work closely with College staff to ensure minimal interruption of College operations.

3.4 Specific Exclusions from Scope

None.

3.5 Extra Work Items

Extra work, if necessary, shall be performed by the Contractor in accordance with the specifications and as directed by College personnel, and will be paid for at a price as provided in the Contract documents or if such pay items are not applicable than at a price negotiated between the contractor and the College. If the College determines that extra work is to be performed, a change order will be issued.

3.6 Final Cleanup

Before acceptance of the work, the contractor shall remove from the site all machinery, equipment, surplus materials, rubbish, temporary buildings, barricades and signs. All parts of the work shall be left in a neat and presentable condition. On all areas used or occupied by the contractor, regardless of the contract limits, the vendor shall cleanup all sites and storage grounds. The items prescribed herein will not be paid for separately, but shall be paid for as part of the total contract price.

Part 4. Evaluation of Proposals

4.1 Evaluation Criteria

4.1.1 Bidders' proposals shall be submitted at the time specified in the manner designated in Part 1, above. College personnel and consultant (if applicable) will review and evaluate all properly submitted proposals.

4.1.2 The evaluation will be based upon the written submittals. The factors to be evaluated include the greatest combination of quality/value, form/function, and affordability, while maximizing efficiency. We will also be considering the following:

4.1.2.1 Demonstrated experience of applicant on projects of similar scope and size.

4.1.2.2 Strength of applicant's history on successful projects.

4.1.2.3 Demonstrated ability to identify cost-conscious solutions to identified problem areas.

4.1.2.4 Fee proposal for services provided. Vendors should include a scope of work.

4.1.2.5 Other factors deemed appropriate by the College

4.2 Fee Estimate

4.2.1 Vendors responding to this RFP shall include in their proposals a brief description of the methodology they propose to use in determining the fees for the service, as well as payment benchmarks.

Payments will be made within 30-days of receiving and invoice with a 10% retainage upon each payment until a final inspection is completed and any deficiencies corrected.

4.2.2 The proposal submitted by the submission deadline will be considered the bidder's best and final offer. Acceptance or rejection of any proposal may be based solely on initial offers without additional discussion.

4.3 Caveat on Selection of Bid

4.3.1 The agreement between the College and the successful bidder shall be governed by the laws of the State of New Hampshire. The agreement shall be effective on the date it is approved and signed by the College. In the event that any provision or section of such Agreement shall be held to be invalid by any court, such holding shall not affect in any respect whatsoever the validity of the remainder of the Agreement.

4.3.2 This Request for Proposals (RFP) is non-binding on the College and does not obligate us to award a contract or complete the proposed project; we reserve the right to cancel this RFP or to amend requirements or otherwise modify this RFP as we deem to be in the College's best interest. No party, including any respondent to this RFP, is granted any rights hereunder.

4.3.2.1 Proposals must include the required information called for in this RFP. Proposals must be clear and concise; those that are difficult to follow or do not follow the recommended format may be rejected. The College may reject the response of a firm that, in the College's sole judgment, is not a responsible or responsive Proposer.

4.3.2.2 The College is not liable for any costs associated with the preparation of any responses to this RFP.

4.3.2.3 We reserve the right to change the evaluation criteria or any other provision in this RFP and to accept or reject portions of submitted bids and to accept, in part, multiple bids.

4.3.3 If and where applicable, the College shall enjoy benefit of pricing that does not exceed that established in existing municipal, state or federal contracts awarded to the Proposer and to which the College may be entitled to through its eligibility as a tax-exempt, non-profit institution. For instance, as a non-profit entity, the College is eligible to take advantage of pricing established through the awarding of State of New Hampshire bids. The College maintains direct or indirect membership or involvement in various purchasing consortia and cooperatives including E&I, NAEP, MHEC, National IPA, NIGP, ISM, Procure Source, the Coalition for College Savings, and others.

4.4 Full Understanding

4.4.1 It shall be the responsibility of Proposers to familiarize themselves thoroughly with the provisions of this RFP. The College is not required to give consideration to any claim of misunderstanding.

4.4.2 The bid documents for this project along with any detailed scope is rolled into the CD set provided by Dennis Mires P.A, Architects.

4.5 Contact Information

4.5.1 Questions regarding the RFP document may be submitted via e-mail to Jacques Plante, Director of Procurement Services, Saint Anselm College (jplante@anselm.edu) with copies to Jonathan Woodcock, Project Manager (jwoodcock@anselm.edu).

4.5.2 No other representatives of the College are to be contacted regarding this RFP during the bid period (the time between the RFP release date and when bid award occurs) without prior approval from Jacques Plante.

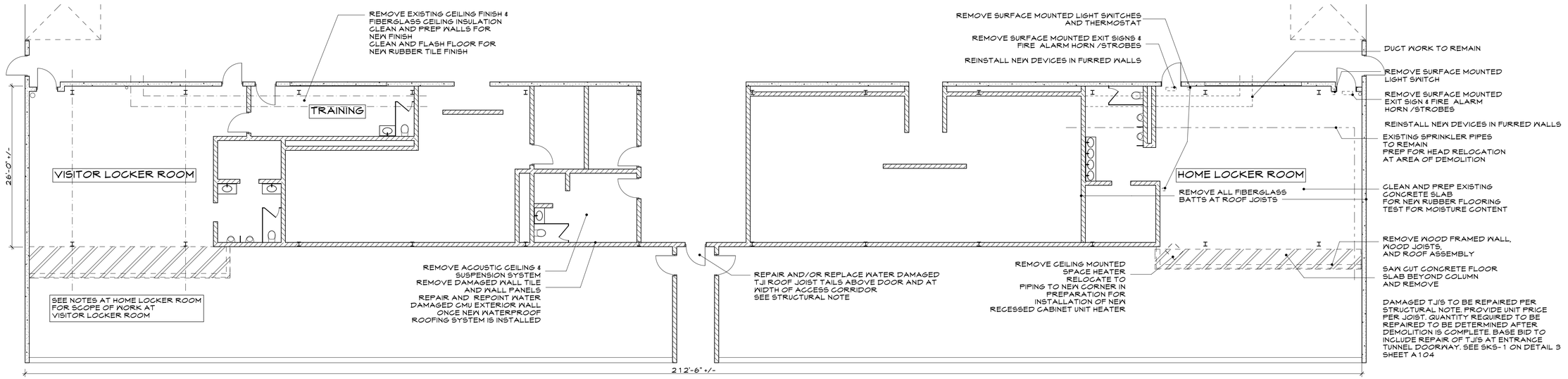
Submitted by:

Jacques Plante

Digitally signed by Jacques Plante
DN: cn=Jacques Plante, o=Saint Anselm College, ou=Procurement, email=jplante@anselm.edu, c=US
Date: 2017.05.10 17:00:15 -04'00'

_____

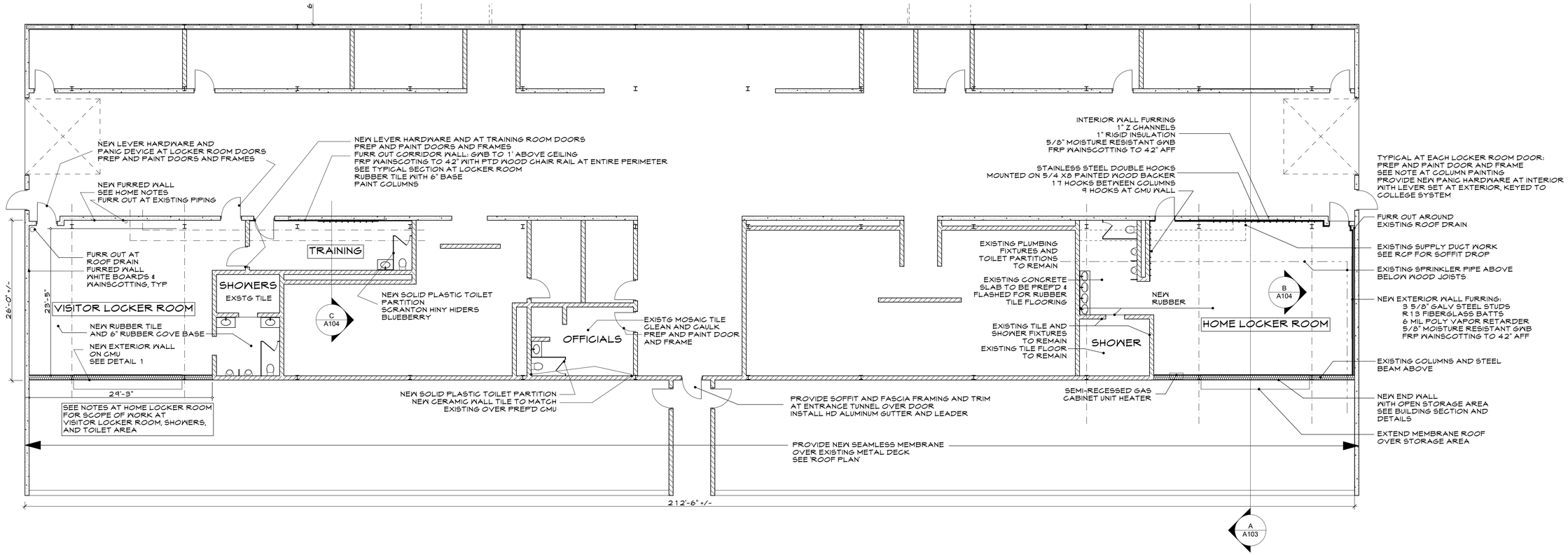
Jacques Plante, MBA
Director of Procurement Services
Saint Anselm College



2 LOCKER ROOMS DEMOLITION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'



1 LOCKER ROOMS PLAN

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

Grappone Stadium
Kavanaugh Field
Goffstown, New Hampshire

LICENSED ARCHITECT DENNIS MIRES PA 1806 STATE OF NEW HAMPSHIRE

DENNIS MIRES, P.A.
ARCHITECTS
697 Union Street, Manchester NH
603-625-8546 FAX 603-625-1067

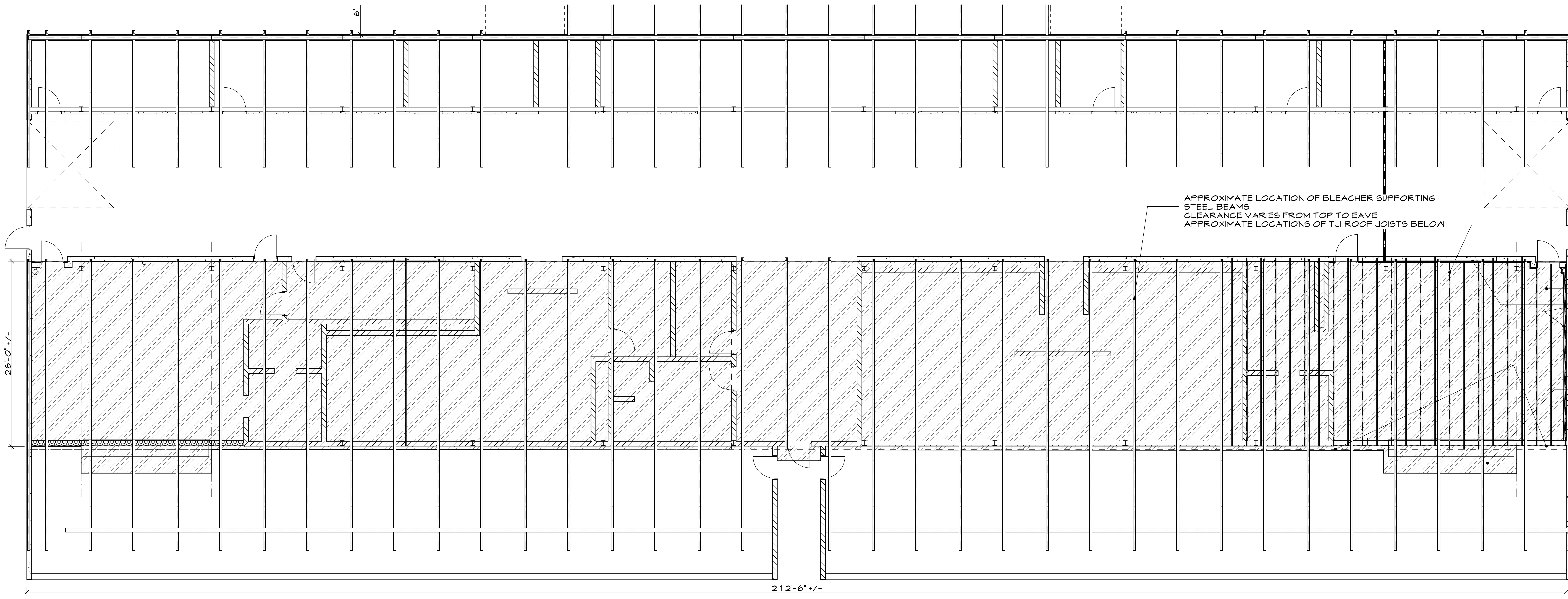
FOOTBALL STADIUM/ LOCKER ROOMS

revisions:

date: 4/12/17

proj. no.: 2015078

A101



LOCKER ROOMS AND TOILET ROOMS ROOF

/Volumes/ActiveProjects/St. Anselm Grappone Stadium-2016136/Archicad-2016136/St A Grappone Stadium.pln Wednesday, April 12, 2017

Grappone Stadium

Kavanaugh Field
Goffstown, New Hampshire

DENNIS MIRES, P.A.
THE ARCHITECTS
697 Union Street, Manchester NH
603-625-4548 FAX 603-625-1067

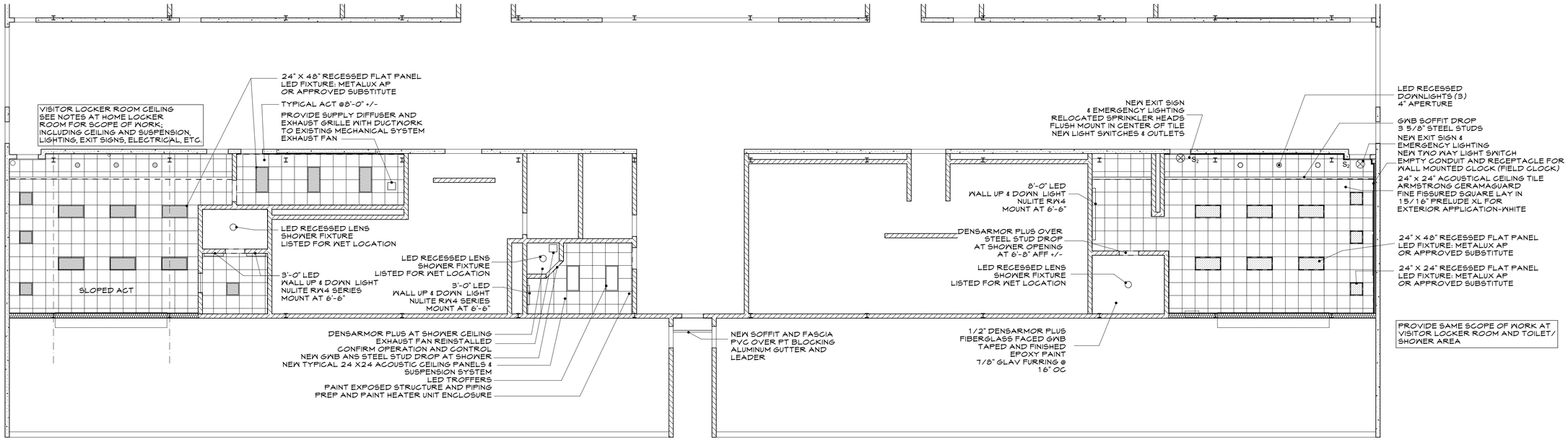
LOWER BLEACHER ROOF AREA

revisions:

date: 4/12/17

proj. no.: 2015078

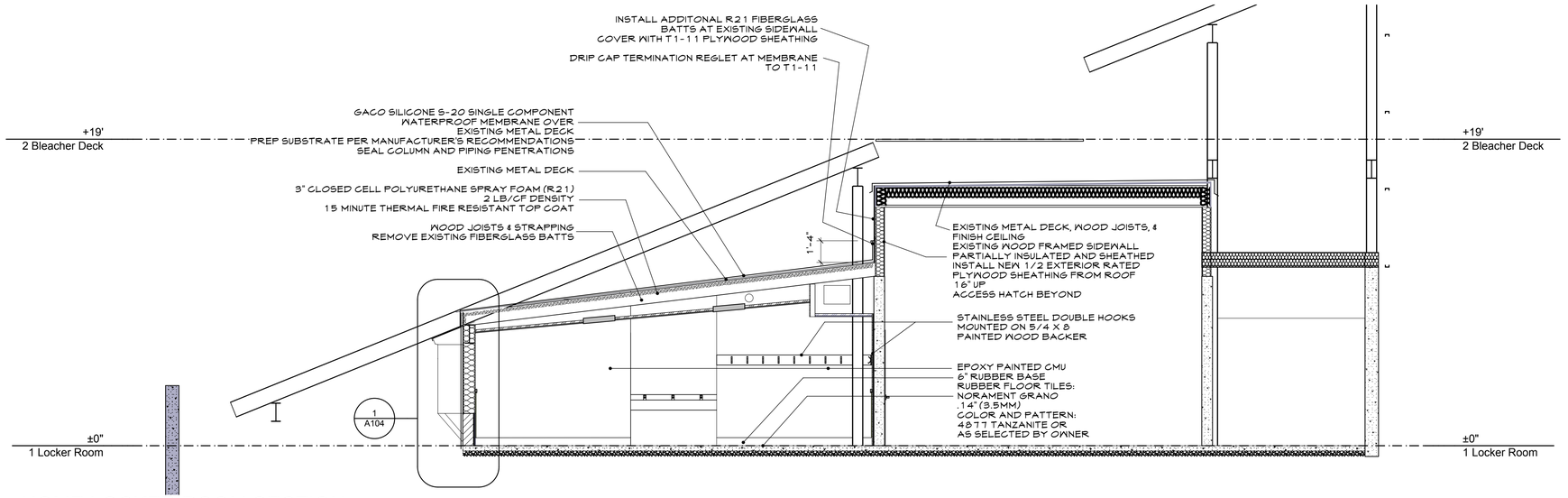
A102



3 REFLECTED CEILING PLAN

SCALE: 1/8" = 1'-0"

0 4' 8' 16'



A HOME LOCKER ROOM SECTION

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

Grappone Stadium
Kavanaugh Field
Goffstown, New Hampshire

LICENSED ARCHITECT
DENNIS MIRES
No. 1909
STATE OF NEW HAMPSHIRE

DENNIS MIRES, P.A.
ARCHITECTS
697 Union Street, Manchester NH
603-625-8568 FAX 603-625-1067

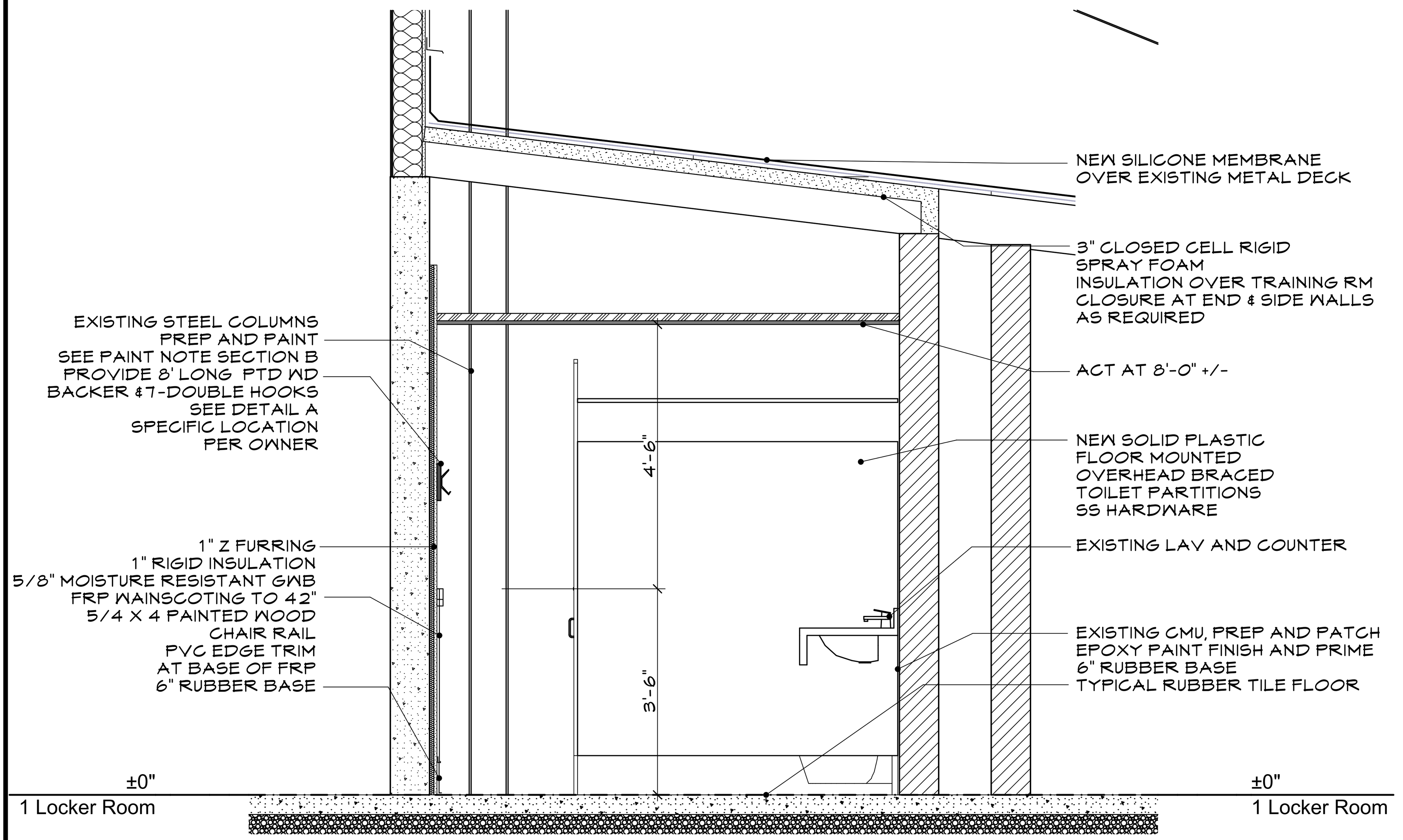
REFLECTED CEILING PLANS & LOCKER ROOM SECTION

revisions:

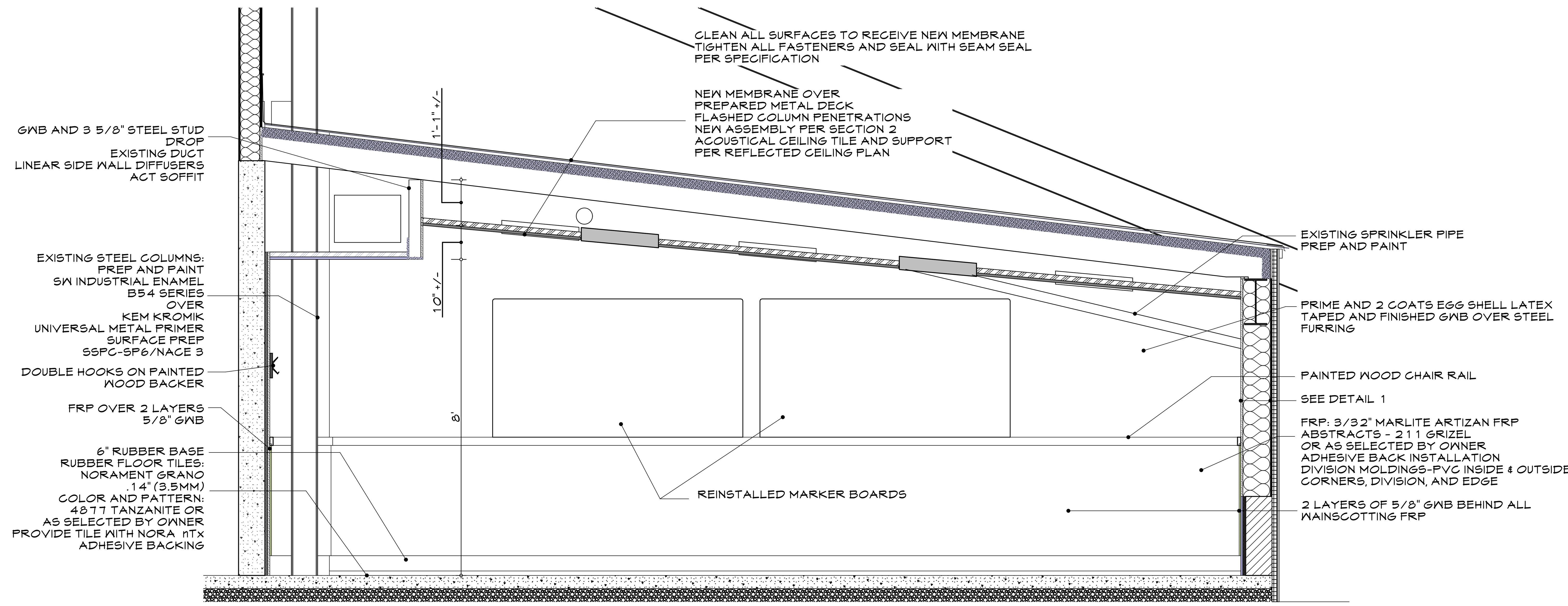
date: 4/12/17

proj. no.: 2015078

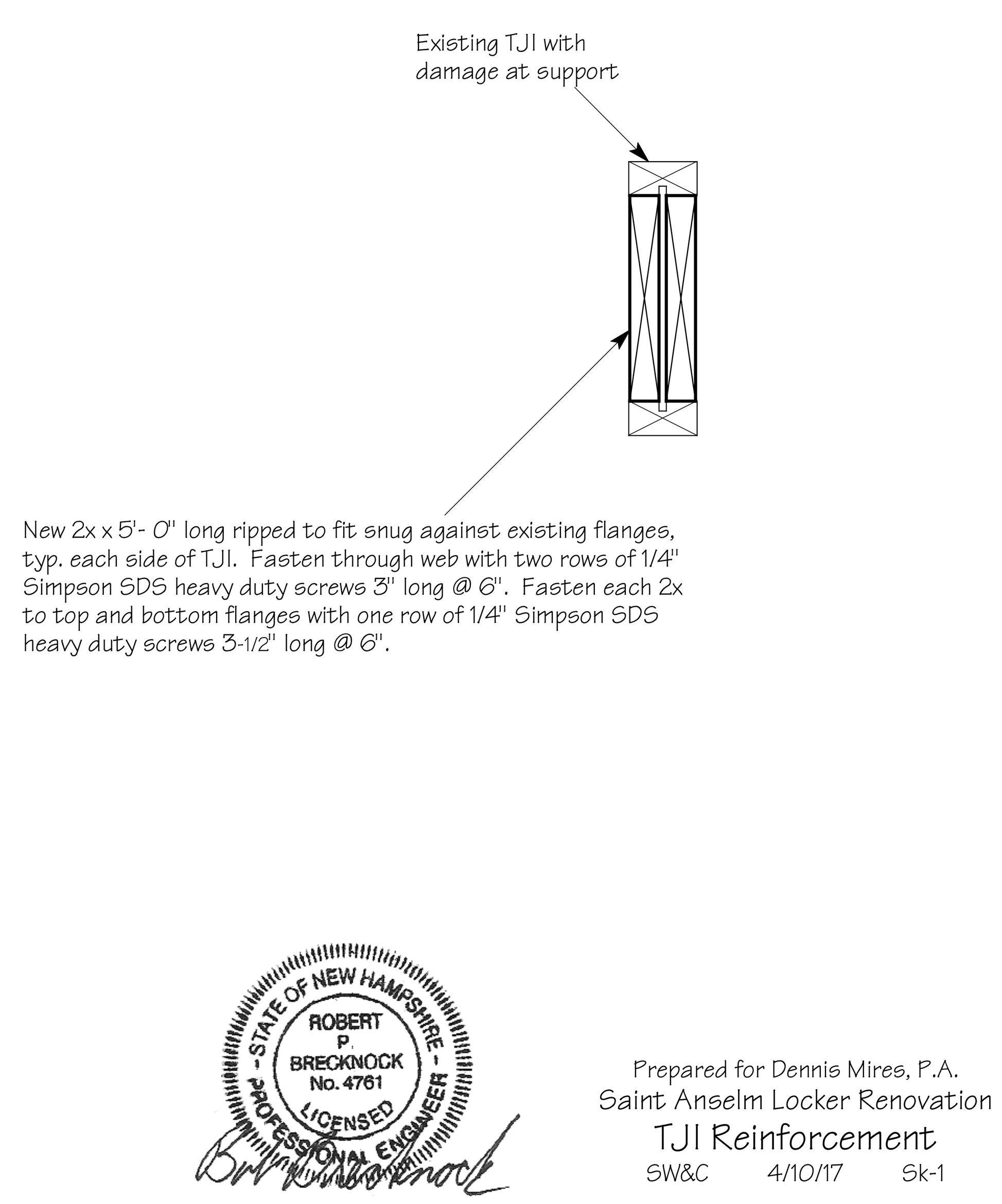
A103



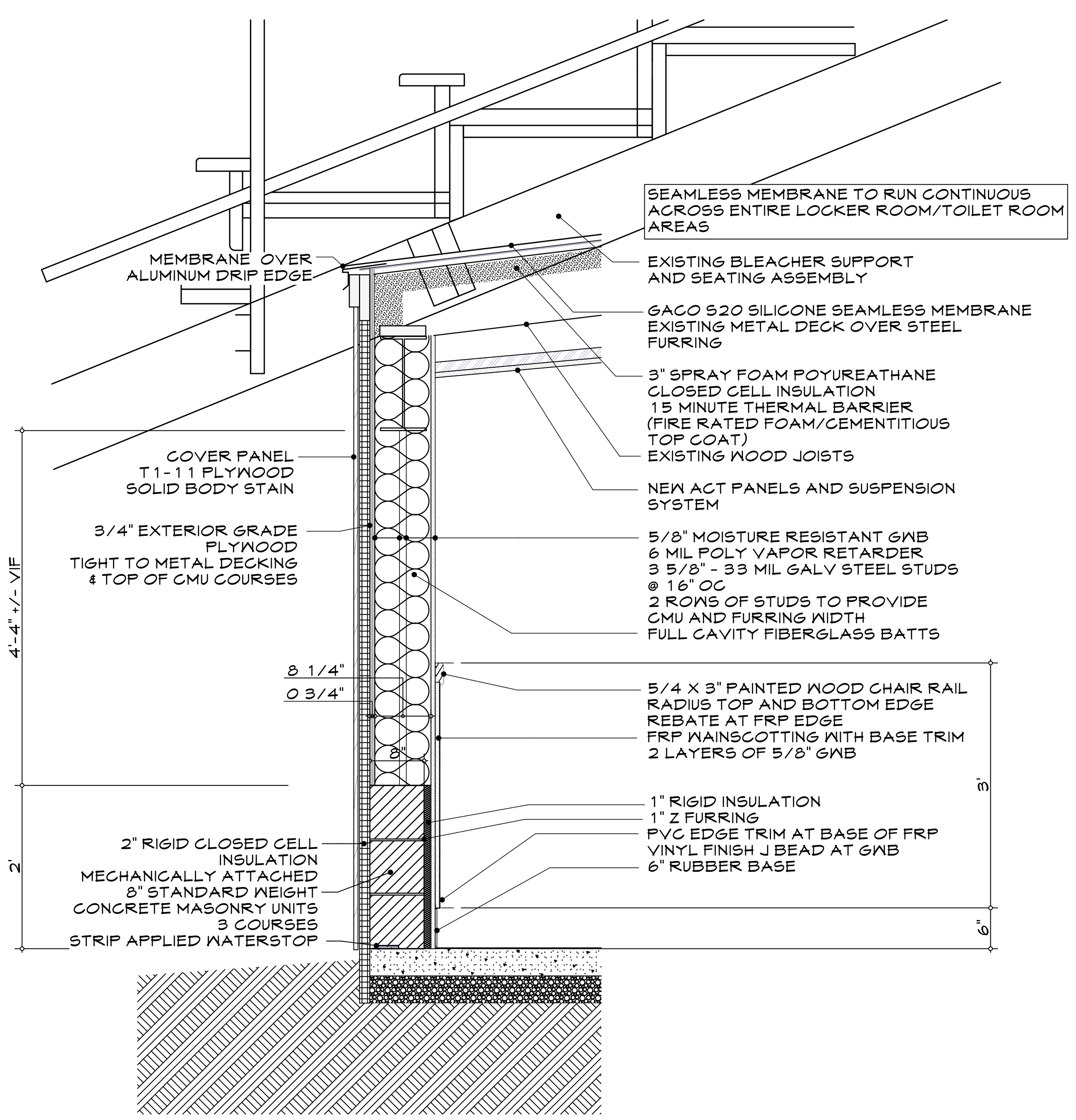
C SECTION AT TRAINING ROOM
SCALE: 1/2" = 1'-0"
0 1' 2' 4'



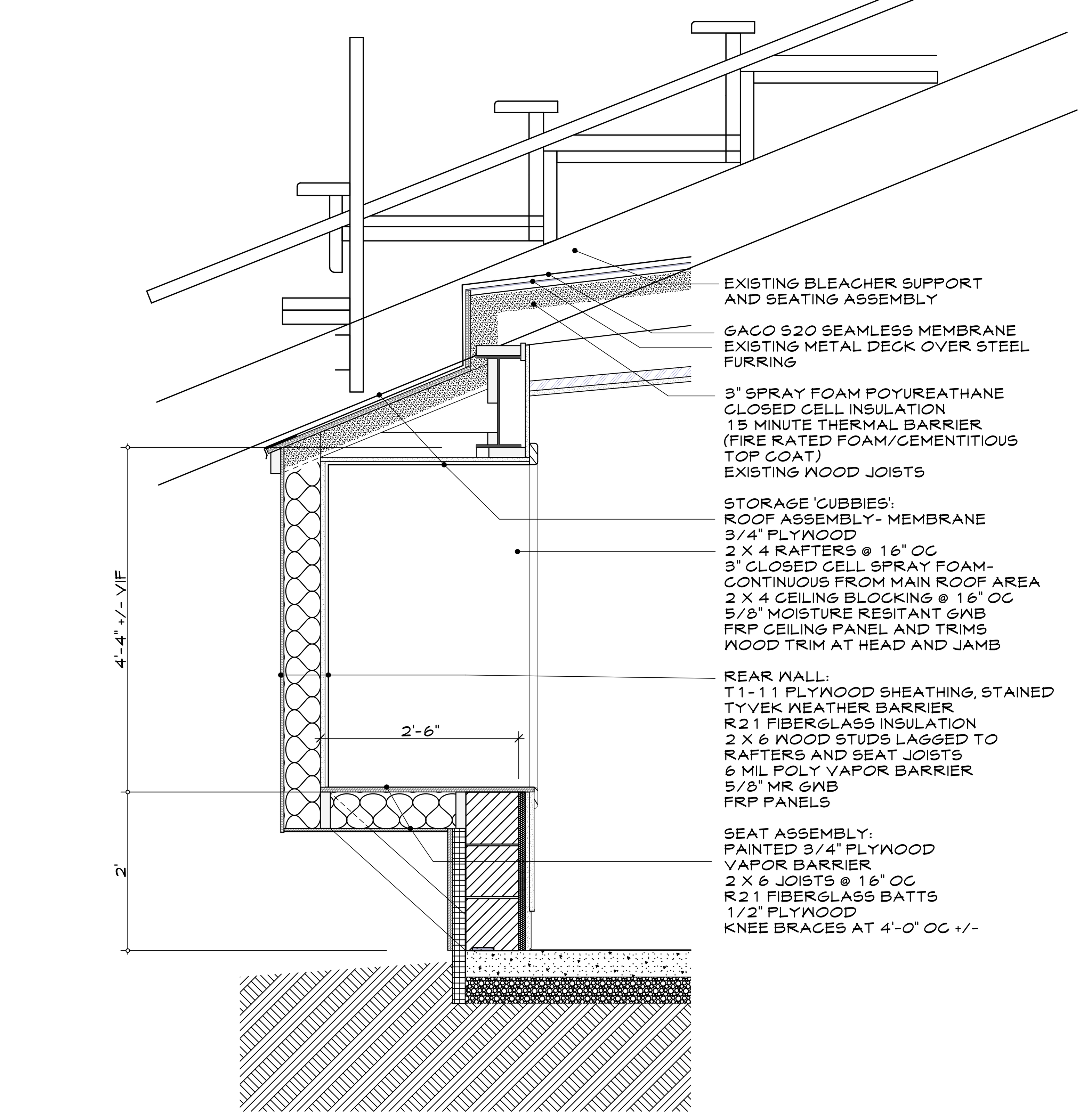
B INTERIOR ELEVATION @ LOCKER ROOMS
SCALE: 1/2" = 1'-0"
0 1' 2' 4'



3 SKS-1: TJI Reinforcement



1 DETAIL AT LOW WALL
SCALE: 3/4" = 1'-0"
0 1' 2' 3'



2 DETAIL AT STORAGE CUBBIES
SCALE: 3/4" = 1'-0"
0 1' 2' 3'

/Volumes/ActiveProjects/St. Anselm Grappone Stadium-2016136/Archicad-2016136/SA Grappone Stadium.pln Wednesday, April 12, 2017

Grappone Stadium
Kavanaugh Field
Goffstown, New Hampshire

LICENSED ARCHITECT
STATE OF NEW HAMPSHIRE

DENNIS MIRES, P.A.
THE ARCHITECTS
697 Union Street, Manchester NH
603-625-4548 FAX 603-625-1067

DETAILS

revisions:

date: 4/12/17

proj. no.: 2015078

A104

DIVISION 07 01 50.61:
GACO WESTERN GACOFLEX S-20 ELASTOMERIC SILICONE COATING FOR REHABILITATION OF AGED METAL ROOFS

PART 1 - GENERAL

1.1 SUMMARY

A. This specification provides a waterproof, weather resistant, color-stable silicone elastomeric membrane for renovation of aged metal roofs of all types and shapes. GacoFlex Silicone Coatings, along with primer and joint treatment, will provide excellent protection for metal roofs, effectively sealing seams and fastener penetrations and renewing the overall finish in order to extend the useful life of the roof assembly.

B. GacoFlex S-2000 White Silicone Coating will reflect the sun's ultraviolet rays. This ultraviolet radiation is normally absorbed and turned to heat. The reflectivity of GacoFlex Series Silicone coating will help to keep roof temperatures cooler and thus reduce demand on air conditioning equipment.

* GacoFlex S-2000 White Silicone Coating meets Energy Star performance levels for reflectivity.

C. Suitable surfaces to receive the system include steel, aged one year or treated galvanized steel, anodized aluminum and pre-finished metal (other than siliconized and fluorocarbon finishes). The system is designed to renew an existing finish or add a high performance finish to bare metal.

1.2 RELATED SECTIONS

A. Cast-In-Place Concrete: Division 03 3 000
B. Flashing and Sheet Metal: Division 07 60 00
C. Drains, Vents, and Penetrations: Division 07 72 00

1.3 SUBMITTALS

A. Product Data: Submit manufacturers' standard submittal package including specification, installation instructions, and general information for each waterproofing material.

B. Applicator Qualifications: Submit current "Qualified Applicator" Certificate from the specified waterproofing manufacturer.

C. Warranty must be supplied by product manufacturer

1.4 QUALIFICATIONS

A. Primary waterproofing materials shall be a product of a single source manufacturer. The primary manufacturer shall recommend secondary materials. Manufacturer shall have a minimum of 10 years experience in the manufacture of materials of this type.

B. Applicators shall have a minimum of 5 years experience in the application of waterproofing materials of this type specified. Applicator shall possess a current "Qualified Applicator" Certificate from the specified waterproofing manufacturer.

C. Pre Bid Conference: 10 working days prior to bid opening there is to be a mandatory Pre-Bid Conference. Anyone not attending the Pre-Bid Conference will not be allowed to bid the project. All products considered an equal to the specified product or any changes in the scope of work of installation or specifications must be presented at the Pre-Bid Conference. If a change in the specification is accepted, it will be considered as an alternate and will be presented as a bid amendment issued 5 working days prior to the bid opening. No other changes to the specification or bid documents will be accepted.

D. Pre-Installation Conference: Just prior to commencement of the fluid application waterproofing system, meet at the site with a representative of the coating manufacture, the waterproofing contractor, the general contractor, the architect and other parties affected by this section. Review methods and procedures, substrate conditions, scheduling and safety.

E. Meets Energy Star performance levels for reflectivity.

1.5 DELIVERY, STORAGE AND HANDLING

A. Store all coating materials in the original unopened containers at 50° - 80°F (10° - 27°C) until ready for use.

B. Follow the special handling or storage requirements of the manufacturer for cold weather, hot weather, etc.

C. Safety: Refer to all applicable data, including, but not limited to MSDS, PDS, product labels, and specific instructions for specific personal protection requirements.

D. Ventilation: General room ventilation is satisfactory.

E. Environmental requirements: Proceed with work of this section only when existing and forecasted weather conditions will permit the application to be performed in accordance with the manufacturer's recommendations.

1.6 WARRANTY

A. The contractor shall guarantee that all work performed under this section will be free from defects in material and workmanship. Upon notice of a defect in writing to the contractor within one year after completion of the work, the contractor shall, at his own expense, make the necessary repair or replacement of the defective work.

B. Warranty must be supplied by product manufacturer

C. A warranty is available with this system provided it has been installed by a Gaco Western Qualified Applicator and is installed according to this specification .An application for Warranty must be made prior to staring the job.

D. Protection of building and occupants:

1. All surfaces not to receive the system specified shall be protected from overspray hazard i.e. windows, doors, exterior and vehicles. Protective coverings shall be secured against wind and shall be vented if used in conjunction with the application preventing collection and moisture.
2. The contractor is to post signs noting a potential overspray hazard within 400' (121.90 m) of the application.
3. All air intake ventilation equipment shall be turned off to prevent fumes from entering the building.
4. All surfaces damaged during the application shall be restored at no expense to the owner.
5. No smoking signs are be posted as mandated by local fire officials.

E.. Substrate: Proceed with the work as specified only after the substrate construction, preparation, and detail work has been completed.

E. Equipment: All equipment used during the operations shall be located so as not to adversely affect the daily operations or endanger occupants, structure or materials on-site. All spray equipment must be grounded during the operations.

PART 2 - PRODUCTS

2.1 MANUFACTURERS
Gaco Western, LLC, www.gaco.com

2.2 MATERIALS:

A. Cleaner: GacoFlex GacoWash Concentrated Cleaner

B. Primer: GacoFlex E-5320 Epoxy Primer

C. Sacrificial Tape: 3M Scotchblue Industrial Adhesive Masking Tape 2750 or equal.

D. Tape: GacoFlex SF-2000 SeamSeal brush applied, or GacoFlex 66-S Polyester Tape embedded in two coats of GacoFlex S-20 Series Silicone.

E. Coating: GacoFlex S-20 Series Silicone Coating color shall be White.
*GacoFlex S-2000 white meets Energy Star performance levels for reflectivity.

F. Other Materials Required: Gaco Western, LLC shall approve all other materials.

PART 3. - EXECUTION

3.1 EXAMINATION:

A. Verify that substrate is ready to receive work; surface is clean, dry and free of substances that could affect bond.

B. Verify that all other work involved with this area, done under other sections, has been completed and accepted by the architect and general contractor prior to starting the waterproofing application.

3.2 PREPARATION

It is extremely important to get the roof clean and dry.

A. Inspect Fasteners: Tighten and/or replace all loose metal deck fasteners.

B. First remove heavy deposits of dirt, leaves and other debris from the roof using broom or air broomer, then inspect the entire roof surface and flashings for any open seams, tears, cuts, etc. Repair these flaws so water is not blown in under membrane during the cleaning process. Pressure wash roof with water and allow to dry completely.

C. For general cleaning, after the roof is dry from initial cleaning, apply GacoWash Concentrated Cleaner according to label instructions with sprayer of choice, using a 3-4 foot (0.91-1.22 m) arc pattern. A Hudson-type agricultural sprayer, conventional pressure sprayer or airless sprayer is recommended. Allow solution to stand for 10-15 minutes, adding a light mist of water to prevent drying. While it sets, lightly agitate any heavily soiled areas with a broom or brush. Do not allow dirt to settle in low areas. Use a commercial power washer >3,000 psi (20.69 MPa) to remove debris and continue rinsing until all suds are gone. Start at the lowest point of the roof and work towards the highest point. For low-sloped roofs, work away from and then back towards, roof drains. It is important to keep the surface wet until all of the GacoWash and other residue has been completely rinsed off and the surface is clean. After cleaning and rinsing the roof, ensure no dirt or debris is present.

D. Biological Control: Areas of algae, mildew or fungus on the roof membrane or the existing coating should be treated with a solution of 1 part household bleach and 3 parts water, followed by a power washer rinse using clear water.

E. Drying: Allow surfaces to thoroughly dry to prevent blistering. Examine roof, paying particular attention to areas of physical damage to determine that residual water has in fact dried before applying GacoFlex S-20 coating.

Note: Drying time depends on weather conditions such as temperature, humidity and air movement. The above drying times assume good weather (70°F / 21°C daytime temperature) and no rain. Conditions of lower temperature and rain will require a longer period for drying.

F. Substrate Condition: Loose paint, powdery or friable rust and scale must be completely removed by power brushing to provide a sound, tight surface. Soft asphalt, and/or bitumastics and silicone caulking shall be completely removed.

NOTE: Care must be taken to insure that the substrate is structurally sound and is properly prepared. The owner and/or contractor must correct any defect in the condition of the substrate existing prior to the coating; otherwise these defects may adversely affect the condition of the coating over time, necessitating maintenance and/or repair.

3.3 INSTALLATION

A. Exposed Fasteners:
All exposed fasteners must be retightened or replaced as needed.

B. General Primer:

1. No rust: Apply 1 coat of GacoFlex E-5320 Primer at a rate of one gallon per 300 sq. ft.
2. Minimal rust: Apply 2 coats of GacoFlex E-5320 Primer at a rate one gallon per 300 sq. ft per pass, resulting in a total of one gallon per 150 sq. ft. of finished primer.
3. Pronounced rusting: Apply 2 coats of GacoFlex E-5320 Primer at one gallon per 150 sq. ft. per pass, resulting in one gallon per 75 sq. ft. of finished product.

NOTE: Mixed GacoFlex E-5230 in accordance to directions on the can.
NOTE: Allow drying to the touch, but no more than 72 hours prior to coating. If more than 72 hours pass, mechanically abrade surface and recoat with GacoFlex E-5320 Primer at one gallon per 300 sq ft.

C. Waterproofing:

1. All exposed fasteners must be waterproofed by applying GacoFlex SF-2000 SeamSeal to the fastener heads by brush.
2. All seams, flashings, protrusions and terminations must be waterproofed by one of the following methods:
   a. Taping: Apply a 6" wide strip of GacoFlex S-20 Series Silicone at a rate of 1.5 gal per 100 square feet, centered on the seam. Immediately embed GacoFlex 66-S polyester tape in to the wet coating, and apply another coat of GacoFlex S-20 Silicone at a rate of 1.5 gal per 100 square feet to completely cover the polyester tape. The tape must be applied smooth, without wrinkles, "fish mouths", blisters or pin holes.
   b. GacoFlex SF-2000 SeamSeal, applied by brush or roller, 4" wide, centered on the seam, at 1 gal per 75-100 sq.ft. Please note that on horizontal seams (end laps) and other details where significant movement due to expansion, contraction, or other factors may occur; it is necessary to apply sacrificial tape prior to the application of GacoFlex SF-2000 SeamSeal.

D. Coating:

Apply one coat of GacoFlex S-20 Series Silicone Coating at a coverage rate of 2 ½ gallon per 100 square feet (5.68 L/ 9.3 m^2) to achieve a nominal film thickness of 38 dry mils. Double coat flashings and edge terminations.

NOTE: Application rate based on theoretical coverage, actual coverage may be less due to surface profile, losses due to overspray and wind, and residual coating left in the container. Additional material may be required to achieve a minimum of 38 dry mils.

Optional 2 Coat Application:

1. Base Coat: Apply GacoFlex S-20 Silicone Series at the rate of 1.25 gallon per 100 sq. ft. At all edges and penetrations, an extra pass must be applied. Dry film thickness shall be a minimum of 19 mils.
2. Top Coat: Apply GacoFlex S-20 Silicone Series at the rate of 1.25 gallon per 100 square feet (2.84 L / 9.3 m^2). Coat all surfaces including expansion joint covers and flashing. At all edges and penetrations, an extra pass must be applied. Dry film thickness shall be a minimum of 19 mils.

NOTE: The base coat shall be allowed to cure a minimum of 2 to 6 hours. For best results, apply at temperatures above 50°F. (10°C) to a dry, frost free surface. The surface must be dry, clean & free of debris between coats.

NOTE: The topcoat must completely cover the base coat (the base coat must be an alternate color from the top coat) including expansion joint covers and flashing.

Optional Granular Coat: An additional granular coat may be added. Apply one coat of GacoFlex S-20 Series Silicone Coating at the rate of not less than .5 gallon per 100 square feet (1.89 L / 9.3m^2), (8 mils dry (.20 mm)). Immediately broadcast roofing granules into the finish coat at the rate of 30 lbs per 100 square feet. (13.6 kg / 9.3m^2).

Optional WalkPad: Apply one coat of GacoFlex WalkPad SF-2036 at a rate of 4 gallons per 100 sq. ft. (64 wet mils); Broadcast GacoWalkPad safety yellow granules into wet coating at a rate of 0.5 lb. per 100 square feet to help ensure good traction.

Note: Tape off WalkPad area using duct tape. Remove duct tape while coating is still wet.

Note: GacoFlex WalkPad SF-2036 is the only walk pad system approved for use with GacoFlex coating systems

Caution: While the use of granules will improve traction, caution should still be exercised when walking on WalkPad, especially in wet conditions.

E. No traffic shall be permitted on the coated surface for a minimum of 3 days. Damage to the surface by other trades shall not be the responsibility of the roofing contractor.

3.4 FIELD QUALITY CONTROL

A. Coating Thickness: The finished dry film thickness will measure a minimum of 38 dry mils

B. Defects: There shall be no blisters, pinholes, voids or membrane defects of any kind.

C. Variations: Any variations from specified procedures or limits found by the contractor or representatives of Gaco Western, Inc. or the owner shall be immediately corrected by the contractor.

Grappone Stadium
Kavanaugh Field
Goffstown, New Hampshire

LICENSED ARCHITECT — STATE OF NEW HAMPSHIRE

DENNIS MIRES, P.A.
THE ARCHITECTS
697 Union Street, Manchester NH
603-625-4548 FAX 603-625-1067

MEMBRANE SPECIFICATION

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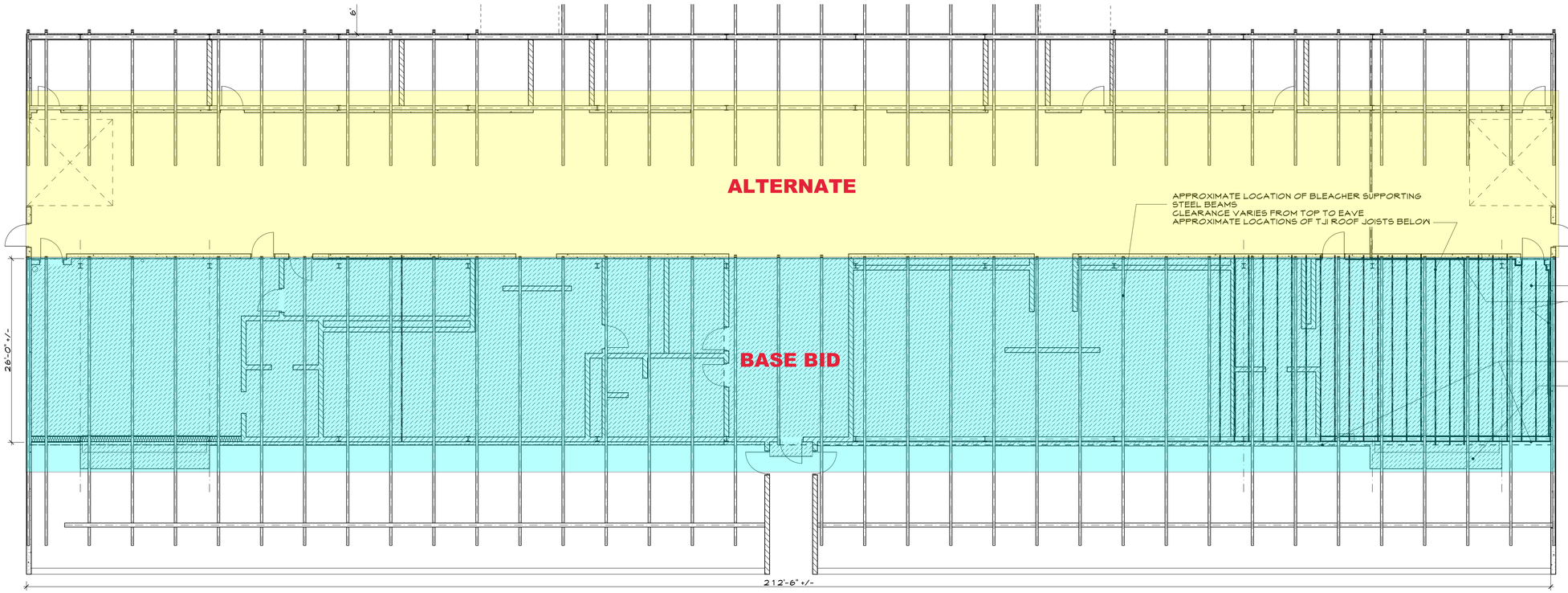

LOCKER ROOMS AND TOILET ROOMS ROOF

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Kavanaugh Field
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LICENSED ARCHITECT
DENNIS MIRES
NEW HAMPSHIRE
STATE OF NEW HAMPSHIRE

DENNIS MIRES, P.A.
ARCHITECTS
THE
697 Union Street, Manchester NH
603-625-4546 FAX 603-625-1067

LOWER
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