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ADDENDUM NO. 1

WASHINGTON STATE PARKS AND RECREATION COMMISSION
CAPE DISAPPOINTMENT STATE PARK
LEWIS & CLARK INTERPRETIVE CENTER ADDITION RE-ROOF
SW-DA965

DATE: August 27, 2025

ATTENTION TO PLANHOLDERS OF RECORD. The following revisions are hereby made a part of the Contract Documents. Please be sure to acknowledge all Addenda on the Bid Form.

The Following plan and specification changes shall be incorporated into the bid proposal and subsequent construction:

PROJECT MANUAL

I.CHANGES TO THE SPECIFICATIONS

Delete Specification Section 075423 Thermoplastic Polyolefin (TPO) Roofing and replace with new Specification Section 075423 Thermoplastic Polyolefin (TPO) Roofing.

Attachments:

— Section 075423-Thermoplastic Polyolefin (TPO) Roofing (12 pages)

Brett Taylor

Brett Taylor, Procurement Coordinator
Contracts and Grants Program

08/27/25
Date

END OF ADDENDUM NO. 1

DIVISION 7 – THERMAL AND MOISTURE PROTECTION

SECTION 075423 - THERMOPLASTIC POLYOLEFIN (TPO) ROOFING

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Fully adhered and Mechanically fastened TPO membrane roofing system.
2. ¼" Dens Deck Primed

1.2 REFERENCES

A. Factory Mutual (FM Global) - *Approval Guide*

B. Underwriters Laboratories (UL) - *Roofing Systems and Materials Guide* (TGFU R1306)

C. American Society for Testing and Materials (ASTM) - *Annual Book of ASTM Standards*

D. Sheet Metal and Air Conditioning Contractors National Association, Inc. (SMACNA) - *Architectural Sheet Metal Manual*

E. National Roofing Contractors Association (NRCA)

F. American Society of Civil Engineers (ASCE)

1.3 DEFINITIONS

A. Roofing Terminology: Refer to ASTM D1079 and the glossary of the National Roofing Contractors Association (NRCA) *Roofing and Waterproofing Manual* for definitions of roofing terms related to this section.

1.4 PERFORMANCE REQUIREMENTS

A. Provide an installed roofing membrane and base flashing system that does not permit the passage of water, and will withstand the design pressures calculated in accordance with the most current revision of ASCE 7.

B. GAFMC shall provide all primary roofing materials that are physically and chemically compatible when installed in accordance with manufacturers current application requirements.

1.5 SUBMITTALS

A. Product Data: Provide product data sheets for each type of product indicated in this section.

B. Shop Drawings: Provide manufacturers standard details and approved shop drawings for the roof system specified.

C. Samples: Provide samples of insulations, fasteners, membrane materials and accessories for verification of quality.

D. Certificates: Installer shall provide written documentation from the manufacturer of their authorization to install the roof system, and eligibility to obtain the warranty specified in this section.

1.6 QUALITY ASSURANCE

A. Manufacturer's Qualifications: GAFMC shall provide a roofing system that meets or exceeds all criteria listed in this section.

B. Installer's Qualifications:

1. Installer shall be classified as a ***Master*** contractor as defined and certified by GAFMC.

C. Source Limitations: All components listed in this section shall be provided by a single manufacturer or approved by the primary roofing manufacturer.

D. Final Inspection

1. Manufacturer's representative shall provide a comprehensive final inspection after completion of the roof system. All application errors must be addressed and final punch list completed.

1.7 PRE-INSTALLATION CONFERENCE

A. Prior to scheduled commencement of the roofing installation and associated work, conduct a meeting at the project site with the installer, architect, owner, GAFMC representative and any other persons directly involved with the performance of the work. The installer shall record conference discussions to include decisions and agreements reached (or disagreements), and furnish copies of recorded discussions to each attending party. The main purpose of this meeting is to review foreseeable methods and procedures related to roofing work. This meeting can not be combined with the pre-construction meeting.

1.8 REGULATORY REQUIREMENTS

A. All work shall be performed in a safe, professional manner, conforming to all federal, state and local codes.

1.9 DELIVERY, STORAGE AND HANDLING

A. Deliver all roofing materials to the site in original containers, with factory seals intact. All products are to carry either a GAFMC or BMCA® label.

B. Store all pail goods in their original undamaged containers in a clean, dry location within their specified temperature range.

C. Do not expose materials to moisture in any form before, during, or after delivery to the site. Reject delivery of materials that show evidence of contact with moisture.

D. Remove manufacturer supplied plastic covers from materials provided with such. Use "breathable" type covers such as canvas tarpaulins to allow venting and protection from weather and moisture. Cover and protect materials at the end of each work day. Do not remove any protective tarpaulins until immediately before the material will be installed.

E. Materials shall be stored above 55°F (12.6°C) a minimum of 24 hours prior to application.

1.10 PROJECT CONDITIONS

A. Weather

1. Proceed with roofing only when existing and forecasted weather conditions permit.
2. Ambient temperatures must be above 45°F (7.2°C) when applying hot asphalt or water based adhesives.

1.11 WARRANTY

A. Provide Manufacturers standard WeatherStopper® Diamond Pledge Guarantee with single source coverage and no monetary limitation where the manufacturer agrees to repair or replace components in the roofing system, which cause a leak due to a failure in materials or workmanship.*

1. Duration**: Twenty (20) years** from the date of completion.

*Materials and workmanship of listed products within this section when installed in accordance with current GAFMC application and specification requirements. Contact GAFMC Contractor Services for the full terms and conditions of the guarantee.

PART 2 - PRODUCTS

2.1 ACCEPTABLE MANUFACTURER

A. GAF Materials Corporation - 1361 Alps Road, Wayne, NJ 07470

2.2 ROOF BOARD

A. Underlayment or overlayment board with a water-resistant and silicone treated gypsum core with glass fiber facers embedded on both sides, and pre-primed on one side. GP Dens-Deck→ Prime Roof Board, distributed by BMCA®.

1. Board Thickness: ¼"
2. Thermal Resistance (R value) of: .28

2.3 MEMBRANE MATERIALS

A. A smooth type, polyester scrim reinforced thermoplastic polyolefin membrane with a nominal 0.060 inch (60 mil) thickness, for use as a single ply roofing membrane. Meets or exceeds the minimum requirements of ASTM D-6878. UL Listed, FM Approved, Dade County Product Approval, Florida Building Code Approved. Each full roll contains approximately 1000 sq.ft. of roofing material, 10' X 100', weighing 350 lbs. EverGuard® TPO 60 mil (color is light grey) thermoplastic single-ply roofing membrane by GAFMC.

2.4 FLASHING MATERIALS

A. A smooth type, polyester scrim reinforced thermoplastic polyolefin membrane with a nominal 0.080 inch (80 mil) thickness, for use as a single ply roofing membrane. Meets or exceeds the minimum requirements of ASTM D-6878. UL Listed, FM Approved, Dade County Product Approval, Florida Building Code Approved. Light Gray membrane is CRRC Listed and Title 24 Compliant. Each full roll contains approximately 1000 sq.ft. of roofing material, 10' X 100', weighing 420 lbs. EverGuard® TPO 80 mil thermoplastic single-ply roofing membrane by GAFMC. Provide light gray material.

2.5 ADHESIVES, SEALANTS and PRIMERS

A. Solvent-based Bonding Adhesive: Solvent based rubberized adhesive for use with EverGuard TPO membranes, EverGuard TPO Bonding Adhesive, by GAFMC.

B. Solvent based liquid, required to protect field cut edges of EverGuard TPO membranes. Applied directly from a squeeze bottle, EverGuard TPO Cut Edge Sealant, by GAFMC.

C. Solvent based primer for preparing surfaces to receive butyl based adhesive tapes, EverGuard Primer, by GAFMC.

D. Solvent based seam cleaner used to clean exposed or contaminated seam prior to heat welding, EverGuard TPO Seam Cleaner, by GAFMC.

E. One part polyurethane sealant suitable for sealing the upper lip of exposed termination bars and penetrations, and around clamping rings. Meets or exceeds ASTM C-920-87, Type S, Grade NS, Class 25, EverGuard→ Caulking, by GAFMC.

F. One part butyl based high viscosity sealant suitable for sealing between flashing membrane and substrate surface behind exposed termination bars and for sealing between roofing membrane and drain flange. EverGuard→ Water Block, by GAFMC.

G. 100% solids epoxy based two-part sealant suitable for filling sealant pans at irregularly-shaped penetrations. Epoxy is part A. Polyamide is part B. EverGuard→ 2-Part Pourable Sealant, by GAFMC.

2.6 ACCESSORIES

A. Mechanical Fasteners

1. **Drill•Tec□ Standard Screws**: Standard duty alloy steel insulation fastener with CR-10 coating with a .215" diameter thread. Factory Mutual Standard 4470 Approved, #3 Phillips head for use on steel and wood decks.
2. **Drill•Tec□ HD Screws**: Heavy gauge alloy steel fastener with CR-10 coating with a .245" diameter thread. Factory Mutual Standard 4470 Approved, #3 Phillips truss head for use on wood, concrete and steel decks.
3. **Drill•Tec□ Insulation Plates**: Galvalume, 3" (7.6 cm) diameter, suitable for use with Drill•Tec□ Standard and HD screws, and Drill•Tec□ Spikes. Special design available for use with Drill•Tec□ Polymer Screws.
4. **Drill•Tec□ XHD Plates**: Galvalume, 2 3/8" (6 cm) diameter, with a barbed underside. Suitable for use with Drill•Tec□ Standard, HD, and XHD Screws, and Drill•Tec□ Spikes.

B. Extruded aluminum termination bar with angled lip caulk receiver and lower leg bulb stiffener. Pre-punched slotted holes at 6" on center. ¾" x 10' with 0.090" cross section, EverGuard® Lip Termination Bar, by GAFMC.

C. A smooth type, unreinforced thermoplastic polyolefin based membrane for use as an alternative flashing/reinforcing material for penetrations and corners. Required whenever preformed vent boots cannot be used, in Light Gray, 0.055 inches (55 mils) nominal thickness, EverGuard→ TPO UN-55 Detailing Membrane, by GAFMC.

D. An 8 inch (20 cm) wide smooth type, polyester scrim reinforced thermoplastic polyolefin membrane strip for use as a cover strip over coated metal and stripping-in coated metal flanges and general repairs: 0.045 inches (45 mils) nominal thickness, Light Gray, EverGuard→ TPO 45 mil Utility Flashing Strips, by GAFMC.

E. 24 gauge steel with 0.025" thick TPO based film. Factory supplied in sheets and required for fabrication into metal gravel stop and drip edge profiles, metal base and curb flashings, sealant pans, and scupper sleeves, Light Gray. Sheet size 4' x 10', sheet weight 47 lbs., EverGuard® TPO Coated Metal, by GAFMC.

F. 0.075" thick molded TPO membrane sized to accommodate most common pipe and conduits, (1" to 6" diameter pipes), including square tube. Hot-air welded directly to EverGuard TPO membrane, supplied with stainless steel clamping rings, EverGuard® TPO Preformed Vent Boots by GAFMC.

G. 0.45" thick molded TPO membrane boots are split to accommodate most common pipes and conduits and available in three standard sizes, EverGuard® TPO Preformed Split Pipe Boots, by GAFMC.

H. 0.060" thick molded TPO membrane designed to accommodate both inside and outside corners of base and curb flashing. Hot-air welds directly to EverGuard TPO membrane. Size 4" x 4" with 6" flange, EverGuard® TPO Preformed Corners by GAFMC.

I. .055" thick smooth type, unreinforced thermoplastic polyolefin membrane designed for use as a conforming membrane seal over T-joints in 60 and 80 mil membrane applications. EverGuard→ UN-55 T-Joint Patches, by GAFMC.

J. 0.045" reinforced TPO membrane with pressure sensitive adhesive, to be installed on horizontal surfaces using plates and fasteners as a base attachment in fully adhered systems. Size 6" x 100', EverGuard® RTS (Roof Transition Anchor) Strip, by GAFMC

K. 0.045" thick reinforced TPO membrane fabricated corners. Available in four standard sizes to flash curbs that are 24", 36", 48", and 60" in size. Four corners are required to flash the curb, EverGuard® Corner Curb Wraps, by GAFMC.

L. 1/8" thick extruded and embossed TPO roll 30" x 50', heat welds directly to roofing membrane. Unique herringbone traction surface. Gray in color, EverGuard® TPO Walkway Rolls, GAFMC.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Verify that the surfaces and site conditions are ready to receive work.

B. Verify that the deck is supported and secured.

C. Verify that the deck is clean and smooth, free of depressions, waves, or projections, and properly sloped to drains, valleys, eaves, scuppers or gutters.

D. Verify that the deck surfaces are dry and free of ice or snow.

E. Verify that all roof openings or penetrations through the roof are solidly set, and that all flashings are tapered.

3.2 SUBSTRATE PREPARATION

A. Plywood Deck

1. The existing plywood sheathing is not less than 15/32" thick.
2. The existing deck has no preservatives or fire retardants.
3. The existing deck is installed over joists that are spaced 24" o.c. or less.
4. The existing deck is installed so that all four sides of each panel bear on and are secured to joist and cross blocking without "H" clips.
5. The existing panels are installed with a 1/8" to 1/4" gap between panels and match vertically at joints to within 1/8".

3.3 INSTALLATION - GENERAL

A. Install GAFMC's EverGuard® TPO roofing system according to all current application requirements in addition to those listed in this section.

B. GAFMC EverGuard® TPO Specification #: T-FA-T-I-80 with mechanical attachment as well.

C. Start the application of membrane plies at the low point of the roof or at the drains, so that the flow of water is over or parallel to, but never against the laps.

3.4 DENS DECK - GENERAL

A. Do not apply dens deck or roofing until all other work trades have completed jobs that require them to traverse the deck on foot or with equipment. A vapor retarder coated lightly with asphalt may be applied to protect the inside of the structure prior to the insulation and final roofing installation. Before the application of the insulation, any damage or deterioration to the vapor retarder must be repaired.

B. Do not install wet, damaged or warped insulation boards.

C. Install insulation boards with staggered board joints in one direction (unless taping joint).

D. Install insulation boards snug. Gaps between board joints must not exceed ¼" (6 mm). All gaps in excess of ¼" (6 mm) must be filled with like insulation material.

E. Wood nailers must be 3-1/2" (8.9 cm) minimum width or 1" (25 mm) wider than metal flange. They shall be of equal thickness as the insulation, and be treated for rot resistance. All nailers must be securely fastened to the deck.

F. Do not kick insulation boards into place.

G. Miter and fill the edges of the insulation boards at ridges, valleys and other changes in plane to prevent open joints or irregular surfaces. Avoid breaking or crushing of the insulation at the corners.

H. Roof tape, if required over insulation joints, must be laid evenly, smoothly and embedded in a uniform coating of hot steep asphalt with 4" (10.2 cm) end laps. Care must be taken to assure smooth application of tape, and full embedment of the tape in the asphalt.

I. Do not install any more insulation than will be completely waterproofed each day.

3.5 DENS DECK

A. The dens deck must be securely attached to the roof deck. A minimum FMRC 1-90 attachment is recommended. Refer to FMRC Approval Guide for FM fastening patterns. Factory Mutual requires fastener density increased in corner areas for FM 1-60 as well as perimeter and corner area fastener density increases for FM 1-90 or greater. Refer to FM Loss Prevention Data Sheets 1-7, 1-28, and 1-49.

B. Use only fasteners with a minimum 3 inch (7.6 cm) stress plate when mechanically attaching insulation. Do not attach insulation with nails.

3.6 MEMBRANE APPLICATION

A. Fully Adhered and ***Mechanically attached membrane at 6" on center*** :

1. Place membrane so that wrinkles and buckles are not formed. Any wrinkles or buckles must be removed from the sheet prior to permanent attachment. Roof membrane shall be fully adhered immediately after it is rolled out, followed by welding to adjacent sheets.
2. Overlap roof membrane a minimum of 3" (15 cm) for side laps and 3" (15 cm) for end laps.
3. Install membrane so that the side laps run across the roof slope lapped towards drainage points.
4. All exposed sheet corners shall be rounded a minimum of 1".
5. Use full width rolls in the field and perimeter region of roof.
6. Use appropriate bonding adhesive for substrate surface, applied with a solvent-resistant roller, brush or squeegee.
7. Apply bonding adhesive at 3 squares of finished, mated surface area per 5 gallons (Solvent Based) and 5 squares of finished, mated surface area per 5 gallons (Water Based). A greater quantity of bonding adhesive may be required based upon the substrate surface condition.
8. Prevent seam contamination by keeping the adhesive application a few inches back from the seam area.
9. Adhere approximately one half of the membrane sheet at a time. One half of the sheet's length shall be folded back in turn to allow for adhesive application. Lay membrane into adhesive once the bonding adhesive is tacky to the touch.
10. Roll membrane with a weighted roller to ensure complete bonding between adhesive and membrane.
11. Membrane laps shall be heat-welded together. All welds shall be continuous, without voids or partial welds. Welds shall be free of burns and scorch marks.
12. Weld shall be a minimum of 1-1/2" in width for automatic machine welding and a minimum 2" in width for hand welding.

13. All cut edges of reinforced membrane must be sealed with EverGuard→ TPO Cut Edge Sealant.
14. Supplemental membrane attachment is required at the base of all walls and curbs, and where the angle of the substrate changes by more than five (5) degrees (1" in 12"). Roofing membrane shall be secured to the structural deck with appropriate Drill-Tec screws and plates spaced every 12" o.c. The screws and plates must be installed no less than ½" from the membrane edge. Alternatively, the roofing membrane may be turned up the vertical plane a minimum of 3" and secured with screws and termination bar Fastener spacing is the same as is used for in-lap attachment. The termination bar must be installed within 1-1/2" to 2" of the plane of the roof membrane, with a minimum of 1" of membrane extending above the termination bar.
15. Supplemental membrane attachment to the structural deck is required at all penetrations unless the insulation substrate is fully adhered to the deck. Roofing membrane shall be secured to the deck with appropriate Drill-Tec screws and plates.
16. Fasteners must be installed to achieve the proper embedment depth. Install fasteners without lean or tilt.
17. Install fasteners so that the plate or termination bar is drawn down tightly to the membrane surface. Properly installed fasteners will not allow the plate or termination bar to move (underdriving), but will not cause wrinkling of the membrane (overdriving).
18. The membrane shall be mechanically fastened in the side lap area to the roof deck with appropriate Drill-Tec fasteners and plates as required by roof system specification and/or Factory Mutual classification requirements.
19. The metal plates must be placed within ¼" to ½" of the membrane edge. Plates shall not be placed less than ¼" from the membrane edge.
20. In the corner regions, additional fasteners shall be installed through the perimeter membrane to form a grid pattern, with an 8" (40.5 cm) wide EverGuard→ TPO reinforced membrane flashing-strip welded over the additional fasteners. Corners include both outside and inside corners that measure 75 - 105 angle degrees.
21. Membrane attachment to the roof deck is required at locations of deck angle changes in excess of five (5) angle degrees (1" in 12").

3.7 FLASHINGS

A. General:

1. All penetrations must be at least 24" (61 cm) from curbs, walls, and edges to provide adequate space for proper flashing.
2. Flash all perimeter, curb, and penetration conditions with coated metal, membrane flashing, and flashing accessories as appropriate to the site condition.
3. All coated metal and membrane flashing corners shall be reinforced with preformed corners or non-reinforced membrane.
4. Hot-air weld all flashing membranes, accessories, and coated metal. A minimum 2" wide (hand welder) weld is required.
5. All cut edges of reinforced membrane must be sealed with EverGuard→ TPO Cut Edge Sealant.

6. Consult the EverGuard® *Application and Specifications Manual* or GAFMC Contractor Services for more information on specific construction details, or those not addressed in this section.

B. Coated Metal Flashings:

1. Coated metal flashings shall be formed in accordance with current EverGuard construction details and SMACNA guidelines.
2. Coated metal sections used for roof edging, base flashing and coping shall be butted together with a ¼" gap to allow for expansion and contraction. Hot-air weld a 6" wide reinforced membrane flashing strip to both sides of the joint, with approximately 1" on either side of the joint left un-welded to allow for expansion and contraction. 2" wide aluminum tape can be installed over the joint as a bond-breaker, to prevent welding in this area.
3. Coated metal used for sealant pans, scupper inserts, corners of roof edging, base flashing and coping shall be overlapped or provided with separate metal pieces to create a continuous flange condition, and pop-riveted securely. Hot-air weld a 6" wide reinforced membrane flashing strip over all seams that will not be sealed during subsequent flashing installation.
4. Provide a ½" hem for all exposed metal edges to provide corrosion protection and edge reinforcement for improved durability.
5. Provide a ½" hem for all metal flange edges whenever possible to prevent wearing of the roofing and flashing membranes at the flange edge.
6. Coated metal flashings shall be nailed to treated wood nailers or otherwise mechanically attached to the roof deck, wall or curb substrates, in accordance with construction detail requirements.

C. Reinforced Membrane Flashings:

1. The thickness of the flashing membrane shall be the same as the thickness of the roofing membrane.
2. Where flashings are to be fully adhered, apply bonding adhesive at a rate resulting in 60 square feet/gallon of finished roofing material for solvent-based bonding adhesives, and at a rate of 125 square feet/gallon of finished roofing material for water-borne bonding adhesive. Apply bonding adhesive to both the underside of the membrane and the substrate surface at 120 square feet per gallon (Solvent Based) and 250 square feet per gallon (Water Based). A greater quantity of bonding adhesive may be required based upon the substrate surface condition. The bonding adhesive must be allowed to dry until tacky to the touch before flashing membrane application.
3. Apply the adhesive only when outside temperature is above 40°F. Recommended minimum application temperature is 50°F to allow for easier adhesive application.
4. The membrane flashing shall be carefully positioned prior to application to avoid wrinkles and buckles.

D. Roof Edges:

1. Roof edge flashings are applicable for gravel stop and drip edge conditions as well as for exterior edges of parapet walls.
2. Flash roof edges with metal flanges nailed 4" O.C. to pressure-treated wood nailers. Where required, hot-air weld roof membrane to coated metal flanges.

3. When the fascia width exceeds 4", coated metal roof edging must be attached with a continuous cleat to secure the lower fascia edge. The cleat must be secured to the building no less than 12" O.C.
4. Alternatively, roof edges may be flashed with a 2-piece snap on fascia system, adhering the roof membrane to a metal cant and face nailing the membrane 8" on center prior to installing a snap-on fascia.
5. Flash roof edge scuppers with a coated metal insert that is mechanically attached to the roof edge and integrated as a part of the metal edging.

E. Curbs and Ducts:

1. Flash curbs and ducts with EverGuard TPO membrane adhered to the curb substrate with bonding adhesive, loose applied (Less than 18" in height) or with coated metal flashing nailed 4" on center to pressure-treated wood nailers.
2. Secure membrane flashing at the top edge with a termination bar. Water Block shall be applied between the curb/duct surface and membrane flashing underneath all termination bars. Exposed termination bars shall be mechanically fastened every 8"o.c.; termination bars that are counter flashed shall be fastened 12" on center.
3. Roof membrane must be mechanically attached along the base of walls with screws and plates (deck securement) or screws and inverted termination bar (wall securement) at the following rate:

Fully / Self Adhered Systems	12" on center
Mechanically Attached Systems	Per in-lap on center spacing, with a 12" maximum

4. All coated metal curb flashings and loose applied membrane flashings must be provided with separate metal counterflashings, or metal copings.
5. Metal counterflashings may be optional with fully adhered flashings depending on guarantee requirements. Exposed termination bars must be sealed with EverGuard® caulking.

3.8 ROOF PROTECTION

A. Protect all partially and fully completed roofing work from other trades until completion.

B. Whenever possible, stage materials in such a manner that foot traffic is minimized over completed roof areas.

C. When it is not possible to stage materials away from locations where partial or complete installation has taken place, temporary walkways and platforms shall be installed in order to protect all completed roof areas from traffic and point loading during the application process.

D. Temporary tie-ins shall be installed at the end of each workday and removed prior to commencement of work the following day.

3.9 CLEAN-UP

A. All work areas are to be kept clean, clear and free of debris at all times.

B. Do not allow trash, waste, or debris to collect on the roof. These items shall be removed from the roof on a daily basis.

C. All tools and unused materials must be collected at the end of each workday and stored properly off of the finished roof surface and protected from exposure to the elements.

D. Dispose of or recycle all trash and excess material in a manner conforming to current EPA regulations and local laws.

E. Properly clean the finished roof surface after completion, and make sure the drains and gutters are not clogged.

F. Clean and restore all damaged surfaces to their original condition.

END OF SECTION 075423