

October 11, 2024

GRACE HEBERT CURTIS ARCHITECTS, LLC | 601 POYDRAS STREET | SUITE 2310 | NEW ORLEANS, LOUISIANA 70130

ADDENDUM 001

TO ALL CONTRACTORS:

This Addendum is hereby made a part of the Contract Documents dated August 16, 2024.

Exterior Repairs at DM Taylor School
428 Broadway Street
New Orleans, LA 70118
GHC Project No. 3223144
Owner Project No. ITB No. 24-FAC-0020

The following items shall be considered part of the contract documents and shall be included in the same when Construction Contract is executed. Changes made by Addenda shall take precedence over Original Documents. Any changes, which may affect construction or proper installation of materials, equipment or fixtures, not specifically mentioned in this addendum, shall be brought to the attention of Designer before submitting bid. Otherwise, such conditions, if found later to exist, must be worked out in an acceptable manner without additional cost to the Owner. Prime Contractors are hereby advised to call attention of all subcontractors to changes, which may affect their work.

GENERAL

1. Pre-Bid Meeting Agenda, See attached.
2. Pre-Bid Sign-In Sheet, See attached.
3. Last day to submit RFIs prior to bid is Wednesday, October 16th at 2:00pm
4. Bidder asked if Owner has a plan for when work will occur.
 - a. Answer: Owner will confirm by future addendum. At this time the work should be planned to occur while the school is occupied.

QUESTIONS

1. **What is the project budget.**
 - a. Between \$90,000 and \$110,000.
2. Will project funds be available and the project awarded within 45 days.
 - a. It is the Owner's Project Manager's understanding that the funds are available.
3. Please confirm the project address for DM Taylor School.
 - a. School is indeed at 428 Broadway street. The school is operated by Audubon Charter.
4. Advertisement says to be familiar with the site at 2727 S. Carrollton. Please clarify project address.
 - a. Project address is 428 Broadway. See revised Advertisement included in this addendum.
5. Bidder asked if there is an existing roof warranty
 - a. There is a warranty for the SBS CertainTeed Corp roofs.
6. Owner confirmed there is a **35% BDE goal**. The apparent lowest offeror/bidder shall complete and submit the DBE Responsiveness Forms. 1 & 2 DBE Post-Bid Pre-Construction Compliance Certification Checklist and a copy of Official DBE certification Letters from certifying agency(s) and any other documents required according to the response within ten (10) days after the opening of the Bids to the Orleans Parish School Board, Office of Business partnerships.
 - a. The DBE Responsiveness Forms 1 & 2, DBE Post Bid Pre-Construction Compliance
 - b. Certification Checklist, and DBE Certification Letters from certifying agency(s) are NOT REQUIRED to be included with the bid form. The DBE Responsiveness Forms 1 & 2,

ARCHITECTURAL

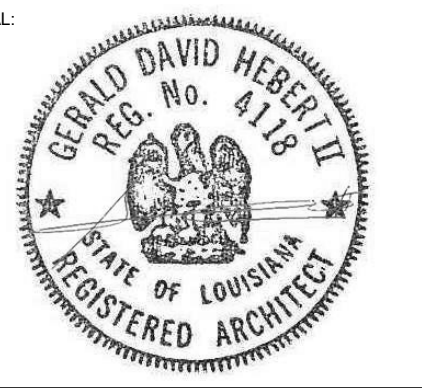
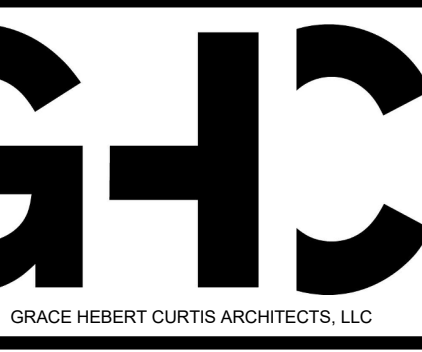
DRAWINGS:

1. **Sheet A151: ROOF PLAN**
 - a. **Revised stucco cleaning to include crack repairs as ALTERNATE 01**
2. **Sheet A401: WALL SECTIONS & DETAILS**
 - a. **Revised stucco cleaning to include crack repairs as ALTERNATE 01**

END OF ADDENDUM NUMBER ONE

ROOF PLAN LEGEND

 AREA OF NEW GRAVEL GUARD AT ROOF PERIMETER



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EXTERIOR REPAIRS AT DOROTHY MAE TAYLOR SCHOOL
 NEW ORLEANS PUBLIC SCHOOLS
 2625 Thalia St., New Orleans, LA 70113

No.	Description	Date
1	ADDENDUM 01	10/10/2024

DATE: 08/16/2024

CONSTRUCTION DOCUMENTS

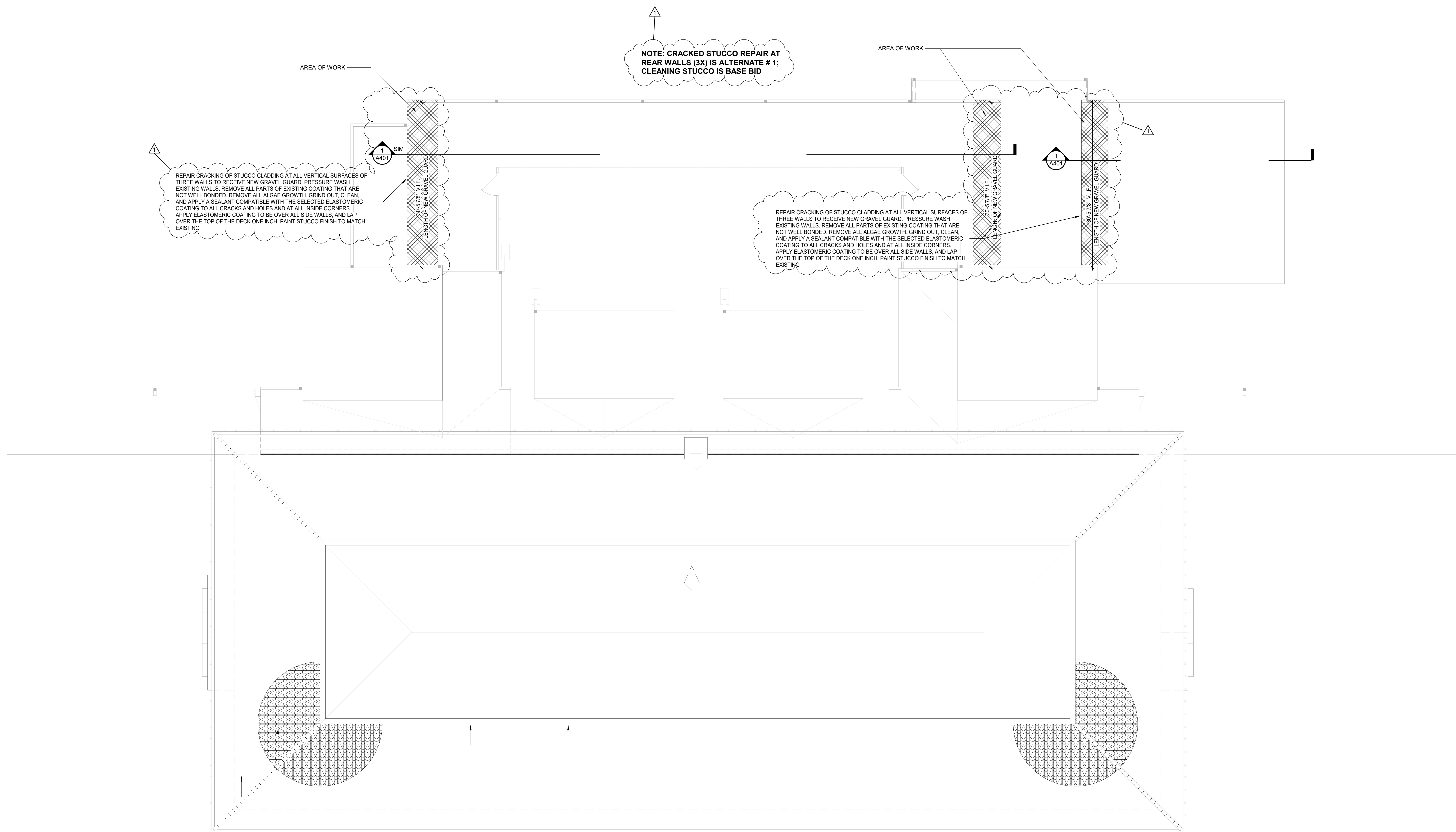
ISSUED FOR:

PROJECT NO: 3223144

ROOF PLAN

SHEET NUMBER

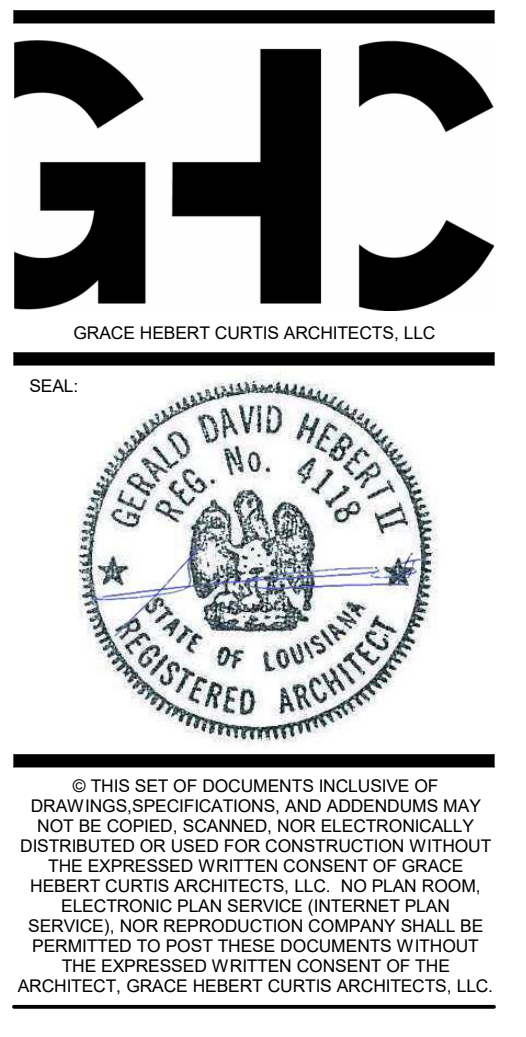
A151



1 ARCHITECTURAL ROOF PLAN
 1/8" = 1'-0"

ELEVATION/PLAN KEYNOTES

- SLOPE TOP OF DECORATIVE LITEL.
- REPAIR BLISTERING AND CRACKING OF STUCCO CLADDING AT ALL VERTICAL SURFACES OF STAIRS AND RAILINGS, AND TOPS OF RAILINGWALLS. PRESSURE WASH EXISTING WALLS. REMOVE ALL PARTS OF EXISTING COATING THAT ARE NOT WELL BONDED. REMOVE ALL ALGAE GROWTH. GRIND OUT, CLEAN, AND APPLY A SEALANT COMPATIBLE WITH THE SELECTED ELASTOMERIC COATING TO ALL CRACKS AND HOLES AND AT ALL INSIDE CORNERS. APPLY ELASTOMERIC COATING TO BE OVER ALL OF THE STAIR CASE WALLS, TOPS OF WALLS/RAILINGS AND LAP OVER THE TOP OF THE DECK COATING ONE INCH. PAINT STUCCO FINISH TO MATCH EXISTING.
- REMOVE WINDOWS (2) IN THEIR ENTIRETY. REMOVE AND REPLACE ROTTED WOOD TO MATCH EXISTING SIZE AND PROFILE. REGLAZE ALL LITES. REPLACE ALL ROTTED WOOD FRAMING AT OPENING. PROVIDE CONTINUOUS SEALANT AT NEW WINDOW AND PAINT TO MATCH EXISTING WINDOWS AND STUCCO FACADE.
- REPAIR CRACKS ON INSIDE FACE AND ON THE CEILING OF THE TUNNEL. PRESSURE WASH EXISTING WALLS. GRIND OUT, CLEAN, AND APPLY A SEALANT COMPATIBLE WITH THE ELASTOMERIC COATING TO ALL CRACKS. APPLY ELASTOMERIC COATING TO ALL WALLS AND CEILING SURFACES OF TUNNEL.
- REPAIR CRACKS ON STAIRS AND LANDING. GRIND OUT TO APPROXIMATELY 1/4" WIDE AND 1/4". CLEAN OPENED CRACK AND ALLOW TO DRY. FILL ALL CRACKS WITH A SEALANT COMPATIBLE WITH THE SELECTED DECK COATING.
- APPLY DECK COATING TO ALL STEPS, TREADS, RISERS, LANDINGS AND UP 3 INCHES AT WALLS. COATING TO HAVE AN AGGREGATE MIXED WITH IT TO PREVENT SLIPPING.
- REMOVE AND REINSTALL TERRAZZOTA TILE AT EACH LANDING. APPLY DECK COATING TO SLABS, ALL SIDES BEFORE RE-INSTALLING QUARRY TILE. SET QUARRY TILE TO CREATE SLIGHT SLOPE.



EXTERIOR REPAIRS AT DOROTHY MAE TAYLOR SCHOOL
 NEW ORLEANS PUBLIC SCHOOLS
 2625 Thalia St., New Orleans, LA 70113

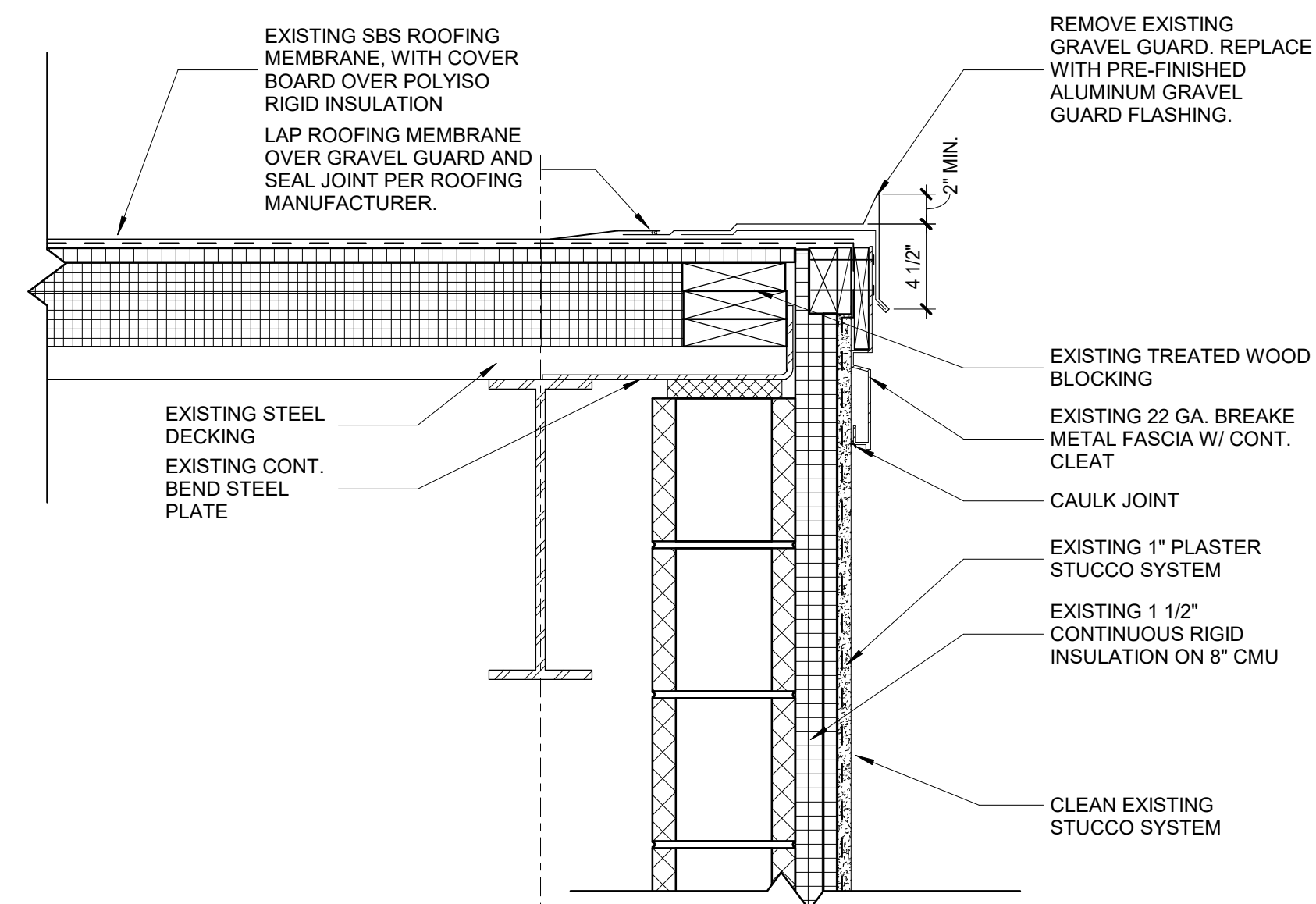
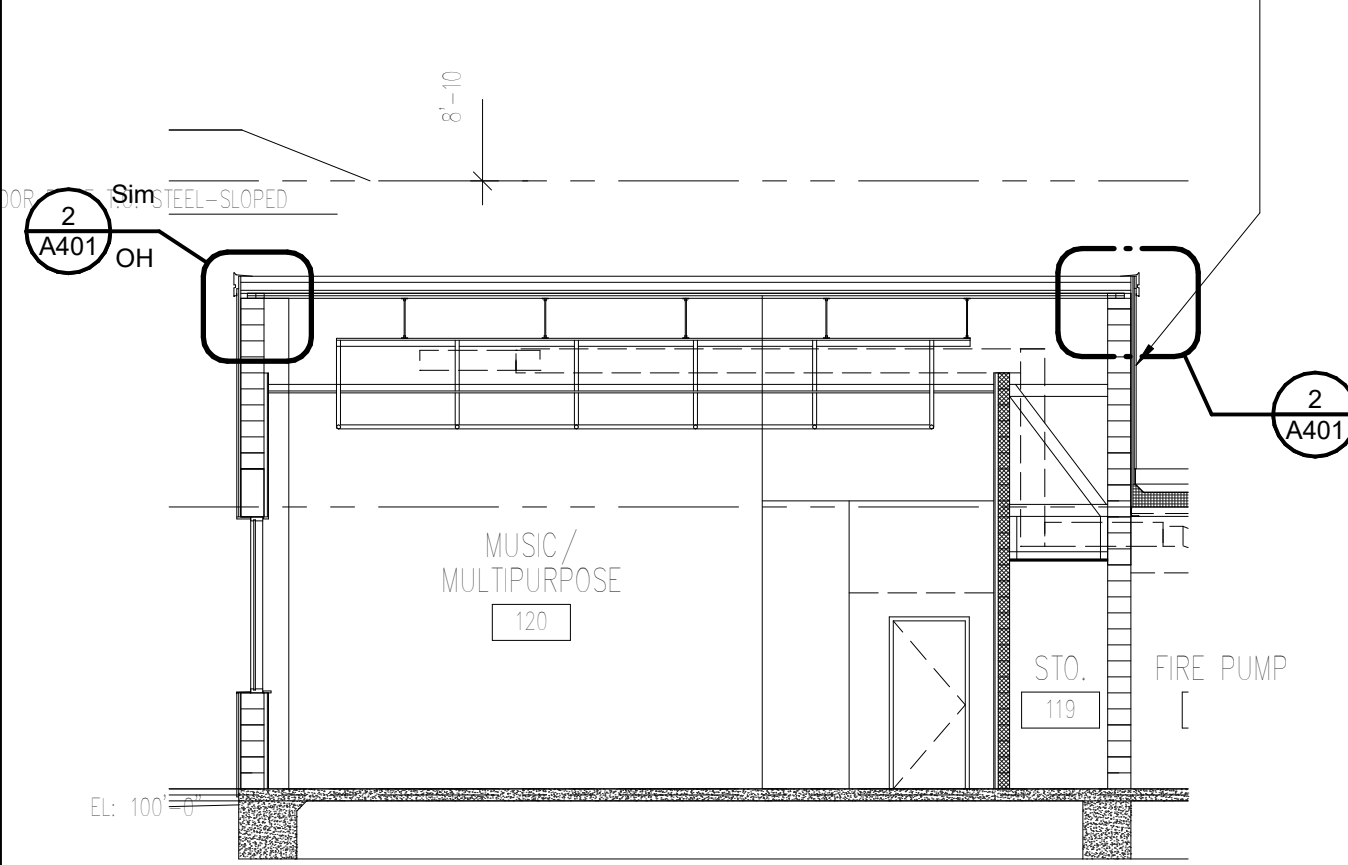
NOTE: CRACKED STUCCO REPAIR AT REAR WALLS (3X) IS ALTERNATE # 1; CLEANING STUCCO IS BASE BID



STAINED STUCCO ALONG SIDES OF SINGLE SLOPED ROOFS AT REAR. CLEAN WALL.



STAINED STUCCO ALONG SIDES OF SINGLE SLOPED ROOFS AT REAR.



P:\314\Institutional\314-K-102223144 - DM Taylor ES - NOLA PS Envelope Repairs\05-Drawings\0504-REV1\TDM
 10/16/2024 4:20:44 PM

No.	Description	Date
1	ADDENDUM 01	10/10/2024

DATE: 08/16/2024
 CONSTRUCTION DOCUMENTS
 ISSUED FOR:
 PROJECT NO: 3223144

WALL SECTIONS & DETAILS
 SHEET NUMBER
A401



10/10/2024
1:00 PM

RE: Exterior Repairs at DM Taylor School

428 Broadway Street
New Orleans, Louisiana
GHC Project # 3223144

PRE-BID CONFERENCE AGENDA

SIGN IN & INTRODUCTIONS

- The following individuals were designated as the contact person for their organizations:
- Owner: Greg Narlock, NOPS
 - gnarlock@nolapublicschools.com
- Owner PM: Ray Lauga
 - Ray.Lauga@oneatlas.com
- Design Team:
 - Architect:
 - Ian McEntee
 - imcentee@ghc-arch.com
 - Damien Job
 - Djob@ghc-arch.com

GENERAL BIDDING INFORMATION

- Attendance at the Pre-Bid Conference is NOT required, but encouraged for all General Contractors interested in bidding the project.
- Sealed bids will be received until **3:00 p.m.** Local Time, **Thursday, October 24, 2024**, by Orleans Parish School Boards (OPSB) by the procurement department, Room 5055, 2401 Westbend Parkway, New Orleans Louisiana 70114. No bids will be received after 3:00 p.m. on the same day and date.

CONSTRUCTION CONTRACT OVERVIEW

- All bids shall be accompanied by bid security in an amount of five percent (5.0%) of the sum of the base bid and all alternates.
- The successful Bidder shall be required to furnish a Performance and Payment Bond written by a company licensed to do business in Louisiana, in an amount equal to 100% of the Contract amount.
- Contract Time - **90** consecutive calendar days after the Notice to Proceed.
- Liquidated Damages will be assessed at **\$250.00** per calendar day.

Exterior Repairs at DM Taylor School

10/10/2024



REVIEW OF SCOPE OF WORK

- Project budget is Between \$90,000 and \$110,000
- Building envelope repairs around the front entry and monumental stairs where concrete and tile work are cracking. Repairs include waterproofing the entry stair and surrounding walls.
- Front facade replacement of two windows.
- Envelope, roof and roof coping repairs along three walls on pine street to prevent further staining of the stucco wall finish.

CENTERLINE (Construction administration software)

- All Post Bid Documentation will be tracked utilizing Centerline.co, including but not limited to:
 - RFI
 - RFC
 - ASI
 - Change Orders
 - Pay Applications
 - Shop Drawings
 - Testing Reports
- Prior Approvals and Requests for Information/Clarification
 - As per the Instructions to Bidders - all requests for information, clarification, substitution or prior approval, must be submitted by email to the Architect at least seven (7) days prior to Bid Date. All Prior Approvals and Requests for Information during bidding shall be emailed to the owner and architect
- All requests for information, clarification requests must be submitted to the Architect at least seven (7) days prior to Bid Date.

ADDENDA AND INTERPRETATIONS

- Addenda will be emailed, delivered and Advertised to all who are known by the OPSB Executive director of Procurement and Architect to have received a complete set of Bidding Documents.
- Copies of Addenda will be made available for inspection wherever Bidding Documents are on file.
- Addenda shall not be issued within a period of 72 hours prior to the advertised time for the opening of the Bids.
- The owner has the right to extend the bid due date by up to 30 days without requirement of re-advertising.

QUESTIONS & DISCUSSION

Exterior Repairs at DM Taylor School

10/10/2024

PRE-BID CONFERENCE ATTENDANCE RECORD



GRACE HEBERT CURTIS

PROJECT: Exterior Repairs at DM Taylor School
 OWNER PROJECT NO.: ITB24-FAC-0020
 GHA PROJECT NO.: 3223144

LOCATION: New Orleans
 DATE: 10-Oct-24
 TIME: 1:00pm

NAME	COMPANY	LICENSE #	PHONE NUMBER	E-MAIL ADDRESS
Daniel Kempton	All-American Construction	60735	504-650-0718	daniel.kempton.spt@yikes.com
Doug Zank	All-American Construction	66735	504-490-3590	Douglas.Zank@gmail.com
MIKE BERKOWITZ	SMITH CONSTRUCTION Co.	33374	985-882-2426	mike@smithcc.net
Lisa Little	Diversified Construction & Environmental	66333	504-701-9250	lisa.littles@diversifiedce.com
Theron Holmes	Diversified Construction & Environmental	66333	504-315-5647	theron.holmes@diversifiedce.com
ZEB THRASHER	THRASHER CONST	46494	985-966-7640	zeb.t@icloud.com
Ray Laucis	Atlas / OPS		504-380-8737	RAY.LAUCIS@ATLASOPS.COM
KRISTIN MURPHY	ATLAS / OPS		504-975-5742	Kristin.Murphy@atlasops.com
Darius Cook	Pivotal Engineering	59972	504-473-0520	dcook@pivotaleng.com
Stephen Scalise	Kemper Const		504-610-6356	youxstir619@gmail.com
Robert Thornton	Legacy Restoration	67727	504-421-7293	william@legacyrest.com

LUDOWICI®

Official certificate of

75 Year Limited Material Warranty

This certifies that the tile roof at:

**Audubon Charter School 428 Broadway Street New Orleans, LA 70118*

is covered under this Ludowici Warranty¹

Roofing Contractor:	Roofing Solutions
Tile Name:	Spanish 13 1/4"
Tile Color:	M26/M20/M23 Mist L>M & M>H, Anziani, M26/M23 Mist L>M & M>H, Fireflash, Vedio
Number of Squares: (100 sq. ft.)	115
Date of Installation:	January 27, 2016
75-Year Limited Material Warranty Expiration Date:	January 27, 2091

¹See back for terms and conditions



Officer of LUDOWICI





75-Year Limited Material Warranty Terms & Conditions

WHAT'S COVERED AND FOR HOW LONG

Ludowici Roof Tile, Inc. ("Ludowici"), subject to the conditions and limitations set forth herein, warrants its standard grade clay tile ("Clay Tile") to be free from manufacturing defects during the 75-year period following sale of the tile to the original purchaser. This warranty is made only to the original purchaser and any subsequent owner of the property where the tile was initially installed. This warranty will not apply to any tile that has been removed from the building on which it was originally installed.

WHAT LUDOWICI WILL DO

If any tile proves to be defective during the warranty period, Ludowici will replace the defective tile or refund the original purchase price for the defective tile, at Ludowici's option. The "original purchase price" of the tile for purposes of this warranty is the wholesale price paid to Ludowici by the distributor, contractor, or other customer who contracted for the tile directly with Ludowici. This warranty does not cover, and Ludowici will not be responsible for, any labor costs, tear-off costs, disposal costs, equipment costs, or other costs incurred in removing defective tile or installing replacement tile.

If Ludowici replaces any defective tile, the warranty period for the replacement tile will be the remaining warranty period for the original, replaced tile. For example, if Ludowici replaces defective Clay Tile 15 years after the sale of the tile to the original purchaser, the warranty period for the replacement tile will be 60 years.

Tile will not be considered defective with respect to color, shade or hue so long as the color, shade or hue at the time of claim does not vary by more than two Hunter E units from the original tile sample. If the face of any tile (other than textured tile) does not have a smooth, even surface, the tile will not be deemed to be defective unless the facial imperfection is clearly visible from a distance of more than 40 feet.

In consideration of this warranty, you authorize Ludowici and its agents or contractors to photograph the project where the tile is, or will be, installed and to enter the project location for that purpose. Ludowici may use all photographs of the project (whether taken by Ludowici, the contractor, or the project owner) for promotional, training, and other lawful purposes. In connection with its use of the photographs, Ludowici will use reasonable efforts to prevent disclosure of the project owner's identity or the specific location of the project.

LIMITATIONS

Ludowici shall not be liable for, and this warranty does not apply to, any failure, defect, or damage (including but not limited to crumbling, chipping, cracking, breakup, or change in color) resulting from or connected with misuse, abuse, neglect, or improper handling or storage; improper installation or installation not in strict adherence with building codes, trade practices, or Ludowici's written instructions; damage caused by the application of clay tile in alpine conditions (climatic areas that experience frequent heavy winter snowfall intermittent with strong solar radiation, common to high altitude geography) unless otherwise expressly pre-approved in writing by Ludowici; impact of foreign objects, fire, earthquake, flood, lightning, hurricane, hail, tornado, or other violent storm or casualty, or other acts of God; defects in, failure of, or damage caused by materials used as a roofing base over which the tile is installed, or by movement, distortion, cracking, or settling of walls or the foundation of the building; exposure to harmful chemicals; or any other cause not involving inherent manufacturing defects in the tile supplied by Ludowici. Ludowici will not have any liability under this warranty for changes in color, shade or hue caused by stains or contamination of any sort arising from outside sources (such as, but not limited to, algae, mildew, fungus, moss, lichens, or other vegetation). This warranty does not apply to tile which has been painted, varnished, or similarly coated over the manufacturer's original finish. This warranty does not apply to nails, screws, or other fasteners used in connection with the tile (whether or not supplied by Ludowici), or to any cracking, leakage, or other problems caused by any fasteners (whether or not supplied by Ludowici).

Ludowici reserves the right to discontinue or modify any of its products, including the color thereof, without notice to the customer and shall not be liable to the customer as a result of such discontinuance or modification, nor shall Ludowici be liable if replacement material varies in color intensity and/or hue and/or shade in comparison to the original product. If Ludowici replaces any material under this warranty, it may substitute products designated by Ludowici to be of comparable quality if the product initially installed has been discontinued or modified.

This warranty will be governed by the laws of the State of Ohio, without regard to its conflict of laws and principles. Any legal action or proceeding arising out of this warranty must be brought and maintained exclusively in a state or federal court located in the State of Ohio.

WHAT THE CUSTOMER MUST DO

To obtain performance under this warranty, the customer shall notify Ludowici in writing of any claimed manufacturing defect within thirty (30) days following its discovery, and shall submit with such notification proof of date of purchase and tile installation, in order to provide Ludowici an opportunity to investigate the claim and examine the material claimed to be defective. All warranty claims must be made during the warranty period and shall be provided to: Ludowici Roof Tile, Inc., 4757 Tile Plant Road, P.O. Box 69, New Lexington, Ohio 43764, Attn: Warranty Claims. Ludowici shall then promptly investigate the claim. Within a reasonable time after approval of the warranty claim, Ludowici will perform its obligations under this warranty. Any warranty claim not made within thirty (30) days after the defect is or should have been discovered will be barred.

This warranty supersedes any warranty or guarantee previously made by Ludowici.

OTHER CONDITIONS

THIS WARRANTY IS EXPRESSLY IN LIEU OF ALL OTHER ORAL OR WRITTEN WARRANTIES, LIABILITIES OR OBLIGATIONS OF LUDOWICI. IN NO EVENT SHALL LUDOWICI BE LIABLE FOR CONSEQUENTIAL OR INCIDENTAL DAMAGES OF ANY KIND, INCLUDING ANY DAMAGE TO THE BUILDING, ITS CONTENTS, OR ANY PERSONS THEREIN, RESULTING FROM THE BREACH OF ANY WARRANTY SET FORTH HEREIN. NO EMPLOYEE OR REPRESENTATIVE OF LUDOWICI OR ANY DISTRIBUTOR OR DEALER IS AUTHORIZED TO MAKE ANY CHANGE OR MODIFICATION TO THIS WARRANTY. SOME STATES DO NOT ALLOW THE EXCLUSION OR LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, SO THE ABOVE LIMITATION OR EXCLUSION MAY NOT APPLY TO YOU.

THIS WARRANTY GIVES YOU SPECIFIC LEGAL RIGHTS, AND YOU MAY ALSO HAVE OTHER RIGHTS WHICH VARY FROM STATE TO STATE.

Ludowici Roof Tile, Inc. | 4757 Tile Plant Road | P.O. Box 69 | New Lexington, OH 43764
Revised Date: 11/02/2015

**ROOFING GUARANTEE FOR
AUDUBON SCHOOL RENOVATION & ADDITION**

OWNER: ORLEANS PARISH SCHOOL BOARD

ADDRESS: OFFICE OF PURCHASING / ANCILLARY SERVICES
3520 GENERAL DE GAULLE DRIVE, SUITE 5078
NEW ORLEANS, LA 70114

WHEREAS Roofing Solutions, LLC _____

Address 37302 Commerce Lane, Prairieville, LA 70769 _____

Telephone (225) 744-3912 _____,

Herein called the "Roofing Contractor", has performed roofing and flashing in accordance with the Contract Documents for Project No. 2010-0785-0001, Part No. n/a (hereinafter called the "Work") under a

Subcontract with FHP Tectonics Corp _____,

General Contractor on the Following Project: Audubon School _____

Name of Project: Renovation & Addition at Audubon School _____

User Agency: Orleans Parish School Board _____

Location/Address: 428 Broadway Street, New Orleans, LA _____

Name and Type of Building(s): Audubon School _____

Building I.D. _____

Type(s) of Roof Deck(s): Plywood (Section 073213 Clay Roof Tiles) _____

Total Roof Area: 9,900 SF; Flashing, Edge: N/A LF; Base: N/A LF

Date of Acceptance: January 27, 2016 Guarantee Period: **2 YEARS**

Date of Expiration: January 27, 2018 _____

AND WHEREAS the Roofing Contractor has contracted (as a Subcontractor) to guarantee said work against water entry from faulty or defective materials and workmanship for the designated Guarantee period;

AND WHEREAS the General Contractor, by its acceptance of the Contract for the above described project, has jointly assumed with the Roofing Contractor the obligations to the Owner of said guarantee against leaks and faulty or defective materials and workmanship;

NOW THEREFORE the Roofing Contractor and the General Contractor jointly and severally guarantee, subject to the terms and conditions herein set forth, that during the Guarantee Period they will at their own cost and expense, make or cause to be made with approved procedures and materials such repairs to or replacements of said work resulting from water entry or faults or defects of said Work as are necessary to correct faulty and defective work and as are necessary to maintain said Work in watertight conditions and further to respond on or within two (2) working days upon written notification of leaks or defects by the Owner/User Agency. Furthermore, they will at their own cost and expense maintain the roof for (2) years after acceptance, in accordance with the current edition of the Roof Maintenance Manual published by the Roofing Industry Educational Institute. The roof shall be inspected a minimum of twice each year, and a report prepared documenting the conditions observed at each inspection. These inspections shall be made once during the months of April or May and once during the months of September and October. Two (2) copies of each report shall be forwarded to the Owner and User Agency.


This Guarantee is made subject to the following terms and conditions:

1. Specifically excluded from this guarantee are damages to the Work, other parts of the building and building contents caused by: A) lightning, and storm (includes hurricanes and tornadoes), hailstorm, earthquakes and other unusual phenomena of the elements; B) fire; and C) structural failures causing excessive roof deck, edgings and related roof components movement. When the Work has been damaged by any of the foregoing causes, the Guarantee will be null and void until such damage has been repaired by the Roofing Contractor, and until the cost and expense thereof has been paid by the Owner or another responsible party so designated.
2. During the Guarantee Period, if the Owner/User Agency allows alteration of the Work by anyone other than a Contractor approved in writing by the Roofing subcontractor, General Contractor, and Roofing Material Manufacturer prior to the work being performed, including cutting, patching and maintenance in connection with penetrations, attachment of other work, and positioning of anything on the roof, this Guarantee shall become null and void upon the date of said alterations. If the Owner/User Agency engages the Roofing Contractor to perform said alterations, the Guarantee shall not become null and void, unless the Roofing Contractor, prior to proceeding with said work, shall have notified the Owner/User Agency in writing, showing reasonable cause for claim that said alterations would likely damage or deteriorate the Work, thereby reasonably justifying a termination of the Guarantee.
3. During the Guarantee Period, if the original use of the roof is changed and it becomes used for, but for which it was not originally designed or specified, as a promenade, work deck, spray-cooled surface, flooded basin, or other use of service more severe than originally specified, this Guarantee shall become null and void upon the date of said change.
4. During the Guarantee Period, if any building or area of a building is changed to uses creating extremes of interior temperature and/or humidity, but for which it was not originally designed and specified, without provisions and alterations made to the building which effectively contain or control these conditions, this guarantee shall become null and void upon the date of said change.
5. The Owner/User Agency shall promptly notify the Roofing Contractor in writing of observed, known or suspected leaks, defects or deterioration, and shall afford reasonable opportunity for the Roofing Contractor to inspect the Work, and to examine the evidence of such leaks, defects or deterioration.

6. This Guarantee is recognized to be the only guarantee of the General and Roofing Contractor on said work, and shall not operate to restrict or cut off the Owner from other remedies and recourses lawfully available to him in case of roofing failure. Specifically, this Guarantee shall not operate to relieve the Roofing Contractor of his responsibility for performance of the original work, regardless of whether the Contract was a Contract directly with the Owner or a Subcontract with the Owner's General Contractor.

IN WITNESS THEREOF, this instrument has been duly executed this 18th

day of April, 20 16.

Roofing Contractor's Signature: 

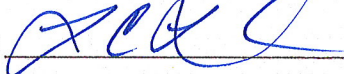
Typed Name: Ileana Romero

Representing: Roofing Solutions, LLC, 37302 Commerce Lane, Prairieville, LA 70769

Telephone Number: 225-744-3912

And has been countersigned by the General Contractor issuing the Roofing Contractor's Subcontract for said work:

Name of General Contractor: FHP TECTONICS CORP.

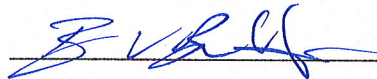
Date: 4/18/2016 Authorized Signature: 

Representing: FHP TECTONICS CORP.

Typed Name: JAMES A. HASE

Telephone Number: 504-206-3000

WITNESSES: BRUCE BRANDEN



Telephone Number: 504-206-3000

1700

Department of Education
State of Louisiana

ROOF MEMBRANE/ SYSTEM GUARANTEE
For
AUDUBON SCHOOL RENOVATION & ADDITION

CertainTeed Corporation (CertainTeed) has sold materials which have been used in applying a Roof Membrane/System comprised of **Specification SA-I-3-S**; warrants to the State of Louisiana herein referenced as "Owner" of the building described below that subject to the terms, conditions, limitations and warranty responsibility stated herein; **CertainTeed** guarantees to the Owner, subject to the terms, conditions, limitations stated herein, that the Roof Membrane/System listed above for the above building will remain in a watertight condition for a period of **Twenty (20) years**, and the **CertainTeed** will repair the Roof Membrane/System at its own expense with No Dollar Limit (NDL) over the life of this **TWENTY (20) YEAR WARRANTY** commencing with the date of Substantial Completion (as defined in the documents).

Satisfactory repair of reported leaks shall not serve to extend the term of the original 20-Year Warranty period for either the repair or the entire Roof System, but rather serve to maintain the Roof System weathertightness condition for the entire term of the original warranty.

In no event shall **CertainTeed** be held liable for any commercial loss, claims for labor or consequential damages of any other type not specifically referenced herein, whether Owners claim be based in contract, tort, or strict liability.

TERMS AND CONDITIONS

1. **CertainTeed** shall be liable under this Guarantee only if;
 1. The Roof Membrane/System is installed according to **CertainTeed** specifications;
 2. The Rigid Rood Insulation is installed according to **CertainTeed** specifications;
 3. The installation of the Roof Membrane and Roof Insulation is by a roofing Contractor approved in advance by **CertainTeed**;
 4. The use of **CertainTeed** materials has been approved in advance by **CertainTeed**.
2. During the Term of this warranty; the Owner shall permit **CertainTeed** or manufacturer's agent access to the roof during regular business hours.
3. Failure of either party to exercise or enforce specific terms, conditions or provisions shall not be construed to be a waiver of same.
4. As required by the Contract Documents, the Nineteenth Judicial Court in and for the Parish of East Baton Rouge, State of Louisiana shall have sole jurisdiction in any action brought as a result of this warranty by any party hereto.

5. This Warranty instrument supersedes and is in lieu of any and all other expressed or implied warranties that are or may be in conflict with terms and conditions stated herein.

6. A fully executed original of this Warranty is required after acceptance by the Manufacturer and prior to Substantial Completion of the Project.

NOTICE OF CLAIM

1. Owner shall provide **CertainTeed** with written notice within **THIRTY (30)** days of discovery of any leaks in the Roof System or should by reasonable diligence have been discovered; after which date, the principal to this warranty shall be expected to respond to said leak report within a period of **TEN (10)** working days.

1. Failure to respond, shall enable the Owner to engage service of "others" to address the problem without jeopardizing Owner's protection under terms of the original warranty.
2. Further, by **CertainTeed's** failure to respond as specified, subjects manufacturer to liability for full reimbursement to the Owner for all costs incurred to engage the services of "others" in order to protect the building from further damage by roof leak(s).
3. **CertainTeed** cannot be held responsible for lack of performance or liable under the terms of this warranty due to Owner's failure to report claims as specified.

2. After a leak report is filed; **CertainTeed** shall determine whether the leak is caused by defects in manufactured material or in the workmanship and affect the Roof System repair in accordance with repair obligations herewith. In the event a determination is made that neither defect in manufactured material or workmanship is at fault, the Owner shall be so advised in writing and permitted to exercise other remedies without jeopardy to provisions of the original warranty provided the repairs are made by a manufacturer's approved roofing contractor.

EXCLUSIONS FROM COVERAGE

1. The **CertainTeed** shall not have any liability under the terms of this **20-Year** NDL Warranty for any repair or replacement of the Roof Membrane/ System caused by one or more of the following:

1. Damage to the Roof Membrane/System caused by lightning, windstorm, hail, earthquake, tornado, hurricane, flood, malicious mischief, vandalism, chemical or organic deposits or other unusual occurrences.
2. Damage to the Roof Membrane/System caused by:
 - (a) abuse or abnormal use of the roof or Roof Membrane/System or
 - (b) any deliberate or negligent act in maintaining the roof.
3. Damage to the Roof Membrane/System caused by unauthorized repairs, alterations or modifications, or subsequent work on or through the roof done without prior written approval by **CertainTeed** of the method and material to be used.
4. Damage to the Roof Membrane/System caused by structural defects or failures (including, but not limited to, setting or shifting of the building, and cracking or movement of girders, beams, partitions or foundations) or defects or failure of any substrate component, including defects in application of any substrate component to which the Membrane/System is installed.
5. Damage to the Roof Membrane/System caused by falling objects.
6. Damage to the Roof Membrane/System caused by movement of metal work used in conjunction with the Roof Membrane/System.

7. Damage to the Roof Membrane/System caused by installation of a sprinkler system, water or air conditioning equipment, radio or television antenna, framework for signs, water tower or other installation on the roof after the installation of the Roof Membrane without a prior written approval by **CertainTeed** of the methods and materials to be used.
8. Damage to the Roof Membrane/System resulting from other than occasional traffic across its surface or from its use as a storage area or recreational surface or for any other similar purposes.
9. Damage to the Roof Membrane/System caused by a change in use of the building without prior written approval of **CertainTeed**.
10. Damage to the Roof Membrane caused by ponding of water or other conditions resulting from improper drainage.

LIMITATIONS OF LIABILITY

CertainTeed shall be liable only for the cost of repair of such existing Roof Membrane/System by an approved **CertainTeed** contractor and will not be liable for damages to other components of the roof assembly or the building or the contents or for consequential damages. The expense of removing and replacing traffic surfaces built over the roof shall be borne by the Owner.

WARRANTY RESPONSIBILITY

FIRST (1st) year through the TWENTIETH (20th) year from date of Acceptance of the project by Roof System Manufacturer who's legal entity is **CertainTeed Corporation**; except that the first recourse of the Owner for Warranty Benefits during Year 1 and Year 2 after date of Substantial completion will be the Contractor per provisions of the Two Year Roofing Guarantee.

EXCEPT AS EXPRESSLY PROVIDED HEREIN, **CERTAINT EED CORPORATION** MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND WITH RESPECT TO MATERIALS COVERED HEREBY, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, NOR DOES **CERTAINT EED CORPORATION** MAKE ANY WARRANTY OR ASSUME ANY OBLIGATION WITH RESPECT TO THE VALIDITY OF ANY PATENTS, DESIGNS, COPYRIGHTS OR TRADEMARKS WHICH MAY COVER SUCH GOODS EXCEPT; THAT THE OWNER SHALL HAVE THE RIGHT TO RELY ON SAME BY REPRESENTATION OF THE MANUFACTURER THAT BY OFFERING THE MATERIAL, ROOF SYSTEM AND MISCELLANEOUS ITEMS FOR THE PURPOSES OF THIS PROJECT THERE IS NO VIOLATION OF THE RIGHTS OF OTHER PARTIES WITH RESPECT TO PATENTS, DESIGNS, COPYRIGHTS OR TRADEMARKS,

FURTHER; THE CONDITIONS OF LIABILITY, RIGHTS, OBLIGATIONS AND REMEDIES OF THE PARTIES RELATING TO CLAIMS ARISING FROM DEFECTIVE GOODS SHALL BE GOVERNED EXCLUSIVELY BY THE TERMS HEREOF: THIS WARRANTY MAY NOT BE CHANGED ORALLY.

IN CONSIDERATION FOR PAYMENT RECEIVED, THIS WARRANTY IS TENDERED FOR THE BENEFIT OF THE OWNER, THE RECOVERY SCHOOL DISTRICT, AND/OR THE ORLEANS PARISH PUBLIC SCHOOLS AND IS NOT TRANSFERABLE OR ASSIGNABLE TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE MANUFACTURER, **CertainTeed Corporation**.

THIS WARRANTY REQUIRES THE ORIGINAL SIGNATURES OF ANY OFFICER OF THE MANUFACTURER, AND THREE FULLY EXECUTED COPIES WILL BE PROVIDED TO THE OWNER AS A PREREQUISITE FOR PROJECT ACCEPTANCE. THE OWNER'S SIGNATURE SHALL NOT BE A REQUIREMENT FOR IMPLEMENTATION OF, OR CAUSE TO VALIDATE THE WARRANTY.

A SEPARATE AND INDEPENDENT WARRANTY SHALL BE ISSUED FOR EACH BUILDING OR INDEPENDENT ROOF SYSTEM IN THE CASE OF MULTIPLE BUILDING OR MIXED ROOFED PROJECTS.

PROJECT DATA/ SIGNATORS

OWNER: **ORLEANS PARISH SCHOOL BOARD**

ADDRESS OF OWNER: **OFFICE OF PURCHASING / ANCILLARY SERVICES
3520 GENERAL DE GAULLE DRIVE, SUITE 5078
NEW ORLEANS, LA 70114**

JOB NAME & AREA: **Audubon School**
ADDRESS OF BUILDING: **428 Broadway St. New Orleans, LA 70118**

USE OF BUILDING: **Educational Facility**

ROOF SYSTEM: **SA-I-3-S**
ROOF DECK: **Structural concrete**

ROOF INSULATION: **Yes**
ROOF AREA:
SQUARES: **180**

ROOFING CONTRACTOR: **Roofing Solutions LLC**
COMPLETION DATE: **January 27, 2016**

By: **CertainTeed Corporation**
Manufacturer

Keith Berg, Manager, Commercial Roofing Systems
Name, Title

The following information is designed to assist owners in establishing a regular and beneficial roof inspection and maintenance program. This important area of responsibility for the building owner can provide many long-term benefits including extended life expectancy of the roofing system, reduced average in-place cost, prevention of major deterioration resulting from minor problems and eventually, reduced roof system replacement cost.

Roof Maintenance Guidelines

All roofs require regular inspections and periodic maintenance to achieve their expected performance. Roofs should be inspected at least twice yearly: in the spring and fall. Additionally, all roofs should be inspected after any severe weather or storms. The roofing contractor who installed the roof membrane, in conjunction with the building owner's maintenance personnel, should perform these inspections. Leaks occur most often at flashings, pitch pans, gravel stops and other penetrations. Pay special attention to these areas.

It is important to keep in mind that a roof system extends beyond just the roof membrane(s) including but not limited to: the underlying roof deck, insulation, fasteners, metal work, drains, pitch pans, expansion joints, skylights, vents, plastic accessories, decorative or reflective coating, wall coverings, surfacing and/or any ballast, rocks or gravel. Please note that CertainTeed offers several low slope roofing warranty options; the aforementioned components are not included in every CertainTeed warranty. Regardless of selected warranty, these components also should be inspected and maintained.

General - One of the keys to avoiding roof damage is limiting access to the roof. Allow only authorized personnel on the roof who understand good roof access procedures and precautions. Bag and remove all debris from the roof. Keep grease and oil off of the roof. Clean and remove any liquid deposits immediately. Do not allow foot traffic on the roof in very hot or very cold weather. Do not allow the installation of television or radio antennas, satellite dishes or other mechanical equipment without notifying CertainTeed for approval and for consultation about the methods and details for these installations.

Roof Drains - CertainTeed requires positive drainage. Owners must keep roof drains and the surrounding areas free of debris to allow for proper drainage. Maintain proper attachment of drain clamping rings.

Metal Flashing - Start with a visual examination looking for areas of damage or rust. Ensure that the flashing has remained properly attached and sealed. Repair or replace areas with damage, poor caulking and all loose areas including counterflashing, coping, seams and/or joints.

Pitch Pans - Keep pitch pans full at all times. Examine and repair the metal pan assembly when necessary.

Roofing Equipment - Qualified roofing personnel should accompany the equipment installation and/or service employees. If this is not practical, have qualified roofing personnel inspect the area after the equipment installation and/or service employees have completed their work. Regularly check and maintain the condition of all rooftop equipment. Ensure that no substances from the equipment are being deposited on the roof and if deposits are present - clean immediately. Check equipment flashing for proper condition.

Roof Coating - Visually inspect for signs of deterioration. Maintenance or replacement completed by a roofing professional is essential. Coating life is affected by a variety of factors including climate and environment.

Other - The above list reflects only the most common components found on roof systems; it is not all-inclusive. Contact CertainTeed for additional information.

Owner Inspection and General Recommendations

A. Utilize roofing professionals or thoroughly trained maintenance personnel for roof-related issues.

B. Owners should file all job records, drawings and specifications for future reference. Contract with a roofing contractor authorized by CertainTeed to set up a regular inspection and roof maintenance schedule. Record maintenance procedures as they occur. Log all roof access times and other trades working on the roof in case damage should occur. Report damage as soon as it occurs so repairs may be scheduled and executed as soon as possible.

C. Make more frequent inspections (six times per year) on buildings that house manufacturing facilities that evacuate or exhaust debris onto the roof.

D. Inspect the exterior of the building for settlement or movement. Structural movement may result in splits in the roof membrane.

E. Repairs should be performed as soon as needed - owners should not allow a nuisance leak to develop into a major problem, degrading insulation and destroying a large portion of the roof assembly. While a roofing contractor authorized by CertainTeed should perform repairs and maintenance work, the owner can help maintain the roof by ensuring that minor clean-up and maintenance procedures are performed (e.g., regular checking and cleaning of debris from roof and around drains.)

F. Notify CertainTeed immediately after a roof leak occurs. If possible, note conditions resulting in leakage. Heavy or light rain, wind direction, temperature and the time of year that the leak occurs are all important clues to tracing roof leaks. Note whether the leak stops shortly after each rain or continues to drip until the roof is dry. If the owner is prepared with the facts, the diagnosis and repair of roof problems can proceed more rapidly.

G. In some emergency situations, owner-applied temporary patches may be made to stop leaks to minimize property loss. Except for certain emergency situations, owners should not attempt roof repairs. The puncturing of a blister or the spreading of a liquid-applied coating or bituminous cement may only cover up evidence needed to ascertain the real problem.

For your convenience, we have provided a basic inspection form on the reverse side of this page that addresses critical areas of the roofing system.

Commercial Technical Services & Warranty Department • 20 Moores Road, Malvern, PA 19355

Phone: 800-396-8134 - Fax: 610-254-5458

Email: rpg.comm.services@saint-gobain.com

Rev 2/2016 COMM-046

Date: _____ Inspected By: _____
 Date: _____ Inspected By: _____

	ROOF PLAN LEGEND	
	Roof Drain	
	Scupper	
	Parapet	
	Chimney	
	Skylight	
	Roofline or Hatch	
	Parapet	
	Ventilator/Fan	
	Vent Pipe	
	Air Conditioner	
	Cooler	
	Pitch Pocket	
	Saddle	
	Hip	
	Ridge	
	Valley	
	Pipe or Conduit	
	Screen Support/Fence	
	Expansion Joint	
Metal Edge		
Single Ice Dam		
Parapet Wall		
Roofline Extension		
Other		

Owner Based Maintenance Requirements			Condition of Roof Membrane Surface Condition			
	No Problems	Maintenance Required	Not Applicable		Yes	No
1. Edge Metal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any blisters, splits, buckles, or punctures?	<input type="checkbox"/>	<input type="checkbox"/>
2. Counter Flashing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any bare spots, displaced gravel, thin coating or severe granule loss?	<input type="checkbox"/>	<input type="checkbox"/>
3. Expansion Joints	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Reflective coating in good condition?	<input type="checkbox"/>	<input type="checkbox"/>
4. Pitchpans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any evidence of ponding?	<input type="checkbox"/>	<input type="checkbox"/>
5. Drains	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any evidence of residue deposits or foreign contamination?	<input type="checkbox"/>	<input type="checkbox"/>
6. Scuppers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are A/C condensation lines on extending into drains?	<input type="checkbox"/>	<input type="checkbox"/>
7. Skylights	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any evidence of traffic or physical damage?	<input type="checkbox"/>	<input type="checkbox"/>
8. Coping Covers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any evidence of wet insulation?	<input type="checkbox"/>	<input type="checkbox"/>
9. Vents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comments		
10. Flues	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Conditions	Yes	No
11. Antennae	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any building or structural movement?	<input type="checkbox"/>	<input type="checkbox"/>
12. HVAC Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any deflection or sagging of deck?	<input type="checkbox"/>	<input type="checkbox"/>
13. Sign Supports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any alterations, additions or new penetrations?	<input type="checkbox"/>	<input type="checkbox"/>
14. Coatings/Topplings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Any change in building usage?	<input type="checkbox"/>	<input type="checkbox"/>
15. Debris	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comments		
16. Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Comments:						

Copies should be made of this form and used in your semi-annual roof inspections

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 Email: rpg.comm.services@saint-gobain.com
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