

City of Lovington



REQUEST FOR SEALED BIDS

**Library Building
Roof BID #2025-12**

**Due January 7th, 2026
10:00 a.m. (MST)**

SUBMIT BID PROPOSALS TO:

**Leslie Boldt, Chief Procurement Officer, City of Lovington,
214 S. Love St., Lovington, NM 88260**

**LEGAL NOTICE OF REQUEST FOR SEALED BIDS
LOVINGTON, NEW MEXICO**

FOR PUBLIC LIBRARY BUILDING RE-ROOF

**Lovington, New Mexico
Library Re-Roof Project (RFP #2025-012)
Issue Date: December 2, 2025**

Proposal Due Date: January 7, 2026 – 10:00 a.m. MST

The City of Lovington, New Mexico, is inviting sealed proposals from qualified roofing contractors to remove and replace the existing roofing system at the Lovington Public Library, located at 115 N. Main St., Lovington, NM 88260. Proposal packages may be obtained from the City of Lovington website at www.lovington.org (Procurement).

Proposals must be received by January 7, 2026, at 10:00 a.m. MST at:

**Leslie Boldt, Chief Procurement Officer
City of Lovington
214 S. Love Street
Lovington, NM 88260**

**Electronic or faxed submissions will not be accepted.
The City reserves the right to reject any or all proposals, waive minor irregularities,
and/or cancel this RFP in its entirety.
City of Lovington, New Mexico**

Publish in: Lovington Leader

Publish in: Hobbs News-Sun

Publish in: Albuquerque Journal

Publish on: City of Lovington website from December 2nd, 2025, through January 7th, 2026

FACSIMILE AND ELECTRONIC PROPOSALS ARE NOT ACCEPTABLE

Pursuant to the provisions of the New Mexico State Purchasing Act, sealed bids, subject to the conditions herein, will be received at the Lovington City Hall, New Mexico, until the date and time shown above, and thereafter immediately opened and read in public for furnishing the commodities and/or services listed in the attached specifications.

1.0 PURPOSE

The purpose of this Request for Proposals (RFP) is to solicit sealed proposals from licensed roofing contractors to provide construction services to remove and replace the existing roofing system at the Lovington Public Library located at 115 S. Main St., Lovington, NM 88260. This procurement will result in a single contract award.

2.0 PROJECT DESCRIPTION/BACKGROUND

The City of Lovington, New Mexico, invites qualified roofing contractors to submit sealed proposals for the complete removal and replacement of the existing roofing system at the Lovington Public Library, located at 115 S. Main St., Lovington, NM 88260. This project aims to improve the functionality and durability of the library's roof, ensuring a safe and efficient environment for the community.

The selected contractor will be responsible for several key tasks, including removing the existing tar and gravel roof down to the deck and installing a new TPO (Thermoplastic Olefin) roofing system, according to the engineering plans provided. Proposals must include a Base Bid for a 60-mil TPO roofing system and an Alternate Bid for a more durable 80-mil TPO roofing system. Contractors should clearly outline the differences in materials, installation methods, and cost implications for each option.

The current roof is an aging tar and gravel system that has deteriorated and needs a full replacement. To guide this process, detailed engineering plans created by Lamb Engineering & Design specify the roofing system's details, performance standards, attachment methods, insulation, cover board, flashing, and drainage features to ensure proper water runoff and prevent leaks.

This Request for Proposals (RFP) aims to engage licensed and experienced roofing contractors capable of providing high-quality construction services in accordance with the outlined specifications. Proposals will be evaluated based on the contractor's experience, proposed timelines, and cost-effectiveness, leading to a single contract award to the most qualified bidder.

Interested contractors should submit their sealed proposals to the City of Lovington by the designated deadline noted in the RFP documentation. All proposals should include detailed project timelines and a breakdown of costs associated with both the Base and Alternate Bids. The City is committed to fostering a fair and competitive bidding process and values your participation in this project as we work together to improve our community resources.

3.0 SPECIAL NOTES

This project has an NM Department of Workforce Solutions Wage Rate Decision. Please refer to their website for the wage rate decision for the prevailing rates assigned to this project. Insurance must meet City of Lovington construction contract standards. Contractor must maintain site safety and cleanliness. All work must be completed by **mid-2026** to meet funding timelines (per Exhibit A).

A. BASE BID – REQUIRED

Provide a complete TPO roof system with:

- 60-mil TPO membrane
- Polyiso insulation (tapered where required)
- Coverboard
- Required fasteners and adhesives
- Required flashing, joints, curbs, penetrations, vents, and transitions
- Moisture prevention, counterflashing removal, and replacement
- Coordination with HVAC trades for unit lifts and reconnections
- All work per **Exhibit A** (Bid Set – 11/19/25)

B. ALTERNATE BID - REQUIRED

Provide the same system components as the Base Bid, but substitute:

- **80-mil TPO membrane** (all other assembly layers unchanged).

C. ADDITIONAL REQUIREMENTS

- Roofing contractor must be a **GAF-approved installer**, per Exhibit A.
- Protect HVAC curbs and ensure watertight reinstallation.
- All demolition debris must be legally disposed of.
- Contractor is responsible for permits, inspections, and coordination.
- Work must comply with NM Commercial Re-Roof Submittal Guide (see engineering plans).

4.0 EVALUATION CRITERIA

Evaluation will be performed using a point-based method adapted from RFP #2025-011:

Factor	Points
Cost Proposal (Base + Alt Bid)	40
Experience with Commercial Re-Roofs	25
Qualifications & GAF Certification	20
Schedule & Capacity	10
Completeness & Quality of Proposal	5
Total	100

Resident Preference will be applied in accordance with statute.

5.0 SEQUENCE OF EVENTS

The Chief Procurement Officer will make every effort to adhere to the following schedule:

ACTION	RESPONSIBLE PARTY	DUE DATES
Issue RFB/RFP	City of Lovington	December 2 nd , 2025
Pre-Proposal Conference	City of Lovington	None
Deadline to submit Questions	Potential Respondents	December 16th, 2025
Response to Written Questions	Chief Procurement Officer	December 17 th , 2025
Submission of Proposal	Potential Respondents	January 7th, 2026 10 am
Proposal Evaluation	Evaluation Committee	January 2026
Selection of Finalist	Evaluation Committee	January 2026
Best and Final Offers (if applicable)	Finalist Respondents	January 2026
Commission Award	City/Selected Offeror	January 2026
Contract Awards	City/Finalist Respondents	January 2026
Protest deadline	Protest Manager	+15 days as allowed by statute

COMMODITY CODES:

Effective July 1st, 2016, each state agency and local public body shall use the standardized classification codes developed by the state purchasing agent. (NMSA 1978 13-1-30.1)

Applicable classification codes for this proposal are:

[illegible]

CHECKLIST
PLEASE INCLUDE THE FOLLOWING IN THIS ORDER

☐ **Proposal Cost Form**

The person authorized to obligate the company must complete and sign the form.

☐ **Proposal Narrative**

The proposal narrative should include the evaluation criteria as listed above.

☐ **Campaign Contribution Disclosure Form**

The Respondent (Bidder) must submit a signed, unaltered Campaign Contribution Disclosure Form with their proposal, regardless of whether an application contribution has been made.

☐ **Debarment/Suspension Form**

The Respondent must complete the Debarment/Suspension Form and submit a signed copy with the Respondent's proposal.

☐ **Certificate of Insurance**

The Respondent must include the current certificate(s) of insurance.

☐ **Verification of Contractor License in the State of New Mexico** <https://www.rld.nm.gov/>

☐ **W-9 Form:** The Respondent must include a completed W-9 form. For the IRS link to the current form and instructions, visit: <http://www.irs.gov/forms-pubs/about-form-w-9>

☐ **Resident Business or Resident Veterans Preference:** Respondents must include a copy of their preference certification in this section to ensure adequate consideration and application of NMSA 1978 13-1-21 (as Amended).

☐ **Hold Harmless/Indemnity Agreement**

☐ **Company References (3)** Respondents must include three references.

☐ **Response to Contract Terms and Conditions:** All commercial, technical, legal, or other conditions or exceptions related to the proposal must be clearly stated. Respondents should understand that any conditions or exceptions are made at their own risk, and the City reserves the right to reject proposals that include unacceptable conditions or exceptions. Respondents should use this section to discuss the guarantees and warranties they will offer to the city and the levels of risk they are willing to assume.

CITY OF LOVINGTON STANDARD INSTRUCTIONS TO BIDDERS

1. **Bids must be submitted in sealed envelopes. On the upper left-hand corner of each envelope, please include the following information: the name and address of the Respondent, the date and time of the opening, and the title of the bid proposal. Ensure that the envelopes are mailed or delivered before the opening time.**
2. **When required**, samples of items must be furnished free of expense before the opening of bids. If not destroyed, they will be returned to the Respondent at its expense upon request. A copy of the warranty must be included with the proposal and must be for the maximum amount the manufacturer provides if the goods are warrantable.
3. Bids that are mailed or delivered before the opening time must include the information specified in Item 1 above. They must be sent to the **Chief Procurement Officer, Leslie Boldt, at 214 S. Love St., Lovington, New Mexico, 88260**. This information must be clearly marked on all exterior packaging.
4. All prices must be stated in the specified units or quantities, including packing and delivery charges.
5. The time of proposed delivery must be stated in definite terms. If the time varies across items, the Respondent should state so.
6. Bids must be made out and signed in the corporate or other name of Respondent and must be fully and properly executed by an authorized person.
7. Bids must be submitted using the attached bid price submission form.
8. Any prices related to exceptions must also be included with the bid and secured (either stapled, bound, or otherwise). Additionally, any alternatives offered by the Respondent other than those requested will not be accepted.
9. Bids received later than the time and date specified will not be considered.
10. Amendments to or withdrawals of bids received later than the time and date set for proposal opening will not be considered.
11. Respondents or their representatives *may* be present at the bid opening.

12. The Chief Procurement Officer reserves the right to amend and/or cancel the bid invitation before the bid opening time and date.
13. The Chief Procurement Officer reserves the right to correct any bid awarded erroneously due to a clerical error on the part of the City of Lovington.
14. Respondents and/or vendors doing business with the City of Lovington must comply with the Federal Civil Rights Act of 1964 and Title VII of the Act. Rev., 1979.
15. Respondents seeking Resident Preference at bid openings must submit the questionnaire for Resident Business or Contractor Certification to the State Purchasing Agent. They must also obtain approval and a certification form before the proposal opening. Requests for consideration of Resident Business or Contractor Preference submitted after the bid opening will not be accepted.
16. All contracts solicited through competitive sealed proposals for the City of Lovington must have bid amounts that *exclude the applicable state gross receipts tax*. Since the City of Lovington is responsible for paying this tax, all payment requests must include a separate line item on each invoice that indicates the amount of the applicable tax (13-1-108).
17. **The current City of Lovington rate will determine all applicable gross receipts tax rates charged to the City of Lovington at the time the project takes place. Respondents and/or vendors must report the gross receipts tax charged to the City of Lovington to the New Mexico Taxation and Revenue Department and adhere to New Mexico Tax and Revenue destination-based reporting requirements.**
18. Any equipment supplied must adhere to all requirements and standards set forth by the federal government's Occupational Safety and Health Act of 1971. All guards, protectors, and appropriate markings must be in place prior. Items that do not meet OSHA specifications will be rejected. The supplier may be required to provide training to municipal employees on the operation and maintenance of this equipment, at their own expense and at a time that is convenient for the City of Lovington.
19. **All respondents and/or vendors doing business with the City of Lovington must also provide IRS FORM W-9 (REV. MARCH 2024). Failure to do so may cause the proposal to be rejected by the City of Lovington.**
20. The City reserves the right to pay any invoices using its Procurement Card without incurring a penalty.

CITY OF LOVINGTON STANDARD CONDITIONS

BID OPENING PROCEDURES

1. The City of Lovington maintains the right to reject any and all bids, waive any informalities in the bids, and, unless otherwise specified by the Respondent, accept any item included in the bid.
2. In case of an error in the extension of prices in the bid, the unit price will govern.
3. Any discount offered will be calculated from the delivery date or from the date a correct bill is rendered on an appropriate voucher form and certified by the contractor, whichever date is later.
4. The Procurement Code, Sections 13-1-28 through 13-1-199 NMSA 1978, imposes civil and criminal penalties for its violation. In addition, the New Mexico criminal statutes impose felony penalties for illegal bribes, gratuities and kickbacks.
5. These specifications describe the minimum requirements. All portions not specifically mentioned that are required for the project's completion shall conform in design, strength, quality of material, and workmanship to the highest standards of engineering practice.
6. Bids will be opened and read aloud at precisely the time, date, and place stipulated in the Request for Bids and in the legal notice published in the newspaper.
7. Bids will be opened and read aloud to whoever is present at the scheduled time and place.
8. The City Manager and/or his designated representative and the appropriate department or committee will evaluate each bid. The Respondent is to provide complete specifications. The Project Manager will determine acceptable exceptions to specifications with the aid of the appropriate department head.
9. The Project Manager and the department or committee will rule on any point needing clarification.
10. The Project Manager and the department or committee will determine the apparent low Respondent, meeting specifications.
11. Respondents should remember that the low response received at the proposal opening does not necessarily determine which proposal will be chosen for the award. The winning respondent will be selected based on which product best aligns with the City's interests, considering factors like price, product quality, safety, and delivery.

12. A Respondent's request for Resident Preference will be honored only when the provisions of Sections 13-1-21 and 13-1-22 of the State Purchasing Act have been met.
<https://www.tax.newmexico.gov/businesses/business-preference-certification>
13. Do not submit alternate bids unless instructed to do so, as they will not be considered.
14. Notice is hereby given that the City Commission reserves the right to reject any and all bids received. In cases of ambiguity or lack of clarity, the Commission retains the authority to determine the best bid, reject any bid, or waive irregularities and technicalities.
15. Any requested literature and one complete copy of the bid must be submitted with the bid, unless stated otherwise in the Request for Proposal.
16. All bids must be valid for a minimum of 90 days after bid opening unless otherwise stated in the bid sheet by the individual respondent.
17. All businesses operating within the municipal limits of Lovington must be licensed by the city.
18. This procurement is conducted at the discretion of the contracted vendor on behalf of the City of Lovington, its departments, and other entities as permitted by law.
19. Pursuant to 13-4-11 (A) NMSA Annotated, state wage rates shall apply to any bid or proposal on construction or public works projects in excess of \$60,000.00. In addition, all bidders and proposers shall comply with Federal wage rates on applicable projects.
20. In accordance with 13-1-146 NMSA Annotated, bidders or offerors for construction contracts exceeding \$25,000 are required to provide bid security or a bond. This bid security or bond must be equal to at least 5% of the total bid. Acceptable forms of bid security include a bond issued by a surety company authorized to operate in the state of New Mexico or an equivalent amount in cash.
21. According to 13-4-13.1 NMSA Annotated, to submit a proposal valued at over sixty thousand dollars (\$60,000) in response to a request for proposals, or to be eligible for the award of any part of a public works project exceeding sixty thousand dollars (\$60,000) that is subject to the Public Works Minimum Wage Act [13-4-10 NMSA 1978], the contractor—whether acting as a prime contractor or otherwise—must be registered with the Labor and Industrial Division of the Labor Department.

22. Pursuant to 13-4-34 NMSA Annotated, (A) Any person submitting a bid shall in his bid set forth (1) the name and the city or county of the place of business of each subcontractor under subcontract to the contractor who will perform work or labor or render service to the contractor in or about the construction of the public works construction project in an amount in excess of the listing threshold; and (2) the category of the work that each subcontractor will do. The contractor shall list only one subcontractor for each category as defined by the contractor in his bid. (B) A bid submitted by a contractor who fails to comply with the provisions of Subsection A of this section is a non-responsive bid that a using agency shall not accept.
23. Pursuant to 13-4-38 NMSA Annotated, Failure to specify subcontractor: If a contractor fails to list a subcontractor in excess of the listing threshold and he does not state that no bid was received or that only one bid was received, he represents that he is fully qualified to perform that portion of the work himself and that he shall perform that portion of the work himself. If, after the award of the contract, the contractor subcontracts any portion of the work, except as provided in the Subcontractors Fair Practices Act [13-4- 31NMSA 1978], the contractor shall be guilty of a violation of the Subcontractors Fair Practices Act and subject to the penalties provided in Section 13-4-41 NMSA 1978.



PROPOSAL COST FORM

Lovington Public Library Re-Roof Project

City of Lovington – 115 S. Main Street, Lovington, NM 88260

Bidder Information

Company Name: _____

Contractor License No.: _____

Contact Person: _____

Phone / Email: _____

Bid A – Base Bid

Provide all labor, materials, equipment, and services to remove the existing roofing system down to the deck and install a **60-mil TPO membrane roof system** per project plans and specifications.

Bid A Amount (Lump Sum):

\$ _____

Bid B – Alternate Bid

Provide all labor, materials, equipment, and services to remove the existing roofing system down to the deck and install an **80-mil TPO membrane roof system** per project plans and specifications.

(All components below the membrane, such as insulation and cover board, remain the same as Base Bid.)

Bid B Amount (Lump Sum):

\$ _____

Schedule

Anticipated Start Date: _____

Anticipated Completion Date: _____

Acknowledgements

Bidder confirms the following (initial each):

_____ Addenda received: # _____

_____ Site visit completed

_____ All measurements verified

_____ Wage decision included and acknowledged

_____ Completion required by mid-2026

Bidder Certification

I certify that I am authorized to submit this proposal, and that the pricing provided herein is accurate and binding for the period specified in the procurement documents.

Signature: _____

Date: _____

Printed Name & Title: _____



City of Lovington – 115 S. Main Street, Lovington, NM 88260

Company Name: _____

Contact Person & Title: _____

Contractor License No.: _____

Phone / Email: _____

Please provide a written narrative describing your company's overall approach to completing this project. The narrative may include, but is not limited to, the following areas:

- Understanding of project requirements
- Proposed methods and materials
- Coordination with City staff and HVAC trades
- Quality assurance and warranty provisions
- Schedule and key milestones
- Staffing, subcontractors, qualifications, and relevant experience
- Site safety and protection of public operations

(Attach additional sheets as necessary.)

The undersigned acknowledges review of the project documents and certifies that the information provided in this narrative is accurate and submitted in good faith on behalf of the proposing entity.

Signature: _____ Date: _____

Printed Name: _____

CAMPAIGN CONTRIBUTION DISCLOSURE FORM

Pursuant to the Procurement Code, Sections 13-1-28, et seq., NMSA 1978 and NMSA 1978, § 13-1-191.1 (2006), as amended by Laws of 2007, Chapter 234, a prospective contractor subject to this section shall disclose all campaign contributions given by the prospective contractor or a family member or representative of the prospective contractor to an applicable public official of the state or a local public body during the two years prior to the date on which a proposal is submitted or, in the case of a sole source or small purchase contract, the two years prior to the date on which the contractor signs the contract, if the aggregate total of contributions given by the prospective contractor or a family member or representative of the prospective contractor to the public official exceeds two hundred fifty dollars (\$250) over the two-year period. A prospective contractor submitting a disclosure statement pursuant to this section who has not contributed to an applicable public official, whose family members have not contributed to an applicable public official or whose representatives have not contributed to an applicable public official shall make a statement that no contribution was made.

A prospective contractor or a family member or representative of the prospective contractor shall not give a campaign contribution or other thing of value to an applicable public official or the applicable public official's employees during the pendency of the procurement process or during the pendency of negotiations for a sole source or small purchase contract.

Furthermore, a solicitation or proposed award for a proposed contract may be canceled pursuant to Section 13-1-181 NMSA 1978 or a contract that is executed may be ratified or terminated pursuant to Section 13-1-182 NMSA 1978 if a prospective contractor fails to submit a fully completed disclosure statement pursuant to this section; or a prospective contractor or family member or representative of the prospective contractor gives a campaign contribution or other thing of value to an applicable public official or the applicable public official's employees during the pendency of the procurement process.

The state agency or local public body that procures the services or items of tangible personal property shall indicate on the form the name or names of every applicable public official, if any, for which disclosure is required by a prospective contractor.

THIS FORM MUST BE INCLUDED IN THE REQUEST FOR PROPOSALS AND MUST BE FILED BY ANY PROSPECTIVE CONTRACTOR WHETHER OR NOT THEY, THEIR FAMILY MEMBER, OR THEIR REPRESENTATIVE HAS MADE ANY CONTRIBUTIONS SUBJECT TO DISCLOSURE.

The following definitions apply:

“Applicable public official” means a person elected to an office or a person appointed to complete a term of an elected office, who has the authority to award or influence the award of the contract for which the prospective contractor is submitting a competitive sealed proposal or who has the authority to negotiate a sole source or small purchase contract that may be awarded without submission of a sealed competitive proposal.

“Campaign Contribution” means a gift, subscription, loan, advance or deposit of money or other thing of value, including the estimated value of an in-kind contribution, that is made to or received by an applicable public official or any person authorized to raise, collect or expend contributions on that official’s behalf for the purpose of electing the official to statewide or local office. “Campaign Contribution” includes the payment of a debt incurred in an election campaign, but does not include the value of services provided without compensation or unreimbursed travel or other personal expenses of individuals who volunteer a portion or all of their time on behalf of a candidate or political committee, nor does it include the administrative or solicitation expenses of a political committee that are paid by an organization that sponsors the committee.

“Family member” means a spouse, father, mother, child, father-in-law, mother-in-law, daughter-in-law or son-in-law of (a) a prospective contractor, if the prospective contractor is a natural person; or (b) an owner of a prospective contractor;

“Pendency of the procurement process” means the time period commencing with the public notice of the request for proposals and ending with the award of the contract or the cancellation of the request for proposals.

“Prospective contractor” means a person or business that is subject to the competitive sealed proposal process set forth in the Procurement Code [Sections 13-1-28 through 13-1-199 NMSA 1978] or is not required to submit a competitive sealed proposal because that person or business qualifies for a sole source or small purchase contract.

“Representative of a prospective contractor” means an officer or director of a corporation, a member or manager of a limited liability corporation, a partner of a partnership or a trustee of a trust of the prospective contractor.

Name(s) of Applicable Public Official(s) if any: _____

DISCLOSURE OF CONTRIBUTIONS BY PROSPECTIVE CONTRACTOR:

Contribution Made By: _____

Relation to Prospective Contractor: _____

Date Contribution(s) Made: _____

DISCLOSURE OF CONTRIBUTIONS BY PROSPECTIVE CONTRACTOR:

Contribution Made By: _____

Relation to Prospective Contractor: _____

Date Contribution(s) Made: _____

Amount(s) of Contribution(s) _____

Nature of Contribution(s) _____

Purpose of Contribution(s) _____

Certification

The undersigned acknowledges that the information provided is accurate and submitted in good faith on behalf of the proposing entity.

Signature: _____ Date: _____

Printed Name: _____

DEBARMENT/SUSPENSION CERTIFICATION FORM

THE FOLLOWING MUST BE CERTIFIED IF THIS PROCUREMENT IS \$60,000 OR GREATER

CONFLICT OF INTEREST

No elected official or employee of City of Lovington has a direct or indirect financial interest in the Vendor or in the proposed transaction. Vendor neither employs, nor is negotiating to employ, any City of Lovington elected official or employee, with the exception of the person(s) identified below. Vendor did not participate, directly or indirectly, in the preparation of specifications upon which the quote or offer is made.

DEBARMENT/SUSPENSION STATUS

The Vendor certifies that it is not suspended, debarred or ineligible from entering into contracts with any federal entity, state agency or local public body. The Vendor agrees to provide immediate notice to the City of Lovington Procurement Officer in the event of being suspended, debarred, or declared ineligible by any entity (federal, state, or local), or upon receipt of a notice of proposed debarment that is received after the submission of the quote or offer but prior to the award of the purchase order or contract.

CERTIFICATION

The undersigned hereby certifies that he/she has read the above CONFLICT OF INTEREST AND DEBARMENT/SUSPENSION STATUS requirements and that he/she understands and will comply with these requirements. The undersigned further certifies that they have the authority to certify compliance for the vendor named and that the information contained in this document is true and accurate to the best of their knowledge.

Signature: _____ Title: _____

Date: _____

Name Typed: _____ Company Name: _____

HOLD HARMLESS/INDEMNITY AGREEMENT

To the full extent permitted by law, Contractor shall defend, indemnify and hold harmless City, its employees, agents and officials, from any liability, claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses expenses or costs of any kind, whether actual, alleged or threatened, actual attorney fees incurred by City, court costs, interest, defense costs including expert witness fees and any other costs or expenses of any kind whatsoever incurred in relation to, as a consequence of or arising out of or in any way attributable in whole or in part to the performance of this agreement. All obligations under this provision are to be paid by Contractor as the City incurs them.

Without affecting the rights of City under any provision of this agreement or this section, Contractor shall not be required to indemnify and hold harmless City as set forth above for liability attributable to the sole fault of City, provided such sole fault is determined by agreement between the parties or the findings of a court of competent jurisdiction. This exception will apply only in instances where the City is shown to have been solely at fault and not in instances where Contractor is solely or partially at fault or in instances where City's fault accounts for only a percentage of the liability involved. In those instances, the obligation of Contractor will be all-inclusive and City will be indemnified for all liability incurred, even though a percentage of the liability is attributable to conduct of the City.

Contractor acknowledges that its obligation pursuant to this section extends to liability attributable to City, if that liability is less than the Sole fault of City. Contractor agrees to obtain executed indemnity agreements with provisions identical to those set forth here in this section from each and every subcontractor, sub-tier contractor or any other person or entity involved by, for, with or on behalf of contractor in the performance of this agreement. In the event Contractor fails to obtain such indemnity obligations from others as required here, Contractor agrees to be fully responsible according to the terms of this section. Failure of City to monitor compliance with these requirements imposes no additional obligations on City and will in no way act as a waiver of any rights hereunder. This obligation to indemnify and defend City as set forth herein is binding on the successors, assigns, or heirs of Contractor and shall survive the termination of this agreement or this section.

Any dispute leading to litigation must be settled in the jurisdiction of the Lea County, New Mexico Court system.

Signature: _____

Date: _____

Printed Name & Title: _____

CONTRACT PROCEDURES

The contract between the city and a contractor will follow the format specified by the City and include the terms and conditions outlined in the Draft Contract. However, the City reserves the right to negotiate provisions beyond those in this RFP with any Offeror. The contents of this RFP, as revised and/or supplemented, together with the successful Offeror's proposal, will be incorporated into and become part of the final contract. If an Offeror strongly objects to any terms and conditions in the RFP and wishes to propose alternative language, they must specify the suggested changes. The City may accept these alternatives or not. General references to the Offeror's terms or attempts to fully replace the Draft Contract are not acceptable and will disqualify the proposal. Offerors should briefly explain the purpose and impact of each proposed change, along with the specific suggested language. If an Offeror does not propose any alternative terms during the procurement process (the RFP phase before being selected), such proposals will not be considered later in negotiations. Not proposing alternatives indicates the Offeror's clear acceptance of the contractual terms and conditions.

1. Offeror's Terms and Conditions: Offerors must include all additional terms and conditions they want to be included in the negotiated contract with the Agency. 2. Contract Deviations: Any proposed changes or additional terms identified during the procurement process will be discussed only between the Agency and the selected Offeror and are not an opportunity to amend the original proposal.

ENGINEER:

LAMB ENGINEERING & DESIGN
2315 50TH STREET - SUITE A
LUBBOCK, TX 79412
(806)370-3478
daniel@lamb-eng.com

OWNER LOCATION:

CITY OF LOVINGTON
214 S. LOVE ST.
LOVINGTON, NM 88260

OWNER CONTACT:

MELISSA BOYDSTUN
(575)396-2884
mboydstun@lovington.org

PROJECT LOCATION:
LOVINGTON PUBLIC LIBRARY
115 MAIN ST.
LOVINGTON, NM 88260

PROJECT DESCRIPTION

THE EXISTING LOVINGTON PUBLIC LIBRARY IS TO BE RE-ROOFED. THE EXISTING TAR & GRAVEL ROOF IS TO BE COMPLETELY REMOVED TO THE DECK AND REPLACED WITH A NEW TPO ROOF SYSTEM WITH NEW INSULATION PLACED ABOVE THE ROOF DECK. THESE PLANS PROVIDE GUIDANCE FOR THE BIDDING, PERMITTING & CONSTRUCTION OF THE PROJECT.

PROJECT CODE ANALYSIS

- BUILDING CODE: 2021 INTERNATIONAL EXISTING BUILDING CODE (2021 IEBC) WITH STATE OF NEW MEXICO AMENDMENTS
- PROJECT IS A LEVEL 1 ALTERATION PER 602.1.
- PROJECT TO COMPLY WITH CHAPTER 7 OF CODE PER 602.2.
- NEW ROOF SLOPE TO MATCH EXISTING ROOF SLOPE AS ALLOWED PER 705.1 OF EXISTING BUILDING CODE EXCEPTION 1.
- EXISTING ROOF DRAINS AND SCUPPERS TO REMAIN AS ALLOWED PER 705.1 OF EXISTING BUILDING CODE EXCEPTION 2.
- ENERGY COMPLIANCE NOT REQUIRED FOR LEVEL 1 ALTERATIONS PER 708.1 OF EXISTING BUILDING CODE.

OCCUPANCY CLASSIFICATION
COMMERCIAL UTILITY GROUP U

TYPE OF CONSTRUCTION

WOOD, METAL FRAME & STRUCTURE, AND MASONRY

NEW MEXICO COMMERICAL RE-ROOF SUBMITTAL GUIDE:

- SEE EXISTING ROOF PLAN ON SHEET 101 FOR TYPE OF EXISTING ROOF COVER, ROOF SLOPE INFORMATION, ROOF DRAINAGE LOCATIONS, AREAS OF PONDING OBSERVED AND AREAS WHERE WORK IS TO BE PERFORMED. SEE PLANS FOR ADDITIONAL INFORMATION.
- SEE NEW ROOF PLAN ON SHEET 102 FOR TYPE OF NEW ROOF SYSTEM INFORMATION, ROOF SLOPE INFO, ROOF DRAINAGE LOCATION INFO AND MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS. SEE PLANS FOR ADDITIONAL INFORMATION.
- UPON REMOVAL OF THE EXISTING ROOFING MATERIAL, THE CONTRACTOR WILL INSPECT THE COMPONENTS OF THE ROOF. IF ANY ROTTED OR DETERIORATED COMPONENTS ARE FOUND, THE CONTRACTOR WILL REPAIR OR REPLACE COMPONENTS AS NECESSARY AS SPECIFIED ON THE NEW ROOF DETAILS SHEET A103.
- THE NEW ROOFING SYSTEM MANUFACTURER HAS PERFORMED TESTING TO RECOMMEND METHOD OF ATTACHMENT OF NEW ROOFING SYSTEM TO EXISTING ROOF DECK. SEE NEW ROOF PLAN ON SHEET 102 FOR ADDITIONAL INFORMATION.
- THE EXISTING ROOF ASSEMBLY ABOVE THE DECK LINE IS DRY AND NOT DETERIORATED. MOISTURE IS NOT ENTRAPPED IN EXISTING ROOF ASSEMBLY AND WILL NOT BE ENTRAPPED WITH NEW ROOF ASSEMBLY.
- FIRE RETARDANT REQUIREMENTS WILL BE MAINTAINED AFTER NEW ROOF SYSTEM IS INSTALLED.

BIDDING NOTES:

CONTRACTOR TO INCLUDE A BASE BID THAT INCLUDES REMOVING THE EXISTING ROOF TO THE DECK AND INSTALLING A NEW TPO ROOF SYSTEM. THE NEW TPO ROOF SYSTEM CONSISTS OF POLYISO INSULATION, A COVER BOARD AND TPO MEMBRANE. THE FOLLOWING BIDS ARE REQUESTED:

- NEW ROOFING SYSTEM:
 - BASE BID: ROOF SYSTEM WITH A 60 MIL TPO MEMBRANE COVER.
 - ALTERNATIVE BID: ROOF SYSTEM WITH AN 80 MIL TPO MEMBRANE COVER.

NOTE: THE ROOF SYSTEM (POLYISO INSULATION, COVER BOARD, ETC.) BELOW THE MEMBRANE DOES NOT CHANGE AND WILL BE THE SAME WITH BOTH BIDS. SEE PLANS FOR ADDITIONAL INFORMATION.

- THE EXISTING DOWNSPOUTS/SCUPPERS AND HVAC ROOFTOP UNIT CURBS ARE TO REMAIN. SEE PLANS FOR ADDITIONAL INFORMATION.
- THE EXISTING MOISTURE PREVENTION COUNTERFLASHING ON BACKSIDE OF PARAPETS IS TO BE REMOVED AND REPLACED. SEE PLANS FOR ADDITIONAL INFORMATION.
- THE ROOFING CONTRACTOR IS TO BE AN APPROVED GAF INSTALLER. SEE 1.06 OF SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- THE CITY OF LOVINGTON, NEW MEXICO, WILL RECEIVE SEALED BID PROPOSALS FOR REPLACING THE PUBLIC LIBRARY BUILDING ROOF AT CITY HALL, 214 S. LOVE ST., LOVINGTON, NEW MEXICO, ON OR BEFORE FEBRUARY 4TH, 2025, AT 10:00 A.M. (MST).
- THE REQUEST FOR BIDS, ANY FUTURE ADDENDA, AND ALL RELATED INFORMATION MAY BE OBTAINED FROM THE CITY OF LOVINGTON 'S WEBSITE AT www.lovington.org UNDER "PROCUREMENT" OR BY CONTACTING THE CHIEF PROCUREMENT OFFICER, 214 S. LOVE ST., LOVINGTON, NEW MEXICO 88260, (575) 396-2884, mboydstun@lovington.org.
- REROOF PERMIT TO BE OBTAINED WITHIN 30 DAYS OF ISSUANCE OF BID TO ROOFING CONTRACTOR.
- ALL WORK AND ASSOCIATED INSPECTIONS ARE TO BE COMPLETED BY MID 2026 AND PRIOR TO RELEASE AND EXPIRATION OF FUNDING. CONTRACTOR TO COORDINATE AS REQUIRED WITH THE CITY OF LOVINGTON

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ABBREVIATIONS

A.B.	ANCHOR BOLT	K (KIP)	1000 POUNDS
A.B.C.	AGGREGATE BASE COURSE	K/LF	KIPS PER LINEAR FOOT
ACI	AMERICAN CONCRETE INSTITUTE	LBS	POUNDS
A/C	AIR CONDITIONER	LGR	LEDGER
A.F.P.	AROSE FINISHED FLOOR	LGS	LIGHT GAGE STEEL
ASCE	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	LGS/A	LIGHT GAGE STEEL ENGINEERS ASSOCIATION
ASIS	AMERICAN IRON AND STEEL INSTITUTE	L.O.D.	LOCATION OF DETAILS
ATTC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION	LL	LIVE LOAD
ALC	ALTERNATE	L/LH	LONG LEG HORIZONTAL
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	L/LV	LONG LEG VERTICAL
ANZI	AMERICAN PLYWOOD ASSOCIATION	LVS	MASONRY
ARCHT.	ARCHITECTURAL	MAS C.J.	MASONRY CONTROL JOINT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	MAX	MAXIMUM
AWIS	AMERICAN WELDING SOCIETY	MBA	METAL BUILDING MANUFACTURERS ASSOCIATION
A.W.T.S.	AUTOMATIC WELDED THREADED STUD	MECH.	MECHANICAL
BM	BEAM	MFGD	MANUFACTURED
B.F.	BELOW FINISHED FLOOR	MFR(S)	MANUFACTURER(S)
B/L	BLOCK	MIN	MINIMUM
B.O.B.	BOTTOM OF BEAM	N/A	NOT APPLICABLE
B.O.D.	BOTTOM OF DECK	N.T.S.	NOT TO SCALE
B.O.F.	BOTTOM OF FOOTING	O.C.	ON CENTER
BRE	BEARING	O.C.W	OUTSIDE FACE OF WALL
C	CAMBER	OPP	OPPOSITE
C.C.	CENTERLINE TO CENTERLINE	OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
C.G.	CENTER OF GRAVITY	PCI	PRECAST/PRESTRESSED CONCRETE INSTITUTE
C.L.P.	CAST IN PLACE	P.C.	POUNDS PER CUBIC FOOT
C.L.	CENTERLINE	PMB	PRE-ENGINEERED METAL BUILDING
C.L.B.	CENTERLINE OF BEAM	PLF	POUNDS PER LINEAR FOOT
C.L.C.	CENTERLINE OF COLUMN	PLS	POUNDS PER SQUARE FOOT
C.L.F.	CENTERLINE OF FOOTING	PP	PREFABRICATED
C.L.W.	CENTERLINE OF WALL	PSF	POUNDS PER SQUARE INCH
CIA	CEILING	PT	POST-TENSIONED
CONC	CONCRETE	RF	REINFORCING
CONC C.J.	CONCRETE CONTROL JOINT	SD	STEEL DECK INSTITUTE
CONC S.J.	CONCRETE SAWCUT JOINT	SH	SHORT LEG HORIZONTAL
CNU	CONCRETE MASONRY UNIT	SHV	SHORT LEG VERTICAL
CONJ	CONNECTION	SI	STEEL JOIST INSTITUTE
CONTS	CONTINUOUS	SM	SIMILAR
CONR	CONCRETE REINFORCING STEEL INSTITUTE	SQ	SQUARE
DB	DEAD LOAD	SQA	STEEL STUD MANUFACTURERS ASSOCIATION
DI	DIAMETER	STD	STANDARD
DIA	DOWN	STL	STEEL
DWG(S)	DRAWING(S)	TL	TOTAL LOAD
E.C.	END TO CENTERLINE	T.O.B.	TOP OF BEAM
E.E.	END TO END	T.O.C.T.	TOP OF CONCRETE TOPPING
E.O.S.	EDGE OF SLAB	T.O.D.	TOP OF DECK
EQ	EQUAL	T.O.F.	TOP OF FOOTING
EQSP	EQUIPMENT	T.O.L.	TOP OF LEDGER
EXP. BOLT(S)	EXPANSION BOLT	T.O.M.	TOP OF MASONRY
EXP. JOIST(S)	EXPANSION JOIST	T.O.P.	TOP OF PRECAST CONCRETE
E.W.	EACH WAY	T.O.W.	TOP OF WALL
F.F.	FINISHED FLOOR	TYP	TYPICAL
F.G.	FINISHED GRADE	TYP	TYPICAL
F.O.M.	FACE OF MEMBER	TYP	TYPICAL
F.O.S.	FACE OF STEEL	TYP	TYPICAL
F.O.W.	FACE OF WALL	TYP	TYPICAL
GA	GAGE (UNIT OF MEASUREMENT)	TYP	TYPICAL
GALV	GALVANIZED	TYP	TYPICAL
G.S.N.	GENERAL STRUCTURAL NOTES	TYP	TYPICAL
GLB (GLULAM)	GLUED-LAMINATED BEAM	TYP	TYPICAL
HORZ	HORIZONTAL REINFORCING	TYP	TYPICAL
H.S.	HEADED STUD	TYP	TYPICAL
INT	INTERNATIONAL BUILDING CODE	TYP	TYPICAL
INCO	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS	TYP	TYPICAL
ISC	INSULATED CONCRETE FORM	TYP	TYPICAL
I.F.W.	INSIDE FACE OF WALL	TYP	TYPICAL
I.O.D.	INTERPRETATION OF DRAWINGS	TYP	TYPICAL
IST	JOIST	TYP	TYPICAL



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City of Lovington

Cover Sheet

Project number

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Issue Date

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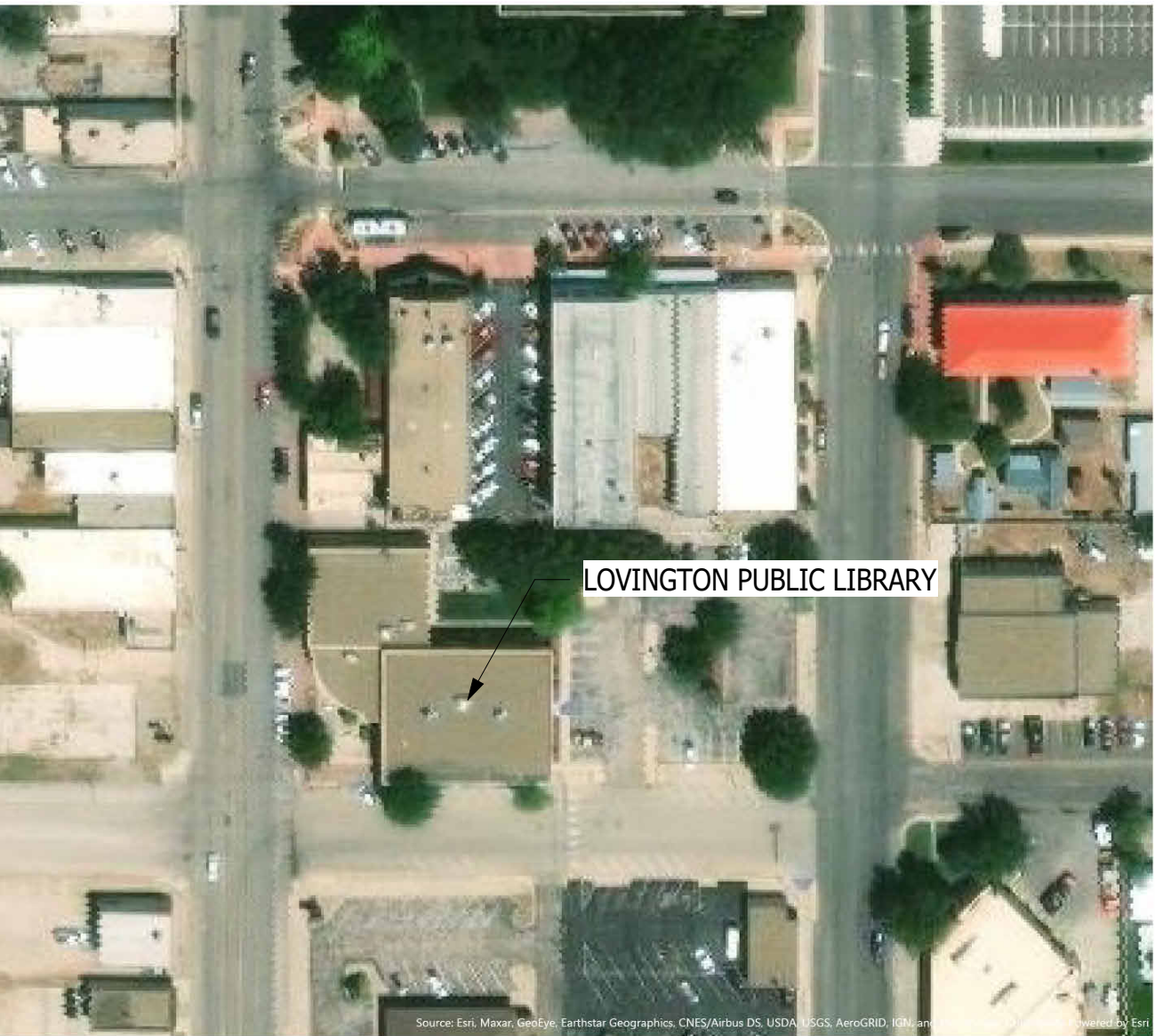
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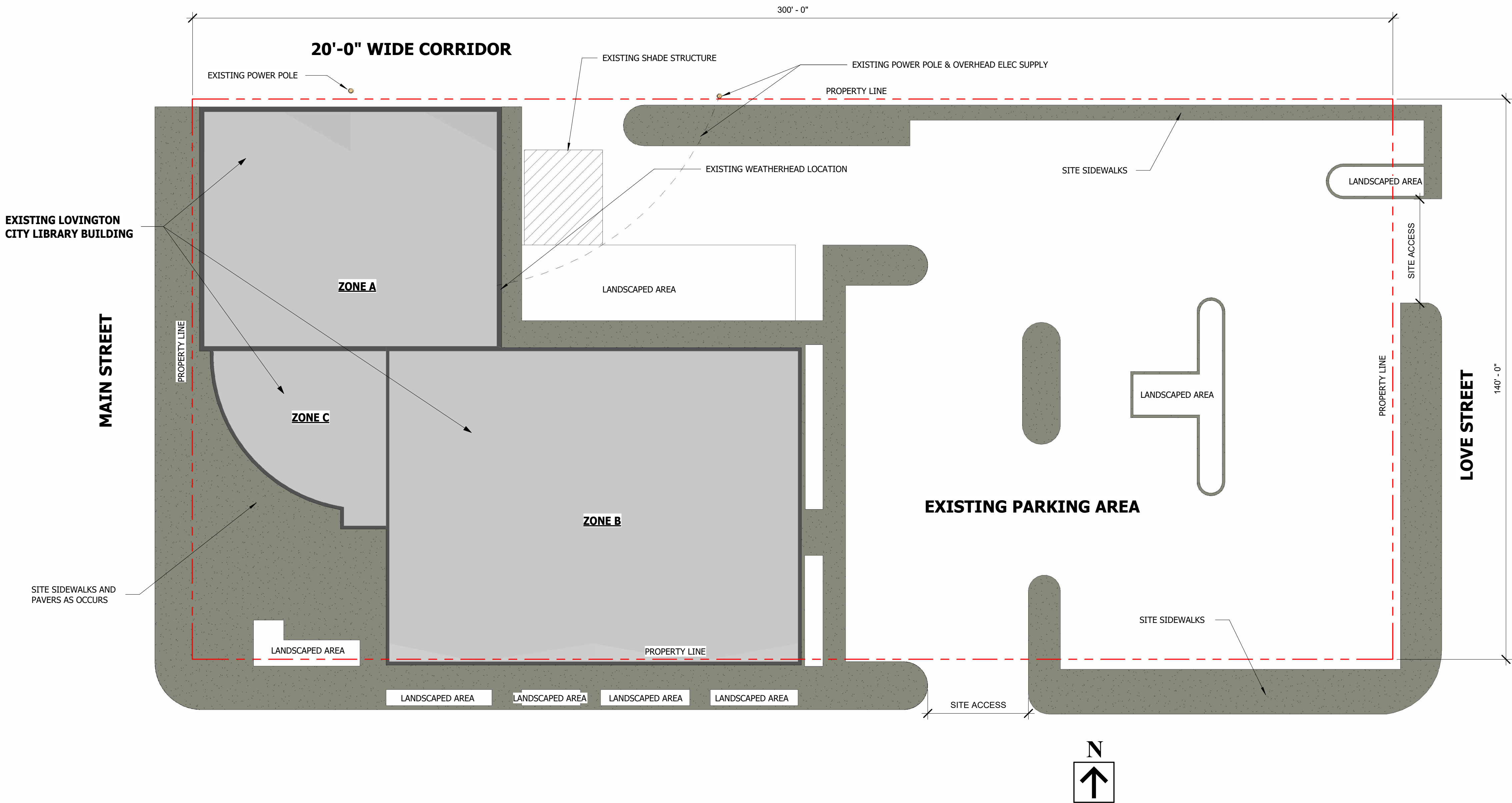
Scale

VICINITY MAP



GENERAL PROJECT NOTES:

1. THE ROOFING CONTRACTOR SHALL ARRANGE ALL INSPECTIONS AS REQUIRED AND PAY ALL PERMIT FEES AS REQUIRED BY THE PERMITTING AUTHORITY. THE CONTRACTOR SHALL SECURE ALL BUILDING PERMITS AND UPON COMPLETION OF THE PROJECT (PRIOR TO FINAL PAYMENT) DELIVER TO THE OWNER A CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION APPROVAL SIGN-OFF FROM THE PERMITTING AUTHORITY.
2. ALL WORK SHALL BE PERFORMED BY STATE LICENSED CONTRACTORS. CONTRACTORS SHALL SUBMIT ALL REQUIRED PERMITS, CERTIFICATES, AND SIGN-OFFS TO OWNER AND ENGINEER FOR THEIR RECORDS.
3. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, BE FAMILIAR WITH THE EXISTING CONDITIONS, AND BRING ANY DISCREPANCIES TO THE ATTENTION OF LAMB ENGINEERING & DESIGN PRIOR TO SUBMISSION OF CONSTRUCTION PROPOSAL AND BEFORE BEGINNING WORK. THE DRAWINGS REFLECT CONDITIONS REASONABLY INFERRED FROM THE EXISTING VISIBLE CONDITIONS BUT CANNOT BE GUARANTEED BY LAMB ENGINEERING & DESIGN. DRAWINGS MAY BE SCALED FOR ESTIMATING PURPOSES AND FOR GENERAL REFERENCE ONLY. FOR ALL OTHER DIMENSIONS OR LOCATIONS INTENDED FOR CONSTRUCTION CONSULT LAMB ENGINEERING & DESIGN OR REFER TO DIMENSIONS ON DRAWINGS. VERIFY ALL DIMENSIONS IN THE FIELD.
4. THE ROOFING CONTRACTOR SHALL LAY OUT ALL WORK AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS FOR ALL TRADES.
5. THE ROOFING CONTRACTOR SHALL PROVIDE AND MAINTAIN ACCESS TO THE PREMISES FOR THEMSELVES AND SUBCONTRACTORS AT ALL TIMES.
6. THE ROOFING CONTRACTOR SHALL MAKE THE PREMISES SECURE FROM THE ELEMENTS AND TRESPASSING ON A DAILY BASIS.
7. THE ROOFING CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE FREE AND CLEAR OF ALL DEBRIS AND KEEP OUT ALL UNAUTHORIZED PERSONS. UPON COMPLETION OF WORK, THE ENTIRE CONSTRUCTION AREA IS TO BE THOROUGHLY CLEANED AND PREPARED FOR OCCUPANCY BY OWNER. ALL MATERIALS AND DEBRIS RESULTING FROM THE CONTRACTOR'S WORK SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY. CARE SHALL BE TAKEN DURING CONSTRUCTION THAT NO DEBRIS OR MATERIALS ARE DEPOSITED IN ANY RIGHT OF WAY AREA OR ANY USABLE PATHS.
8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND SECURING ALL EXISTING AND NEW CONDITIONS AND MATERIALS ON THE SITE. ANY DAMAGE CAUSED BY OR DURING THE EXECUTION OF THE WORK IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE REPAIRED OR REPLACED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. IF REQUIRED, A TEMPORARY SECURITY FENCE IS TO BE PROVIDED BY CONTRACTOR TO SECURE MATERIALS - CONTRACTOR TO COORDINATE LOCATION AND SPECIFICS.
9. MANUFACTURER'S STANDARD SPECIFICATIONS AND MATERIALS APPROVED FOR PROJECT USE ARE HEREBY MADE PART OF THESE NOTES WITH SAME FORCE AND EFFECT AS IF WRITTEN OUT IN FULL HEREIN. ALL APPLIANCES, FIXTURES, EQUIPMENT, HARDWARE, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND PROCEDURES.
10. WRITTEN WORDS TAKE PRECEDENCE OVER DRAWN LINES. LARGE-SCALE DETAILS AND PLANS TAKE PRECEDENCE OVER SMALLER DETAILS AND PLANS. SHOULD A CONFLICT ARRIVE BETWEEN THE SPECIFICATIONS AND DRAWINGS, THE REQUIREMENTS DEEMED MOST STRINGENT SHALL BE USED.
11. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER AND ACCEPTABLE CONSTRUCTION, INSTALLATION, OR OPERATION OF ANY PART OF THE WORK AS DETERMINED BY LAMB ENGINEERING & DESIGN SHALL BE INCLUDED IN THE WORK AS IF IT WERE SPECIFIED OR INDICATED ON THE DRAWINGS.
12. ALL DRAWINGS AND CONSTRUCTION NOTES ARE COMPLIMENTARY. WHAT IS INDICATED AND CALLED FOR BY ONE SHALL BE BINDING AS THOUGH CALLED FOR BY ALL.
13. NO DEVIATION FROM THE DRAWINGS OR SPECIFICATIONS OR INTENT OF SAME SHALL BE MADE WITHOUT THE ENGINEER'S WRITTEN AUTHORIZATION.
14. ALL WORK SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL APPROVAL. THE GENERAL CONTRACTOR SHALL SIGN THE WRITTEN GUARANTEE AS PROVIDED BY THE OWNER. THE GUARANTEE SHALL COVER ALL GENERAL AND SUBCONTRACTOR WORK. ALL DEFECTS DISCOVERED DURING THIS PERIOD SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSES.
15. NO SPECIFICATION BOOK TO BE SUPPLIED. ALL WORK AND COMPONENTS TO BE WARRANTIED IN A MANNER CONSISTENT WITH COMMON TRADE PRACTICE.
16. EXISTING ROOFING TO BE COMPLETELY REMOVED FROM ROOF AND LEGALLY DISPOSED OF.
17. ROOFING CONTRACTOR TO REPAIR AND REPLACE ALL ROTTED OR DETERIORATED COMPONENTS OF ROOF STRUCTURE PER DETAILS PROVIDED IN PLANS AND WITH MATERIALS PER G.S.N.
18. ROOFING CONTRACTOR TO INSPECT ALL ROOF STRUCTURE CONNECTIONS AND MAKE REPAIRS IN ACCORDANCE WITH G.S.N. AND PLANS. IF NEW MATERIALS ARE REQUIRED, SEE G.S.N. FOR SPECIFICATIONS.
19. ROOFING CONTRACTOR IS RESPONSIBLE FOR INSTALLING NEW ROOFING PER MANUFACTURER'S SPECIFICATIONS AND PROVIDING (IF REQ'D) DOCUMENTATION TO PERMITTING AUTHORITY.
20. ROOF VENTS NOT SHOWN FOR CLARITY. CONTRACTOR TO ROOF AROUND VENTS AND ENSURE ALL ROOF PENETRATIONS ARE SEALED PROPERLY FROM LEAKAGE.
21. THE ROOFING CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND COORDINATING WITH OTHER TRADES AS NECESSARY FOR THE DISCONNECTION, REMOVAL AND REPLACEMENT OF HVAC ROOFTOP EQUIPMENT AND ANY OTHER ITEMS AS REQUIRED TO PERFORM RE-ROOF. THE EXISTING HVAC CURBS ARE TO REMAIN. THE ROOFING CONTRACTOR IS TO ENSURE A WATERTIGHT SEAL AT CURBS AS REQUIRED UPON REINSTALLATION OF HVAC EQUIPMENT. HVAC CONTRACTOR IS RESPONSIBLE FOR LIFTING UNITS AND REINSTALLING AS REQUIRED. THIS PROCESS MAY REQUIRE A CRANE, LIFT OR OTHER RENTAL EQUIPMENT THAT IS THE RESPONSIBILITY OF THE HVAC CONTRACTOR.
22. FOR SPECIFIED DEMOLITION AREAS AND ITEMS, REMOVE AND LEGALLY DISPOSE OF ALL DEMOLITION ITEMS AND DEBRIS WHICH INCLUDE BUT IS NOT LIMITED TO CONCRETE, ASPHALT, CINDER BLOCK, ETC. DURING DEMOLITION, MEASURES SHALL BE TAKEN AS TO ENSURE THAT UTILITIES CONNECTING TO NON-DEMOLITIONED AREAS ARE DISCONNECTED APPROPRIATELY AS TO PREVENT DAMAGE OR LOSS OF UTILITY USE TO NON-DEMOLITIONED AREAS.
23. THE ROOFING CONTRACTOR IS TO PROVIDE TEMPORARY PORT-O-POTTY DURING CONSTRUCTION.
24. THE ROOFING CONTRACTOR IS TO MAKE A SITE VISIT AND OBSERVE EXISTING CONDITIONS PRIOR TO BIDDING PROJECT. DIMENSIONS AND AREA CALCULATIONS ARE PROVIDED AS AN AID, IT IS THE RESPONSIBILITY OF THE ROOFING CONTRACTOR TO VERIFY DIMENSIONS AND CALCULATE ROOFING AREAS AT SITE PRIOR TO SUBMITTING BID.
25. THE ROOFING CONTRACTOR IS TO COORDINATE WITH THE CITY OF LOVINGTON AND THE LIBRARY PRIOR TO DISCONNECTING HVAC EQUIPMENT.
26. ELECTRICAL POWER IS AVAILABLE ON THE ROOFTOP VIA EXISTING ROOF OUTLET LOCATIONS.
27. FEE DISBURSEMENTS ARE TO COORDINATED BETWEEN THE ROOFING CONTRACTOR AND THE CITY OF LOVINGTON.



1 Existing Site Layout/General Project Notes
1/16" = 1'-0"



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Layout/General Project
Notes

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Date	Issue Date
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101

Scale 1/16" = 1'-0"

DEMOLITION NOTES:

1. REMOVE EXISTING TAR AND GRAVEL ROOFING TO STEEL DECK, PROVIDE NEW INSULATION ABOVE DECK AND COVER ROOF WITH A NEW THERMOPLASTIC POLYOLEFIN (TPO) ROOFING SYSTEM OR MODIFIED BITUMEN TORCH DOWN (BTU) ROOFING SYSTEM AS NOTED IN 'NEW ROOF GUIDELINES.
2. EXISTING MOISTURE PREVENTION COUNTERFLASHING TO BE REMOVED AT ALL LOCATIONS WHERE NEW ROOFING SYSTEM WILL BE INSTALLED. REMOVE BY DRILLING OUT EXISTING ANCHORS OR BY OTHERS MEANS THAT WILL NOT CAUSE DAMAGE TO EXISTING STUCCO OR MASONRY WALL. CONTRACTOR TO COORDINATE AS REQUIRED. ANY DAMAGE REPAIR EXPENSE IS THE RESPONSIBILITY OF THE ROOFING CONTRACTOR. EXISTING MOISTURE PREVENTION FLASHING SYSTEM CANNOT BE REUSED. SEE SHEET 103 FOR ADDITIONAL INFORMATION.
3. FOR SPECIFIED DEMOLITION AREAS AND ITEMS, REMOVE AND LEGALLY DISPOSE OF ALL DEMOLITION ITEMS AND DEBRIS WHICH INCLUDE BUT IS NOT LIMITED TO CONCRETE, ASPHALT, CINDER BLOCK, ETC. DURING DEMOLITION, MEASURES SHALL BE TAKEN AS TO ENSURE THAT UTILITIES CONNECTING TO NON-DEMOLITIONED AREAS ARE DISCONNECTED APPROPRIATELY AS TO PREVENT DAMAGE OR LOSS OF UTILITY USE TO NON-DEMOLITIONED AREAS.
4. ASBESTOS TESTING HAS BEEN PERFORMED AND DETERMINED TO BE FREE FROM ANY ASBESTOS. REPORT IS AVAILABLE UPON REQUEST.
5. EXISTING STRUCTURES, MATERIALS, LANDSCAPING, ETC. THAT ARE TO REMAIN THAT ARE DAMAGED IN THE PROCESS OF WORK, ARE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR OR REPLACE IN KIND. THE ENGINEER SHALL BE THE SOLE JUDGE ON THE ACCEPTABILITY OF THE REPAIR OR REPLACEMENT.
6. THE INTENT IS NOT TO DAMAGE THE EXISTING STUCCO. IF DAMAGE OCCURS DURING RE-ROOF, THE ROOFING CONTRACTOR IS TO REPAIR AT OWN EXPENSE.
7. ALL NON-SALVAGE ITEMS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
8. SECURITY AND SAFETY ARE THE CONTRACTOR'S SOLE RESPONSIBILITY.
9. ALL UTILITIES (WATER, SEWER, TELEPHONE, DRAINS, GAS, ETC.) ARE TO REMAIN IN PLACE UNLESS NOTED OTHERWISE. ALL UTILITIES ARE TO BE PROTECTED FROM DAMAGES.
10. THE ROOFING CONTRACTOR IS TO BRING UP ANY ISSUES ENCOUNTERED BY CONTACTING CITY OF LOVINGTON OR LAMB ENGINEERING & DESIGN AS REQUIRED.

TOTAL EXISTING ROOF AREA:

7,925 + 4,283 + 1,421 $\approx$ 13,629 TOTAL AREA.

AREA DOES NOT ACCOUNT FOR PARAPET COVERAGE
REQUIRED. CONTRACTOR TO ACCOUNT FOR PARAPET
COVERAGE REQUIRED.

GENERAL EXISTING ROOF NOTES:

- A. NO AREAS OF PONDING HAVE BEEN OBSERVED.
- B. ALL OF THE EXISTING TAR AND GRAVEL ROOFING LOCATIONS SHOWN ON EXISTING ROOF PLAN INDICATES AREAS OF WORK TO BE PERFORMED.
- C. ALL EXISTING HVAC ROOFTOP UNIT CURBS ARE MINIMUM 12" ABOVE EXISTING ROOF.
- D. EXISTING FLASHING IS APPROXIMATELY 3-3/4" DEEP TOTAL.

STRUCTURAL REPAIR SPECIFICATIONS & GENERAL STRUCTURAL NOTES (G.S.N.):

LOADS

GRAVITY:

ROOF:
ROOF LIVE LOAD = 20 PSF (REDUCIBLE).
ROOF DEAD LOAD = 12 PSF.
ROOF SNOW LOAD = 7 PSF.
GROUND SNOW LOAD = 10 PSF.

WOOD:

WOOD ROOF DECKING:

NOMINAL 1X DECKING, H.F. #2 MINIMUM. FOR EDGE ATTACHMENT, USE #10 SCREWS OR 10d NAILS AT 6" O.C. MAXIMUM. FOR INTERMEDIATE ATTACHMENT, USE #10 SCREWS OR 10d NAILS AT 12" O.C. MAXIMUM. FASTENERS ARE TO PENETRATE SUPPORTING FRAMING MEMBER MINIMUM 1".

STEEL DECKING:

ALL STEEL DECK SHALL BE MANUFACTURED AND ERECTED IN ACCORDANCE WITH LATEST EDITION OF SDI OR APPROVED EQUIVALENT. STEEL DECK SHALL BEAR ON SUPPORTS A MINIMUM OF 2 INCHES. ENDS OF SHEETS MUST BE LAPPED A MINIMUM OF 2 INCHES OVER SUPPORTS.

WELDERS EXPERIENCED IN LIGHT GAGE STEEL DECK WORK SHALL PERFORM ALL WELDING. DECK WELDING MAY BE ACHIEVED WITH E60 SERIES NON LOW HYDROGEN RODS OR E70 SERIES LOW HYDROGEN RODS.

SCREWS WHERE INDICATED SHALL BE #12-24 TRAXX OR APPROVED EQUIVALENT.

ROOF DECK:

DECK SHALL BE 1.5" DEEP, 36" WIDE, 22 GAGE STEEL OR THICKER WITH FINISH PER ARCHITECTURAL DRAWINGS, WITH MINIMUM YIELD STRESS OF 38 KSI, WITH MINIMUM S = 0.187 IN3 AND I = 0.175 IN4 PER FOOT OF WIDTH. DECK SHALL BE ERECTED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AS 2 SPAN MINIMUM AND SHALL BE ATTACHED FOR A MINIMUM DIAPHRAGM SHEAR CAPACITY OF 303 PLF USING THE FOLLOWING MINIMUM ATTACHMENTS:

WELD ATTACHMENT:

WELD DECK TO SUPPORTING MEMBERS WITH (4) 1/2" DIAMETER OR 3/8" X 1" PUDDLE WELDS PER SHEET AT ENDS, END LAPS AND AT INTERMEDIATE SUPPORTS, AND AT 12" O.C. AT PERIMETER BEAMS AND OPENING EDGES RUNNING PARALLEL TO THE DECK. SIDE SEAM ATTACHMENT SHALL BE BUTTON PUNCHES AT 24" O.C. OR TOP SEAM WELDS AT 24" O.C.

SCREW ATTACHMENT:

ATTACH DECK TO SUPPORTING MEMBERS WITH (4) #12 OR #14 SDI RECOGNIZED SCREWS PER SHEET AT ENDS, END LAPS AND AT INTERMEDIATE SUPPORTS AND AT 12 INCHES ON CENTER AT PERIMETER BEAMS AND OPENING EDGES RUNNING PARALLEL TO THE DECK. SIDE SEAM ATTACHMENT SHALL BE TEKS SCREWS AT 12 INCHES ON CENTER. SCREWS FOR DECK-TO-DECK SEAM FASTENING SHALL BE NO.12-14 x 3/4 INCH TEKS 1. SCREWS FOR DECK TO SUPPORT FASTENING SHALL BE #12-14 X 3/4 INCH TEKS 3 FOR 16 GAGE TO 3/16 INCH SUPPORT THICKNESS, #12-24 X 7/8 INCH TEKS 4 FOR 1/8 INCH TO 1/4 INCH SUPPORT THICKNESS AND/OR #12-24 X 1-1/4 INCH TEKS 5 FOR 1/8 INCH TO 1/2 INCH SUPPORT THICKNESS.

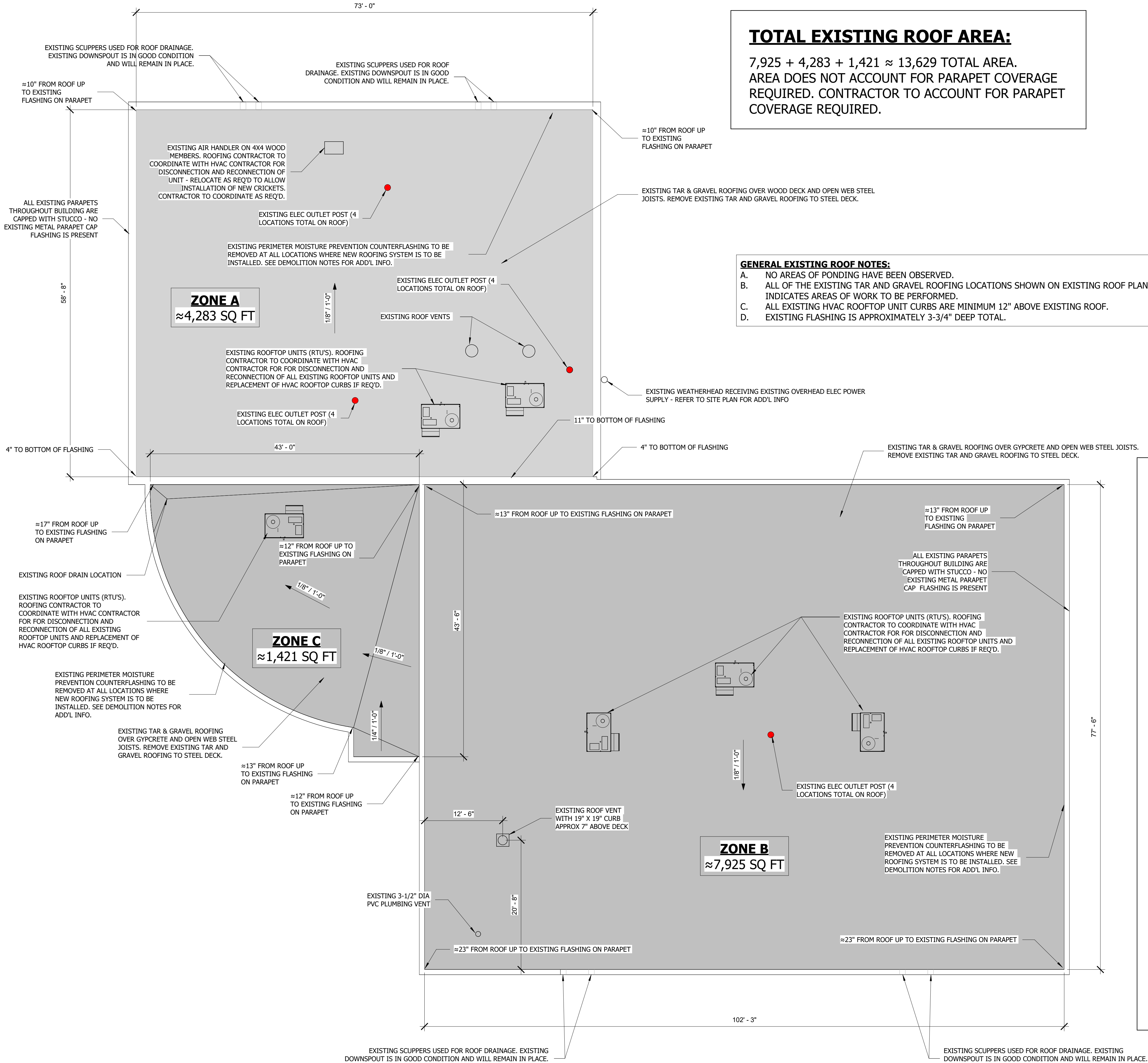
EXPANSION AND EPOXY ANCHORS:

ALL EXPANSIVE ANCHORAGE FOR CONCRETE INSTALLATION SHALL BE PER ITW/REDHEAD "TRUBOLT" WEDGE ANCHOR (ICC ESR-2251) OR APPROVED EQUIVALENT. ALL ADHESIVE (EPOXY) ANCHORAGE FOR CONCRETE SHALL BE PER SIMPSON "SET" SYSTEM WITH DUAL SIDE BY SIDE CARTRIDGES (ICC ESR-1771) OR APPROVED EQUIVALENT.

MASONRY:

GENERAL:

HOLLOW CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, MEDIUM WEIGHT, GRADE N, F'M = 1,500 PSI, RUNNING BOND, MORTAR TYPE S, 1,800 PSI. GROUT 2,000 PSI. MECHANICALLY VIBRATE GROUT IMMEDIATELY AFTER POURING AND AGAIN 5 TO 10 MINUTES LATER. PROVIDE CLEANOUTS IF GROUT LIFT EXCEEDS 5'-0" IN BLOCK WALLS. MAXIMUM GROUT LIFT SHALL BE 6'-0". WHEN APPROVED BY THE STRUCTURAL ENGINEER AND BUILDING OFFICIAL, GROUT LIFTS MAY BE GREATER THAN 6'-0" IF IT CAN BE DEMONSTRATED BY CONTRACTOR THAT THE GROUT SPACES CAN BE PROPERLY FILLED. FILL CELLS SOLIDLY WITH GROUT IN LIFTS AND STOP POURS 11/2" BELOW THE TOP OF A COURSE TO FORM A KEY AT POUR POINTS. UNLESS NOTED OTHERWISE ON THE PLANS, PLACE CONTROL JOINTS IN MASONRY WALLS SUCH THAT NO STRAIGHT RUNS OF WALL EXCEEDS 24'-0". CONTROL JOINTS SHALL NOT OCCUR WITHIN 24" OF CONCENTRATED POINTS OF BEARING OR JAMBS, OR OVER OPENINGS UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS. ALL MASONRY BELOW FINISHED FLOOR OR GRADE SHALL BE GROUTED SOLID.





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LUBBOCK, TX 79412
(806) 370-3478
daniel@lamb-eng.com



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City of Lovington

New Roof Plan

Project number

Date Issue Date

Drawn by Author

Checked by Checker

103

Scale 1/8" = 1'-0"

NEW ROOF GUIDELINES:

1. NEW ROOFING

- ALL MATERIALS TO BE INSTALLED IN A MANNER MAINTAINING MANUFACTURER'S WARRANTIES.
- POLYISOCYANURATE (POLYISO) FOAM INSULATION ABOVE DECK IS TO MEET COMPRESSION REQUIREMENTS AND BE COMPLIANT WITH SPECIFICATIONS.
- A NEW MOISTURE PREVENTION FLASHING SYSTEM IS TO BE INSTALLED. SEE NEW ROOF PLAN AND NEW ROOF PLAN DETAILS (SHEET 103) FOR ADDITIONAL INFO.
- ROOF CRICKETS TO HAVE A 1/2" PER FOOT ROOF SLOPE WHERE POSSIBLE IN AREAS WHERE RIDGE OF CRICKET WOULD STAY BELOW THE PARAPET FLASHING. ROOF CRICKETS TO HAVE A MINIMUM 1/8" PER FOOT SLOPE. SEE NEW ROOF PLANS FOR ADDITIONAL ROOF CRICKET INFORMATION.
- PROVIDE 1" THICK CONTINUOUS LAYER OF POLYISO FOAM INSULATION ABOVE THE ROOF DECK. BUILD UP LAYERS AT CRICKETS AS REQUIRED.
- INSULATION TO BE ATTACHED TO EXISTING DECK PER ASSEMBLY LETTER ON SHEET 105.
- PROVIDE SUMP AT ROOF DRAIN COMPLIANT TO SPECIFICATIONS AND FOR WHAT IS TYPICAL IN TRADE PRACTICE. ROOFING CONTRACTOR TO COORDINATE.
- ROOFING CONTRACTOR IS RESPONSIBLE FOR INSPECTING DRAIN STRAINERS AND DRAIN STRAINER CAPS AND DETERMINING IF THEY ARE DAMAGED AND FUNCTIONING PROPERLY. REMOVE AND REPLACE DRAIN STRAINERS AND ASSOCIATED CAP IF REQUIRED.
- PROVIDE WALKWAYS AROUND AND BETWEEN ROOFTOP UNITS. PROVIDE WIDTH OF SINGLE SHEET (33"-36") AT WALKWAY LOCATIONS. SEE NEW ROOF PLAN FOR LOCATIONS. SEE 3.07 OF SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- MECHANICAL ATTACHMENT OF ROOF SYSTEM AT PERIMETER, EDGE AND ALL LOCATIONS PER ROOFING MANUFACTURER. SEE SPECIFICATIONS AND DETAILS FOR ADDITIONAL INFORMATION.
- NO VAPOR BARRIER TO BE INSTALLED.
- ROOFING CONTRACTOR IS TO SEAL AROUND ALL PENETRATIONS PER DETAIL 525 AND AS RECOMMENDED BY ROOFING MANUFACTURER.
- NO EXPANSION JOINT TO BE INSTALLED.

2. BIDDING

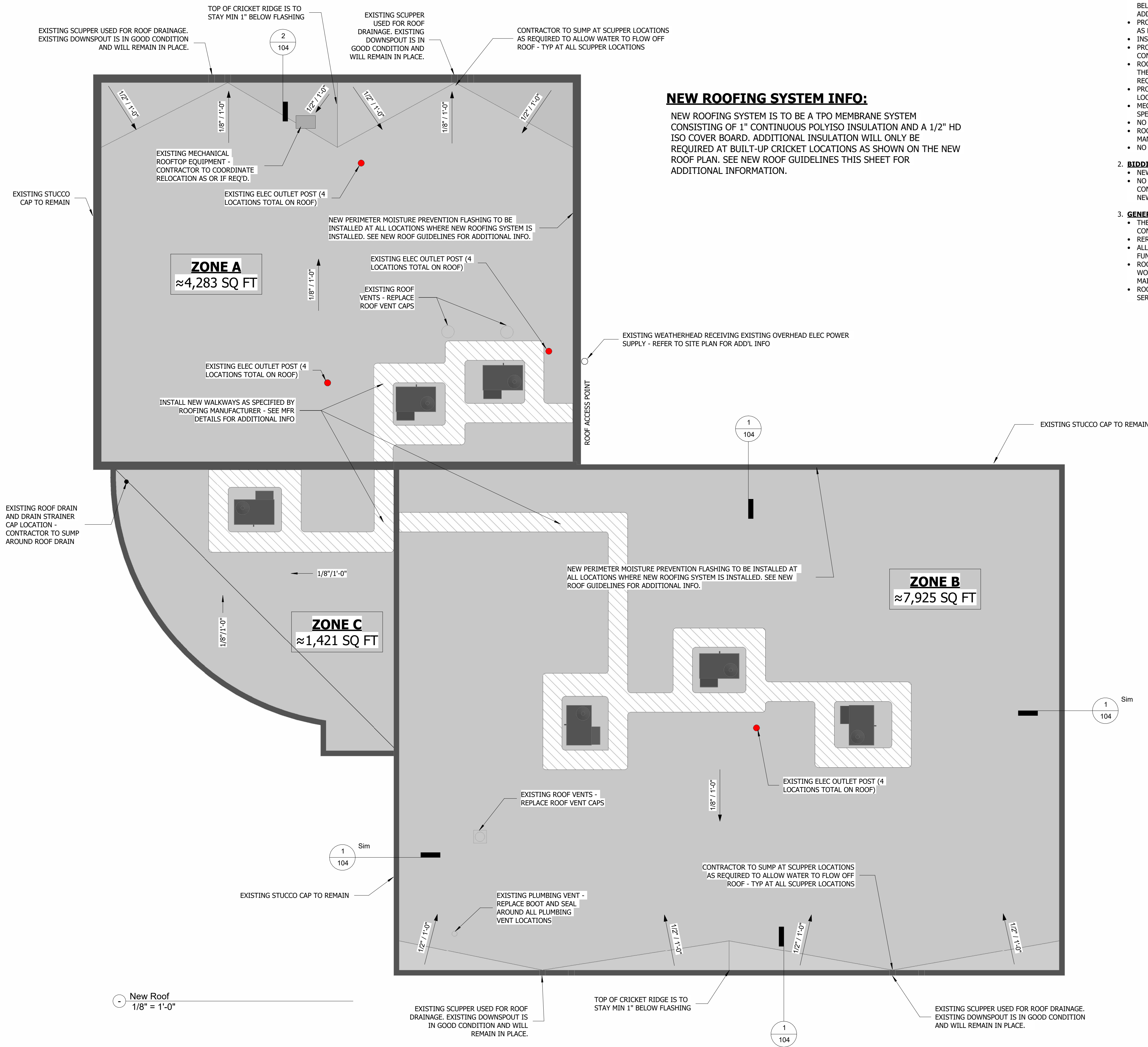
- NEW ROOF BIDS ARE TO INCLUDE OPTIONS AS INDICATED IN BIDDING NOTES ON SHEET 100.
- NO ELECTRICAL, HVAC OR OTHER TRADES REQUIRED FOR ROOFING CONTRACTOR - ONLY COORDINATION WITH HVAC CONTRACTOR IS REQUIRED FOR THE DISCONNECTION AND RECONNECTION OF HVAC ROOFTOP UNITS AS REQUIRED TO APPLY NEW ROOFING SYSTEM, CURBS AND OTHER RTU ASSOCIATED COMPONENTS AS REQUIRED.

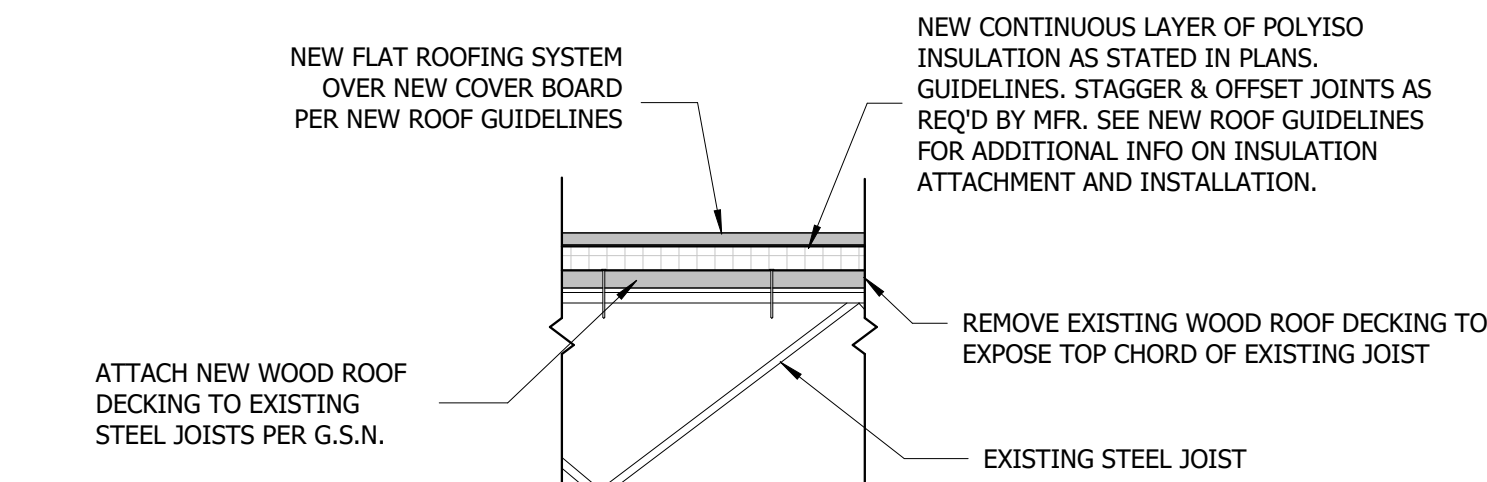
3. GENERAL

- THE CITY OF LOVINGTON HAD THE ROOF TESTED FOR ASBESTOS. THE TESTING INDICATED NO ASBESTOS IS PRESENT. CONTACT THE CITY OF LOVINGTON FOR A COPY OF THE TESTING IF REQUIRED.
- REROOF PERMIT TO BE OBTAINED WITHIN 30 DAYS OF ISSUANCE OF BID TO ROOFING CONTRACTOR.
- ALL WORK AND ASSOCIATED INSPECTIONS ARE TO BE COMPLETED BY MID 2026 AND PRIOR TO RELEASE AND EXPIRATION OF FUNDING. CONTRACTOR TO COORDINATE AS REQUIRED WITH THE CITY OF LOVINGTON.
- ROOFING CONTRACTOR TO BE SURE TOP SURFACE IS CLEAN AND DRY TO ALLOW FOR PROPER BONDING. TEST MOISTURE OF WOOD AND GYPCRETE ROOF DECK ON A DAILY BASIS PRIOR TO INSTALLING ADHESIVE OR OTHER ROOFING MATERIALS AND MAINTAIN RECORDS OF THE ASSOCIATED TESTING. SEE 3.03C OF SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- ROOFING CONTRACTOR IS TO NOTIFY THE CITY OF LOVINGTON AND THE LIBRARY WHEN THE HVAC SYSTEM WILL BE OUT OF SERVICE AND HOW LONG THE SYSTEM WILL BE OUT OF SERVICE.

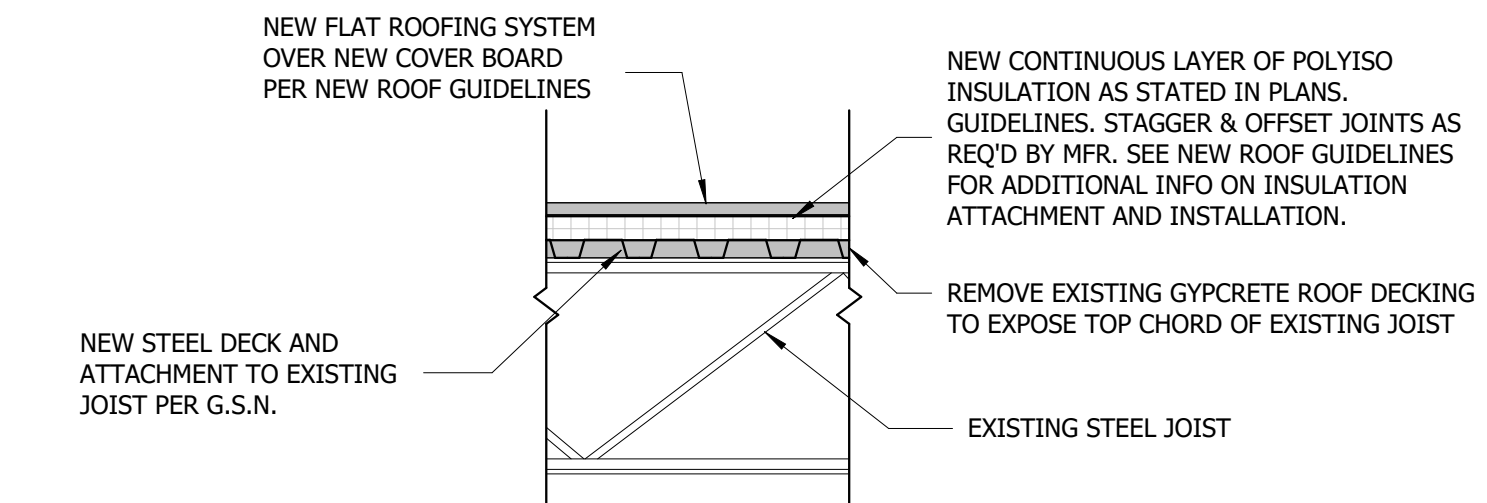
NEW ROOFING SYSTEM INFO:

NEW ROOFING SYSTEM IS TO BE A TPO MEMBRANE SYSTEM CONSISTING OF 1" CONTINUOUS POLYISO INSULATION AND A 1/2" HD ISO COVER BOARD. ADDITIONAL INSULATION WILL ONLY BE REQUIRED AT BUILT-UP CRICKET LOCATIONS AS SHOWN ON THE NEW ROOF PLAN. SEE NEW ROOF GUIDELINES THIS SHEET FOR ADDITIONAL INFORMATION.



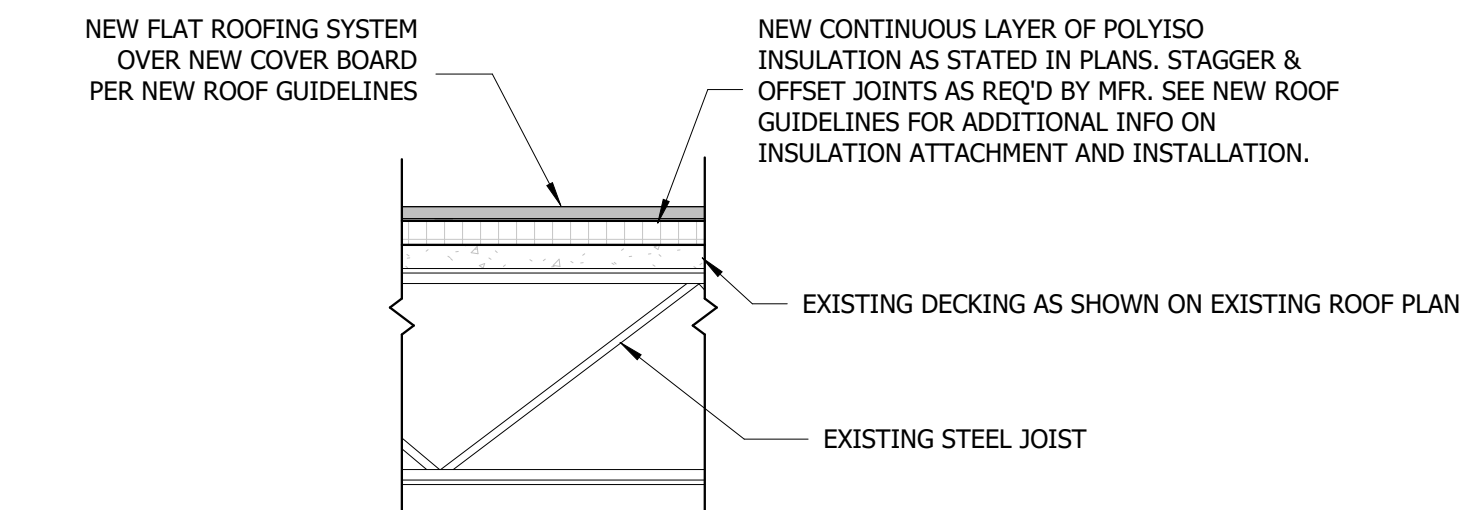


ROOF REPAIR AT WOOD DECK



ROOF REPAIR AT GYPCRETE DECK

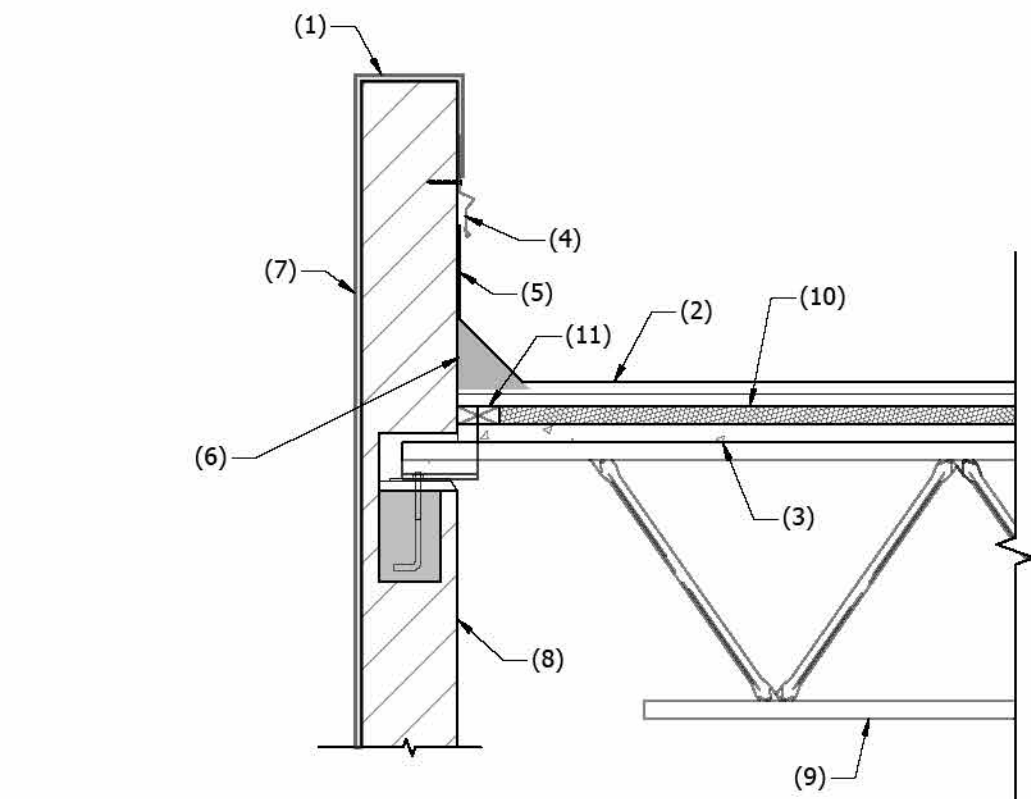
5 Typ Roof Repair Detail
3/4" = 1'-0"



4 Typ New Roof Section
3/4" = 1'-0"

KEYED NOTES:

- EXISTING STUCCO VENEER CAP - EXISTING STUCCO CAP TO REMAIN.
- NEW FLAT ROOFING SYSTEM OVER NEW COVER BOARD PER NEW ROOF GUIDELINES.
- EXISTING GYCRETE ROOF DECK.
- NEW REGLET STUCCO FLASHING WITH SPRINGLOK FLASHING SYSTEM INSTALLED PER MFR RECOMMENDATIONS.
- EXTEND NEW ROOFING UP PARAPET AS REQUIRED PER MFR RECOMMENDATIONS.
- PROVIDE NEW BACKING AT ROOF TO PARAPET TRANSITION AS REQ'D PER MFR.
- EXISTING STUCCO VENEER.
- EXISTING CMU WALL.
- EXISTING OPEN WEB STEEL JOIST.
- NEW SINGLE CONTINUOUS LAYER OF POLYISO INSULATION AS STATED IN CONSTRUCTION GUIDELINES. STAGGER & OFFSET JOINTS AS REQ'D BY MFR. SEE NEW ROOF GUIDELINES FOR ADDITIONAL INFO ON INSULATION ATTACHMENT AND INSTALLATION.
- 2X WOOD NAILER AS REQ'D BY ROOFING MANUFACTURER. ATTACH TO GYCRETE WITH 3/8" DIA EXTERIOR RATED MASONRY SCREWS AT 12" O.C. MAX AND 2" FROM EACH END. PROVIDE 1" EMBEDMENT AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

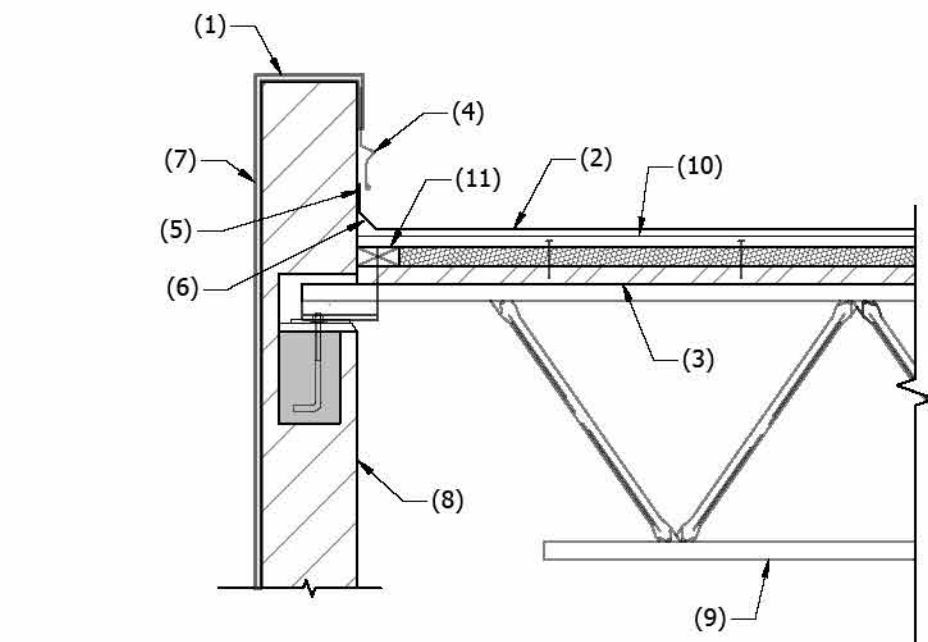


1 Open Web Steel Joist @ CMU Parapet Wall (Gypcrete Deck)
3/4" = 1'-0"

NOTE:
A. SEE 'ADHERED MEMBRANE' INFO INCLUDED ON THIS SHEET FOR MECHANICAL FASTENER INFO AT GYCRETE DECK LOCATIONS.
B. REMOVE ONLY REGLET COUNTERFLASHING IN A MANNER TO NOT DAMAGE STUCCO AND TO ALLOW INSTALLATION NEW ROOFING AS REQUIRED. INSTALL NEW REGLET COUNTERFLASHING. SEE DETAILS ON SHEET 110 FOR ADD'L INFO.

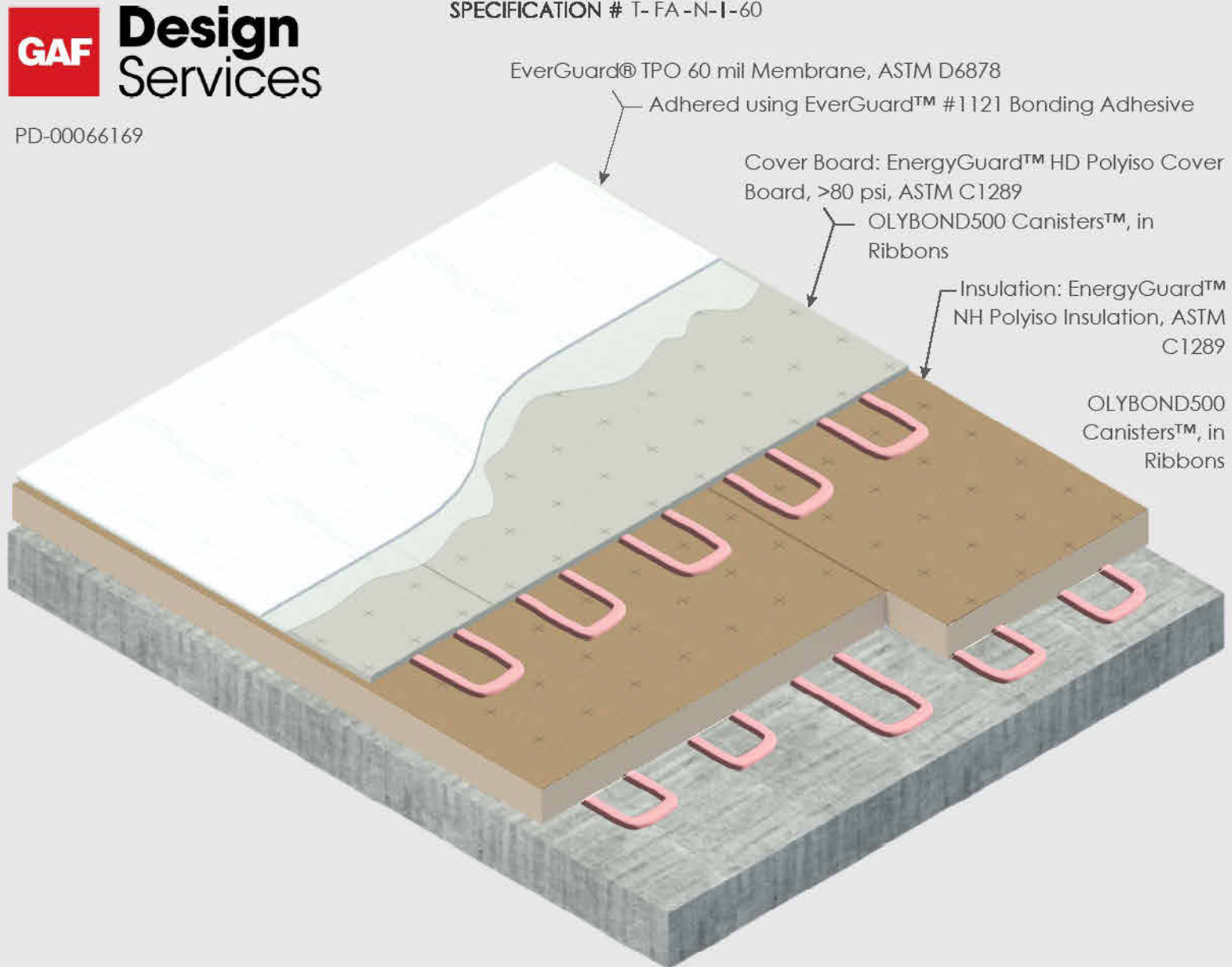
KEYED NOTES:

- EXISTING STUCCO VENEER CAP - EXISTING STUCCO CAP TO REMAIN.
- NEW FLAT ROOFING SYSTEM OVER NEW COVER BOARD PER NEW ROOF GUIDELINES.
- EXISTING WOOD ROOF DECK.
- NEW REGLET STUCCO FLASHING WITH SPRINGLOK FLASHING SYSTEM INSTALLED PER MFR RECOMMENDATIONS.
- EXTEND NEW ROOFING UP PARAPET AS REQUIRED PER MFR RECOMMENDATIONS.
- PROVIDE NEW BACKING AT ROOF TO PARAPET TRANSITION AS REQ'D PER MFR.
- EXISTING STUCCO VENEER.
- EXISTING CMU WALL.
- EXISTING OPEN WEB STEEL JOIST.
- PLACE NEW CONTINUOUS LAYER OR LAYERS OF POLYISO INSULATION AS REQUIRED AT HIGH POINTS OF CRICKETS - HIGHEST POINT OF INSULATION NOT TO EXCEED BOTTOM OF EXISTING WEEP SCREED ELEVATION. STAGGER & OFFSET JOINTS AS REQ'D BY MFR. SEE NEW ROOF GUIDELINES FOR ADDITIONAL INFO ON INSULATION ATTACHMENT AND INSTALLATION.
- 2X WOOD NAILER AS REQ'D BY ROOFING MANUFACTURER. ATTACH TO WOOD DECKING WITH #10 EXTERIOR RATED SCREWS AT 12" O.C. MAX AND 2" FROM EACH END. PROVIDE 1" EMBEDMENT.



2 Open Web Steel Joist @ Shallow CMU Parapet Wall (Wood Deck)
3/4" = 1'-0"

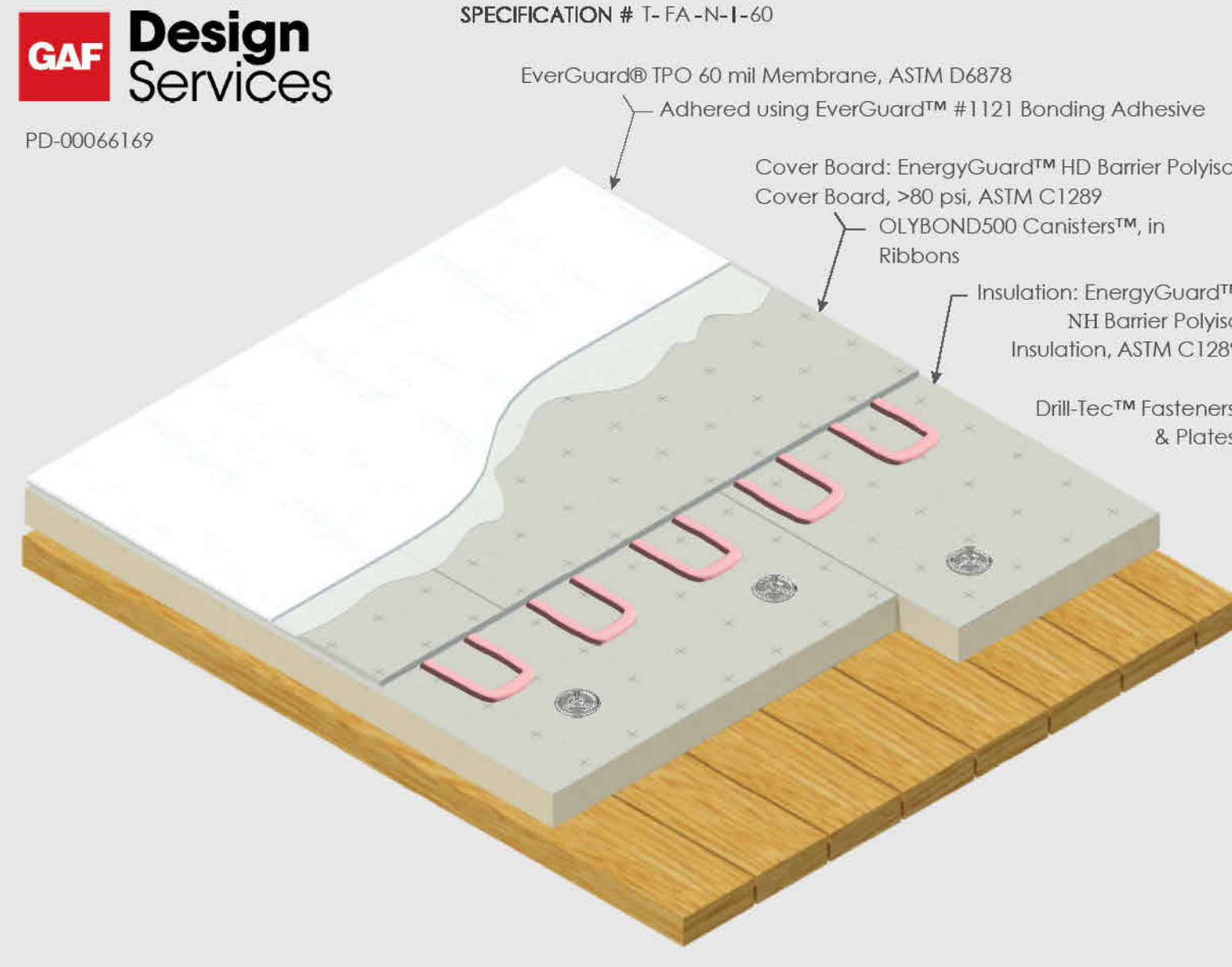
Lovington Library Reroof - REV 2 - Gypsum



Membrane: EverGuard® TPO 60 mil Membrane
Membrane Attachment: EverGuard™ #1121 Bonding Adhesive
Cover Board: EnergyGuard™ HD Polyiso Cover Board
Cover Board Attachment: OLYBOND500 Canisters™ (Ribbons)
Insulation: EnergyGuard™ NH Polyiso Insulation
Insulation Attachment: OLYBOND500 Canisters™ (Ribbons)
Vapor Retarder: N/A
Thermal Barrier: N/A
Thermal Barrier Attachment: N/A
Deck Type: Gypsum Concrete
Construction Type: New Construction

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Lovington Library Reroof - REV 2 - Wood Plank



Membrane: EverGuard® TPO 60 mil Membrane
Membrane Attachment: EverGuard™ #1121 Bonding Adhesive
Cover Board: EnergyGuard™ HD Barrier Polyiso Cover Board
Cover Board Attachment: OLYBOND500 Canisters™ (Ribbons)
Insulation: EnergyGuard™ NH Barrier Polyiso Insulation
Insulation Attachment: Drill-Tec™ #12 Fasteners & 3" Standard Steel Plates
Vapor Retarder: N/A
Thermal Barrier: N/A
Thermal Barrier Attachment: N/A
Deck Type: Wood Plank Deck - 1"
Construction Type: New Construction

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EnergyGuard™ Adhered Membranes

The below referenced fastening densities are provided for the purposes of obtaining coverage under a GAF Diamond Pledge® NDL Roof Guarantee only. Depending on a project's individual requirements, increased fastening densities may be necessary, as our requirements are not intended to modify, supersede, negate, or alter, what is specified by a project's design professional, local building codes, or insurance provider. For additional information, consult GAF installation manuals by attachment method and membrane type, consult ROOFmax.com, or contact GAF: designservices@gaf.com or 877-423-7663.

For insulation attachment, use Table 1 to determine the proper fastener and plate, and use Tables 2 and 3 to determine the number of fasteners per board. The values and rates in the charts apply when the membrane is adhered to the insulation.

TABLE 1 — Insulation Fastener and Plate				
Deck Type	Drill-Tec® Fastener Type	Drill-Tec® Plate Type	Penetration (min.)	
Steel (Min. 22 gauge)	HD #14	3" (76 mm) Steel	1/4" (19 mm) through the deck	
Wood (Plywood, OSB, and Plank)	#12 HD #14 XH# #15	3" (76 mm) Steel	1/4" (19 mm) through the deck (plywood or OSB) and 1" (25 mm) thread into the deck (plywood)	
Structural Concrete (Min. 2,500 psi)	HD #14 CD-10 (non-threaded)	3" (76 mm) Steel	1" (25 mm) thread into the deck	
Gypsum, Lightweight Concrete, Cementitious Wood Fiber (Decking)	Polymer GypTec™ CD-10 (non-threaded)	3" (76 mm) GypTec™ CD-10 (non-threaded)	1" (25 mm) thread into the deck	
Ultra HD Composite Insulation	Polymer GypTec™ CD-10 (non-threaded)	3" (76 mm) GypTec™ CD-10 (non-threaded)	1 1/2" (38 mm) thread into deck	

TABLE 2 — Adhered Single-Ply Membrane Insulation Attachment: Standard Attachment for Approved Steel and Structural Concrete								
Insulation / Cover Board Type	Board Size	Thickness	Attachment Fasteners per Board					
			Building Hts up to 40 ft.			Building Hts 61-100 ft.		
			Field	Perimeter	Corner	Field	Perimeter	Corner
EnergyGuard® Polyiso 1	4' x 4' (1.2 m x 1.2 m)	5" - 1 1/2" (13 - 38 mm)	8	6	8	8	12	12
	4' x 8' (1.2 m x 2.4 m)	5" - 1 1/2" (13 - 38 mm)	16	16	16	16	24	24
	4' x 4' (1.2 m x 1.2 m)	1 1/2" - 1 3/4" (38 - 48 mm)	6	6	6	6	8	8
	4' x 8' (1.2 m x 2.4 m)	1 1/2" - 1 3/4" (38 - 48 mm)	10	10	10	10	16	16
	4' x 4' (1.2 m x 1.2 m)	2" (51 mm) minimum	4	4	4	4	6	6
EnergyGuard® HD Polyiso Cover Board 1	4' x 8' (1.2 m x 2.4 m)	2" (51 mm) minimum	8	8	8	8	12	12
	4' x 8' (1.2 m x 2.4 m)	2" (51 mm) minimum	6	6	6	6	9	12
EnergyGuard® Barrier Polyiso 1	4' x 4' (1.2 m x 1.2 m)	2" (51 mm) minimum	4	4	4	4	6	6
	4' x 8' (1.2 m x 2.4 m)	2" (51 mm) minimum	8	8	8	8	12	12
Ultra HD Composite Insulation	4' x 8' (1.2 m x 2.4 m)	2" (51 mm) minimum	6	6	6	6	9	12
	4' x 8' (1.2 m x 2.4 m)	2" (51 mm) minimum	8	8	8	8	12	12
Gypsum Cover Board 1	4' x 8' (1.2 m x 2.4 m)	2" (51 mm) minimum	8	8	8	8	12	12
	4' x 8' (1.2 m x 2.4 m)	2" (51 mm) minimum	16	24	32	16	32	32

Limited to building heights up to 100 feet. Attachment rates listed above are not applicable for regions prone to "high winds," such as Florida's Wind counties, or Special Wind Regions as designated in ASCE Basic Wind Speed Maps. Perimeter and corner zone fastening densities need to be enhanced 50% from the field on buildings between 6 and 100 feet. Maximum Guarantee Wind Speed - 55 mph. If higher wind speed coverage is required, or a building's parameters fall outside of what is listed above, please contact GAF Design Services at designservices@gaf.com or 877-423-7663.

TABLE 3 — Adhered Single-Ply Membrane Insulation Attachment: Standard Attachment for Wood, Gypsum, Lightweight Concrete, Cementitious Wood Fiber								
Insulation / Cover Board Type	Board Size	Thickness	Attachment Fasteners per Board					
			Field		Perimeter			
EnergyGuard® Polyiso 1	4' x 4' (1.2 m x 1.2 m)	5" - 1 1/2" (13 - 38 mm)	8	6	8	12	16	16
	4' x 8' (1.2 m x 2.4 m)	5" - 1 1/2" (13 - 38 mm)	16	16	16	24	32	32
	4' x 4' (1.2 m x 1.2 m)	1 1/2" - 1 3/4" (38 - 48 mm)	6	6	6	8	10	10
	4' x 8' (1.2 m x 2.4 m)	1 1/2" - 1 3/4" (38 - 48 mm)	10	10	10	16	20	20
	4' x 4' (1.2 m x 1.2 m)	2" (51 mm) minimum	4	4	4	6	6	6
EnergyGuard® HD Polyiso Cover Board 1	4' x 8' (1.2 m x 2.4 m)	2" (51 mm) minimum	8	8	8	12	16	16
	4' x 8' (1.2 m x 2.4 m)	2" (51 mm) minimum	6	6	6	9	12	12
EnergyGuard® Barrier Polyiso 1	4' x 4' (1.2 m x 1.2 m)	2" (51 mm) minimum	4	4	4	6	6	6
	4' x 8' (1.2 m x 2.4 m)	2" (51 mm) minimum	8	8	8	12	16	16
Ultra HD Composite Insulation	4' x 8' (1.2 m x 2.4 m)	2" (51 mm) minimum	6	6	6	9	12	12
	4' x 8' (1.2 m x 2.4 m)	2" (51 mm) minimum	8	8	8	12	16	16
Gypsum Cover Board 1	4' x 8' (1.2 m x 2.4 m)	2" (51 mm) minimum	8	8	8	12	16	16
	4' x 8' (1.2 m x 2.4 m)	2" (51 mm) minimum	16	24	32	16	32	32

Maximum Guarantee Wind Speed - 55 mph. If higher wind speed coverage is required, please contact GAF Design Services at designservices@gaf.com or 877-423-7663.

1 EnergyGuard® Ultra Polyiso Insulation | EnergyGuard® Tapered Polyiso Insulation | EnergyGuard® Ultra Tapered Polyiso Insulation | EnergyGuard® NH Polyiso Insulation | EnergyGuard® NH HD Polyiso Insulation | EnergyGuard® NH Ultra Polyiso Insulation | EnergyGuard® NH Ultra Tapered Polyiso Insulation | EnergyGuard® NH Ultra Tapered Polyiso Insulation

2 EnergyGuard® HD Plus Polyiso Cover Board | EnergyGuard® HD Barrier Polyiso Cover Board | EnergyGuard® NH HD Barrier Polyiso Cover Board | EnergyGuard® NH HD Polyiso Cover Board | EnergyGuard® NH HD Plus Polyiso Cover Board | Ultra HD Composite Insulation

3 EnergyGuard® NH Barrier Polyiso Insulation

4 USG Securock® Brand Gypsum-Fiber Roof Board | USG Securock® Brand UltraLight Coated Glass-mat Roof Board | Georgia Pacific DensDeck® Prime Roof Board | Georgia Pacific DensDeck® Storm® Prime Roof Board | National Gypsum DEXcel® FA Vapor Glass Mat Roof Board | National Gypsum DEXcel® FA Vapor Glass Mat Roof Board

Note: Some gypsum coverboards come in 4' x 8' board sizes. Attachment rate can be reduced by 50% from the 4' x 8' board listed in the table above, but must have at least 4 fasteners.



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City of Lovington

New Roof Plan Details

Project number

Date Issue Date

Drawn by Author

Checked by Checker

104

Scale 3/4" = 1'-0"



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City of Lovington

Assembly Letter

Project number	
Date	Issue Date
Drawn by	Author
Checked by	Checker

105

Scale



We
protect
what
matters
most™

November 14, 2025

Subject: System Certification

Project: Lovington Library Reroof – REV 2
115 Main St.
Lovington, NM 88260

Project Identifier: PD-00066169

Quote Number: QUO-80711-DELOX0 – 1

To Whom It May Concern:

The GAF roofing specification as listed below is eligible to obtain a 20 year Diamond Pledge™ NDL Roof Guarantee (covering wind speeds up to and including 55mph) and a EverGuard® Hail Resistance Limited Warranty for up to 2" hail provided the roof is installed by a GAF GoldElite™, PlatinumElite™, or Chairman's Circle Commercial Contractor and all current GAF application requirements are followed and guarantee procedures are met.

TFANI60 – Wood Plank Deck

EnergyGuard™ NH Barrier Polyiso Insulation: Mechanically fasten the 1.0" EnergyGuard™ NH Barrier Polyiso Insulation to the structural decking using Drill-Tec™ #12 Fastener and Drill-Tec™ 3" Standard Steel Plate, as follows:

- Field: 16 fasteners per 4' x 8' board
- Perimeter: 24 fasteners per 4' x 8' board
- Corner: 32 fasteners per 4' x 8' board

EnergyGuard™ NH Tapered Polyiso Insulation Crickets: Adhere the 1/2" EnergyGuard™ NH Tapered Polyiso Insulation Crickets (4' x 4') using OlyBond500 Canisters™, at the following rates:

- Field: 0.75"- 1" ribbons 12" o.c.
- Perimeter: 0.75"- 1" ribbons 6" o.c.
- Corners: 0.75"- 1" ribbons 6" o.c.

EnergyGuard™ HD Barrier Polyiso Cover Board: Adhere the 1/2" EnergyGuard™ HD Barrier Polyiso Cover Board (4' x 4') using OlyBond500 Canisters™, at the following rates:

- Field: 0.75"- 1" ribbons 12" o.c.
- Perimeter: 0.75"- 1" ribbons 6" o.c.
- Corners: 0.75"- 1" ribbons 6" o.c.

EverGuard® TPO: Install EverGuard® TPO 60 mil using EverGuard™ #1121 Bonding Adhesive in accordance with GAF application requirements.

TFANI60 - Gypsum Concrete Deck

- Adhesion tests are required where any new components are to be installed in low rise foam.

EnergyGuard™ NH Polyiso Insulation: Adhere the 1.0" EnergyGuard™ NH Polyiso Insulation (4' x 4') using OlyBond500 Canisters™, at the following rates:

- Field: 0.75"- 1" ribbons 12" o.c.
- Perimeter: 0.75"- 1" ribbons 6" o.c.
- Corners: 0.75"- 1" ribbons 6" o.c.

*Adhesion test is required to ensure substrate and attachment quality.

EnergyGuard™ NH Tapered Polyiso Insulation Crickets: Adhere the 1/2" EnergyGuard™ NH Polyiso Insulation Crickets (4' x 4') using OlyBond500 Canisters™, at the following rates:

- Field: 0.75"- 1" ribbons 12" o.c.
- Perimeter: 0.75"- 1" ribbons 6" o.c.
- Corners: 0.75"- 1" ribbons 6" o.c.

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We
protect
what
matters
most™

EnergyGuard™ HD Polyiso Cover Board: Adhere the 1/2" EnergyGuard™ HD Polyiso Cover Board (4' x 4') using OlyBond500 Canisters™, at the following rates:

- Field: 0.75"- 1" ribbons 12" o.c.
- Perimeter: 0.75"- 1" ribbons 6" o.c.
- Corners: 0.75"- 1" ribbons 6" o.c.

EverGuard® TPO: Install EverGuard® TPO 60 mil using EverGuard™ #1121 Bonding Adhesive in accordance with GAF application requirements.

The above listed roofing system is based on GAF guarantee requirements and is not intended to modify, negate, or alter any requirements specified by the design professional, local building codes, or others.

If you have any further questions, please contact us at 877-423-7663 (Option 4, Option 3). Thank you for choosing GAF.

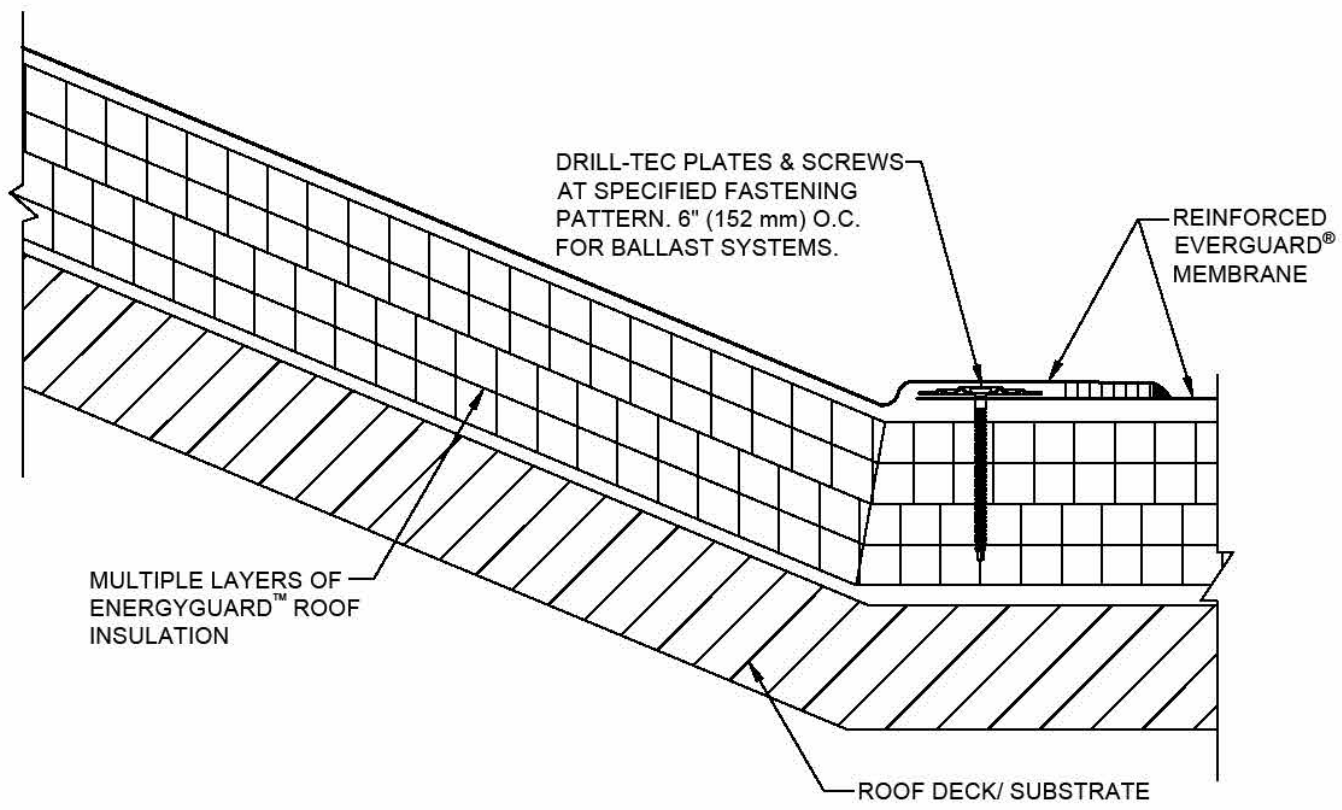
Sincerely,

George Tobij

George Tobij
Senior Design Service Specialist

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SINGLE-PLY: TPO & PVC

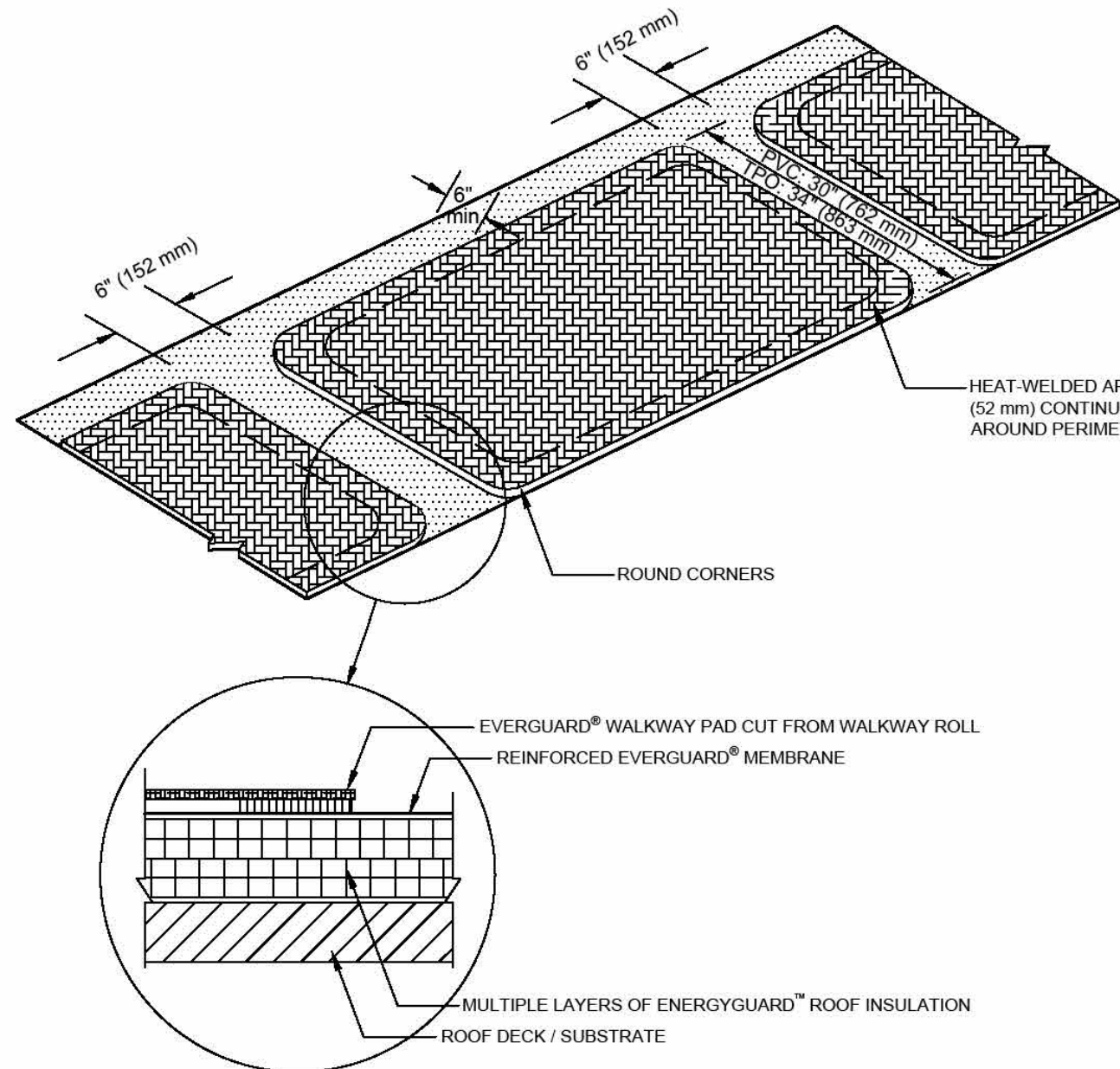


NOTE:
1. ANYTHING 1:12 OR GREATER NEEDS TO BE FASTENED AT ANGLE CHANGE.

GAF		CHANGE OF DECK PLANE				LEGEND	
DRAWING #	112	THIS DETAIL APPLIES TO	ISSUE / REVISION DATE	SCALE		HEAT WELD	
		ALL SYSTEMS	8/11/20	N.T.S.		REINFORCED EVERGUARD® MEMBRANE	

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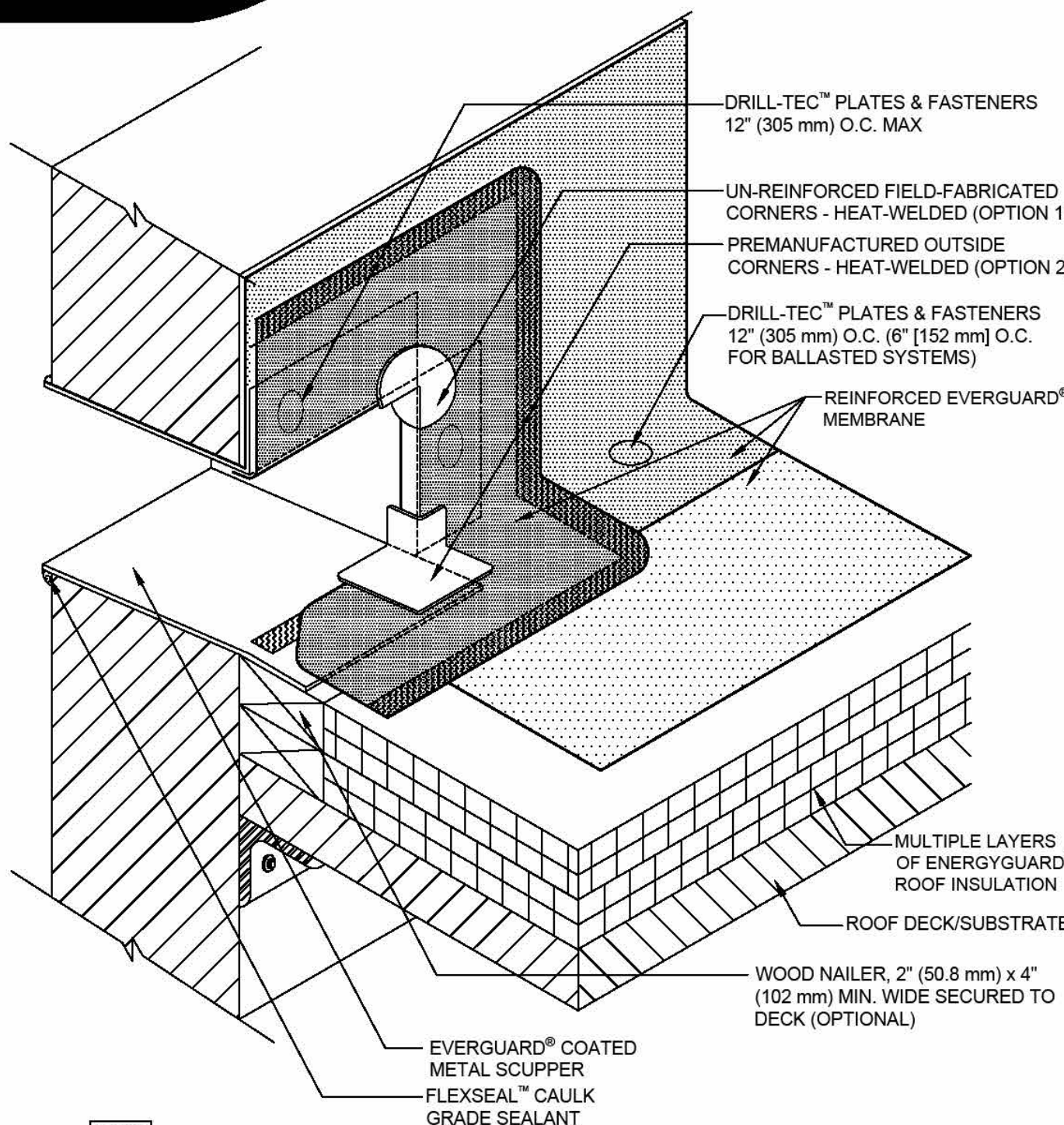


NOTE:
1. REMEMBER, DO NOT CROSS SEAMS WITH WALKWAY PADS 6" (152 mm) OFF EACH SEAM.
2. HEAT WELD EDGE OF WALKWAY PADS CONTINUOUSLY.
3. REQUIRED AT ALL ROOF ACCESS POINTS.

GAF		HEAT-WELDED WALKWAY PADS				LEGEND	
DRAWING #	150	THIS DETAIL APPLIES TO	ISSUE / REVISION DATE	SCALE		HEAT WELD	
		ALL SYSTEMS	11/11/20	N.T.S.		REINFORCED EVERGUARD® MEMBRANE	

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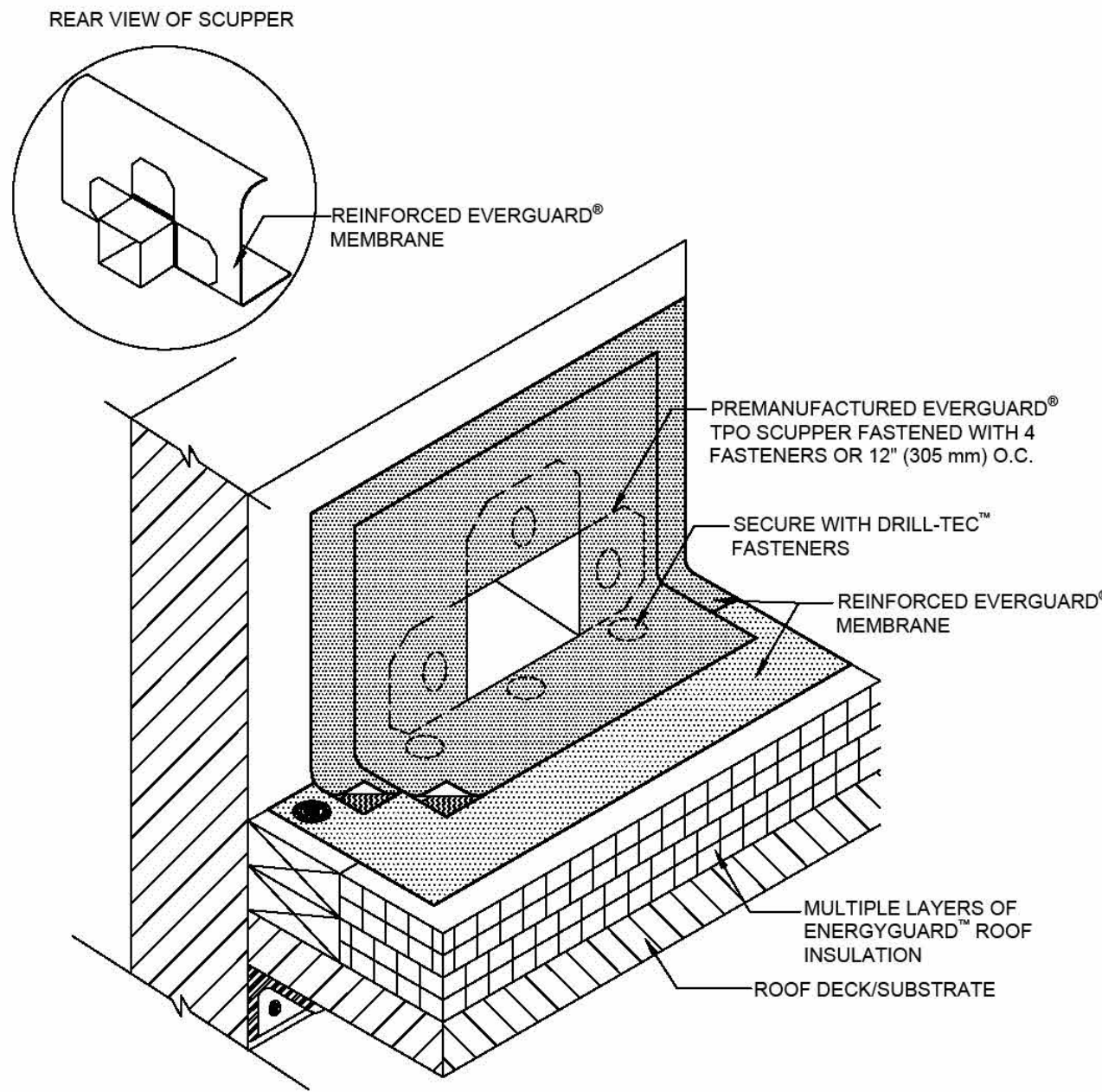


NOTE:
1. FOR INSULATION THICKNESS GREATER THAN 8" (203 mm), A COVER BOARD IS REQUIRED ON MECHANICALLY FASTENED SYSTEMS ONLY.
2. REMEMBER TO INSTALL EVERGUARD® UN-REINFORCED FIELD-FABRICATED OR PREMANUFACTURED OUTSIDE CORNERS TO THE SCUPPERS' FOUR ROOF-SIDE CORNERS.
3. SCUPPER MUST BE SEALED OFF ON OUTSIDE OF BUILDING.

GAF		COATED METAL WALL SCUPPER				LEGEND	
DRAWING #	311	THIS DETAIL APPLIES TO	ISSUE / REVISION DATE	SCALE		HEAT WELD	
		ALL SYSTEMS	8/24/20	N.T.S.		REINFORCED EVERGUARD® MEMBRANE	

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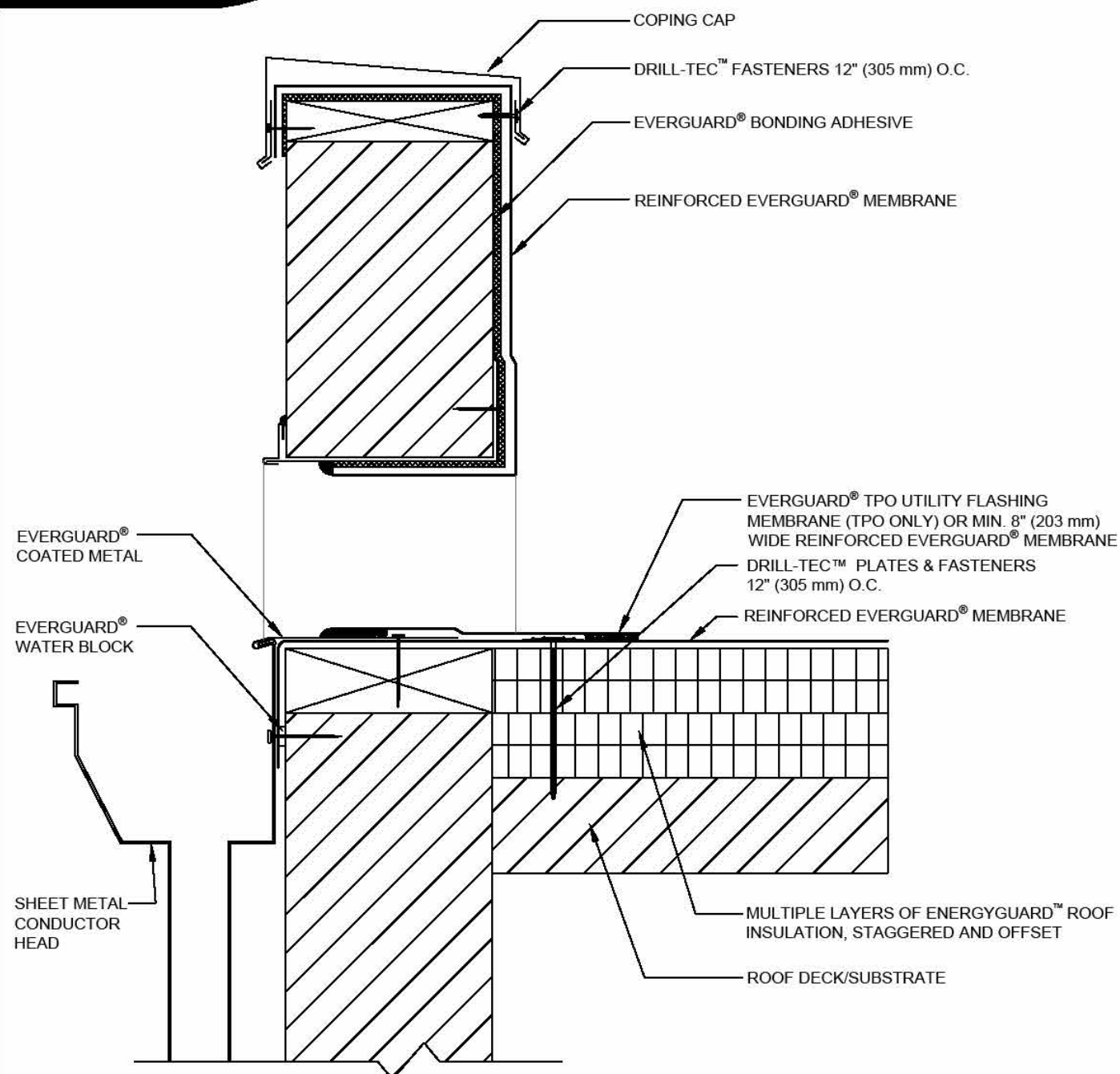


NOTE:
1. DETAIL TO BE USED IN CONJUNCTION WITH STANDARD GUIDE SPECIFICATION CONTAINING REQUIREMENTS FOR NAILERS, INSULATION ETC.
2. FOR INSULATION THICKNESS GREATER THAN 8" (203 mm), A COVER BOARD IS REQUIRED ON MECHANICALLY ATTACHED SYSTEMS ONLY.
3. 25 YEAR GUARANTEES AND ABOVE MUST USE EXTREME ACCESSORIES.
4. SCUPPER MUST ALSO BE SEALED ON OUTSIDE WALL.
5. FOR ALTERNATE BASE ATTACHMENT, REFER TO EVERGUARD® DETAIL 307A.

GAF		SCUPPER - PREMANUFACTURED				LEGEND	
DRAWING #	324A	THIS DETAIL APPLIES TO	ISSUE / REVISION DATE	SCALE		HEAT WELD	
		ALL SYSTEMS	8/24/20	N.T.S.		REINFORCED EVERGUARD® MEMBRANE	

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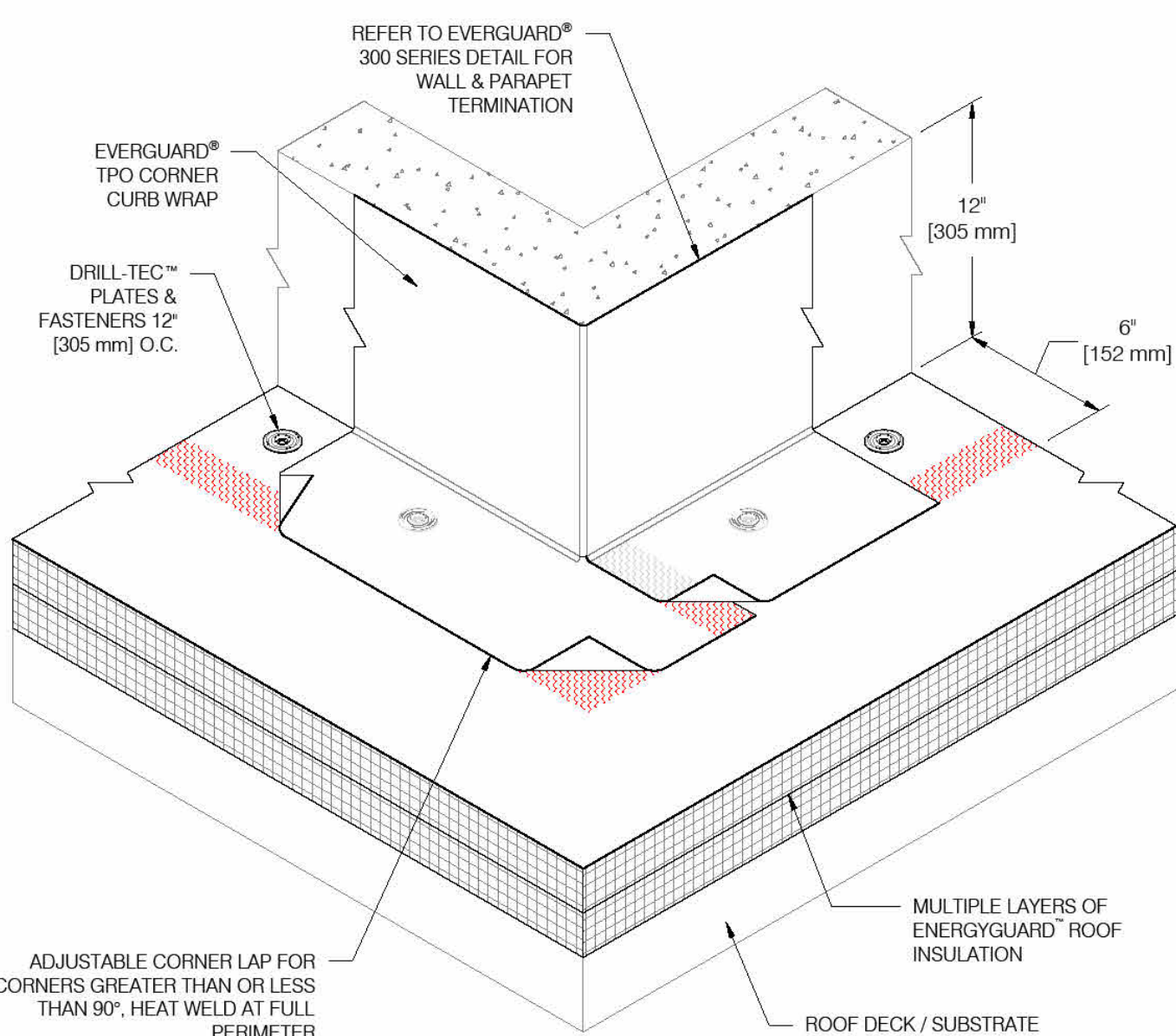


NOTE:
1. DETAIL TO BE USED IN CONJUNCTION WITH STANDARD GUIDE SPECIFICATION CONTAINING REQUIREMENTS FOR NAILERS, INSULATION ETC.
2. FOR INSULATION THICKNESS GREATER THAN 8" (203 mm), A COVER BOARD IS REQUIRED ON MECHANICALLY ATTACHED SYSTEMS ONLY.
3. 25 YEAR GUARANTEES AND ABOVE MUST USE EXTREME ACCESSORIES.
4. SCUPPER MUST ALSO BE SEALED ON OUTSIDE WALL.

GAF		COATED METAL SCUPPER THROUGH WALL				LEGEND	
DRAWING #	324C	THIS DETAIL APPLIES TO	ISSUE / REVISION DATE	SCALE		HEAT WELD	
		ADHERED SYSTEMS MECHANICALLY ATTACHED SYSTEMS SHOULDER SYSTEMS	8/17/20	N.T.S.		REINFORCED EVERGUARD® MEMBRANE	

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EverGuard® SA TPO
Self-Adhered Single Ply Roofing System

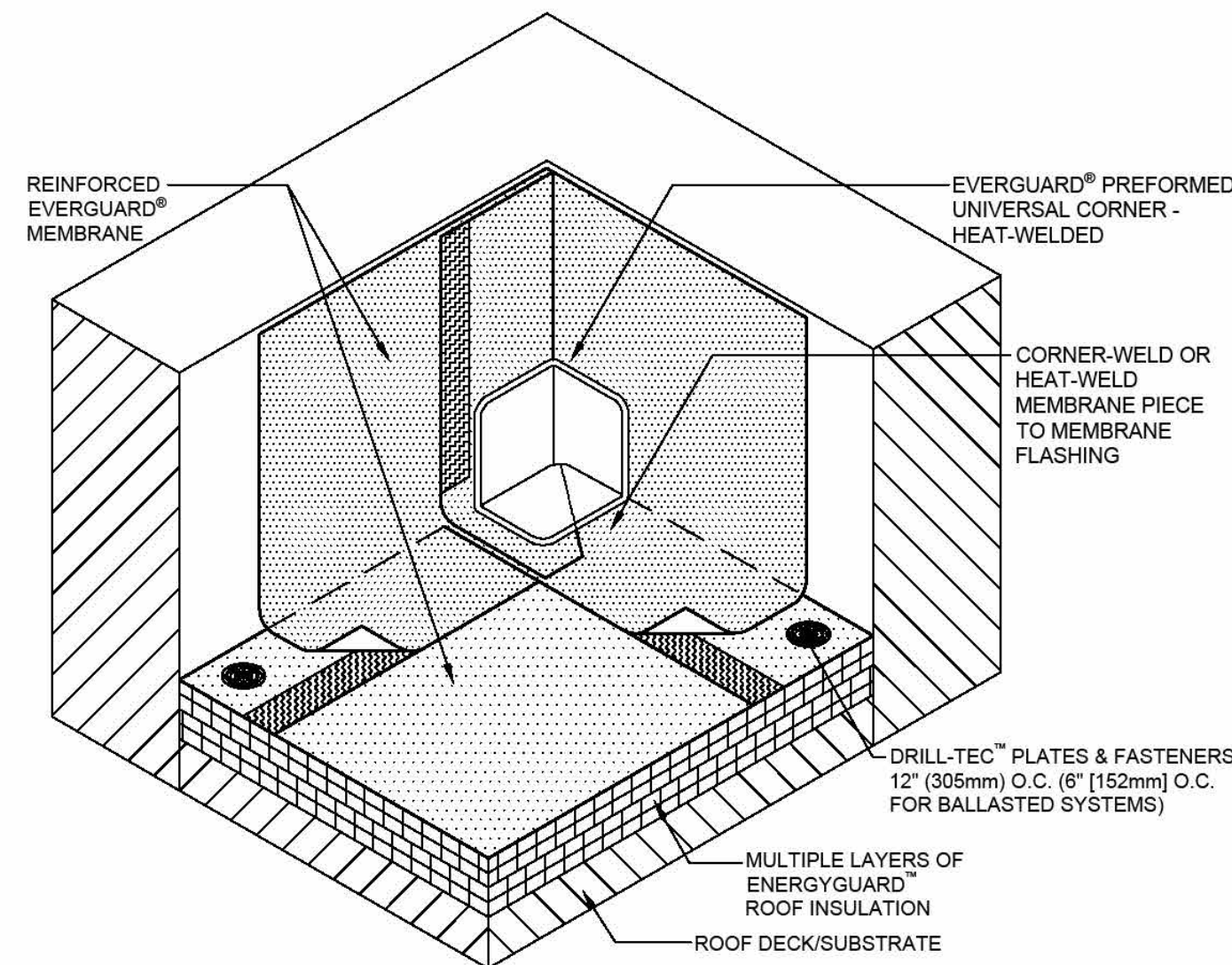


NOTES:
1. FOUR CORNER CURB WRAP PIECES ARE NEEDED FOR COMPLETION; VARYING SIZES MAY BE REQUIRED.
2. CORNER WRAP MAY BE ADHERED OR INSTALLED DRY.

LEGEND		CORNER CURB WRAP		DETAIL	
HEAT WELD		ROOF AREA	ISSUE DATE	SCALE	
		WALL & CURB	05/17/22	N.T.S.	325

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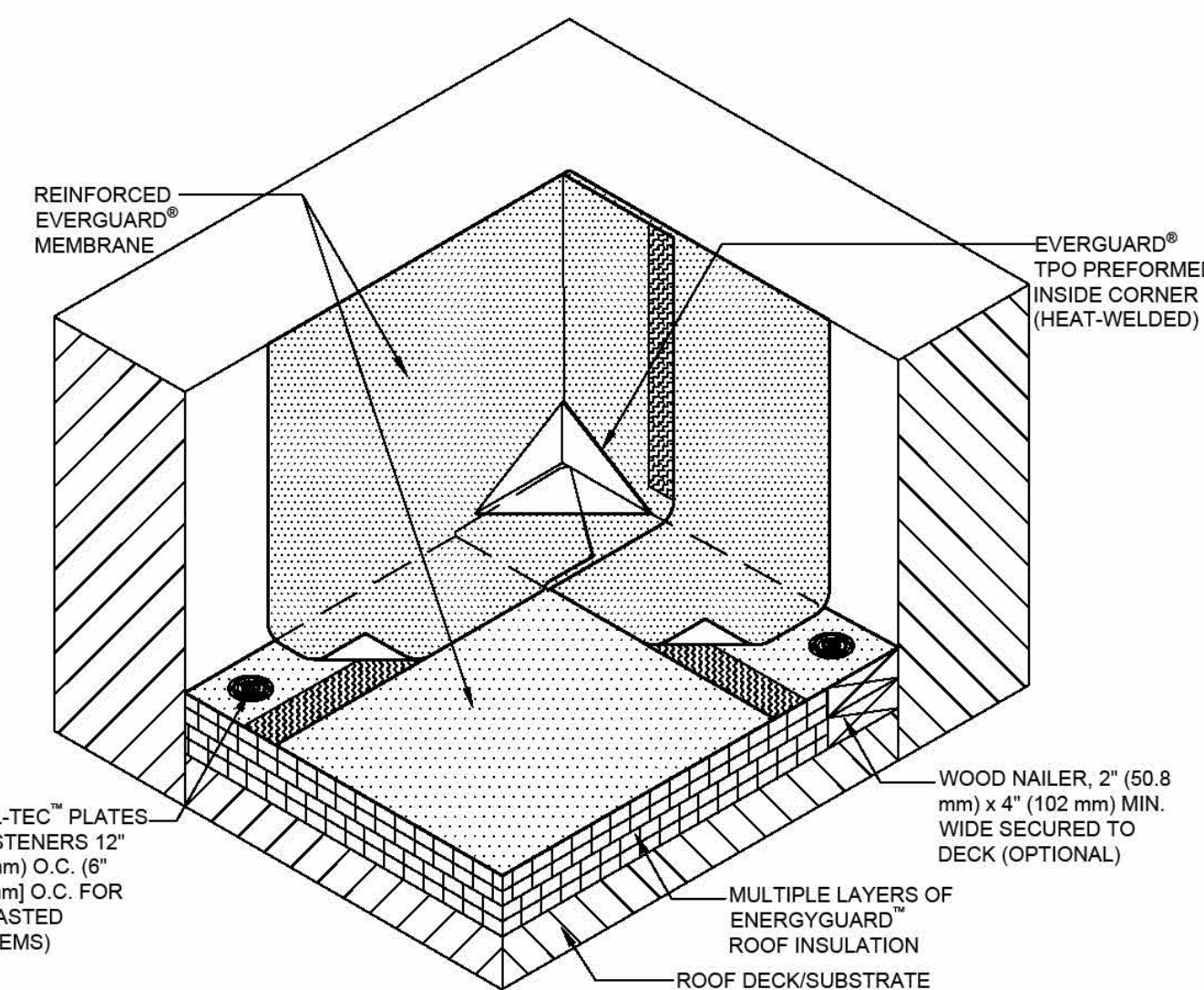


NOTE:
1. FOR INSULATION THICKNESS GREATER THAN 8" (203 mm), A COVER BOARD IS REQUIRED ON MECHANICALLY ATTACHED SYSTEMS ONLY.
2. 25 YEAR GUARANTEES AND ABOVE MUST USE EXTREME ACCESSORIES.
3. FLASHINGS MAY BE ADHERED OR INSTALLED DRY. REFER TO 300 SERIES.
4. INSIDE CORNERS MAY ALSO BE FIELD-FABRICATED USING UNREINFORCED MEMBRANE.

GAF		INSIDE CORNER REINFORCEMENT - PREFORMED UNIVERSAL CORNER				LEGEND	
DRAWING #	327A	THIS DETAIL APPLIES TO	ISSUE / REVISION DATE	SCALE		HEAT WELD	
		ALL SYSTEMS	8/24/20	N.T.S.		REINFORCED EVERGUARD® MEMBRANE	

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SINGLE-PLY: TPO & PVC



NOTE:
1. FOR INSULATION THICKNESS GREATER THAN 8" (203 mm), A COVER BOARD IS REQUIRED ON MECHANICALLY ATTACHED SYSTEMS ONLY.
2. FLASHINGS MAY BE ADHERED OR INSTALLED DRY. SEE SPEC FOR DIMENSIONS.
3. KEEP FASTENERS BACK FROM CORNER 6" (152 mm) MAX. IN BOTH HORIZONTAL AND VERTICAL APPLICATIONS.
4. 25 YEAR GUARANTEES AND ABOVE MUST USE EXTREME ACCESSORIES.

GAF		INSIDE CORNER REINFORCEMENT - PREFORMED CORNER				LEGEND	
DRAWING #	327B	THIS DETAIL APPLIES TO	ISSUE / REVISION DATE	SCALE		HEAT WELD	
		ALL SYSTEMS	8/24/20	N.T.S.		REINFORCED EVERGUARD® MEMBRANE	

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City of Lovington

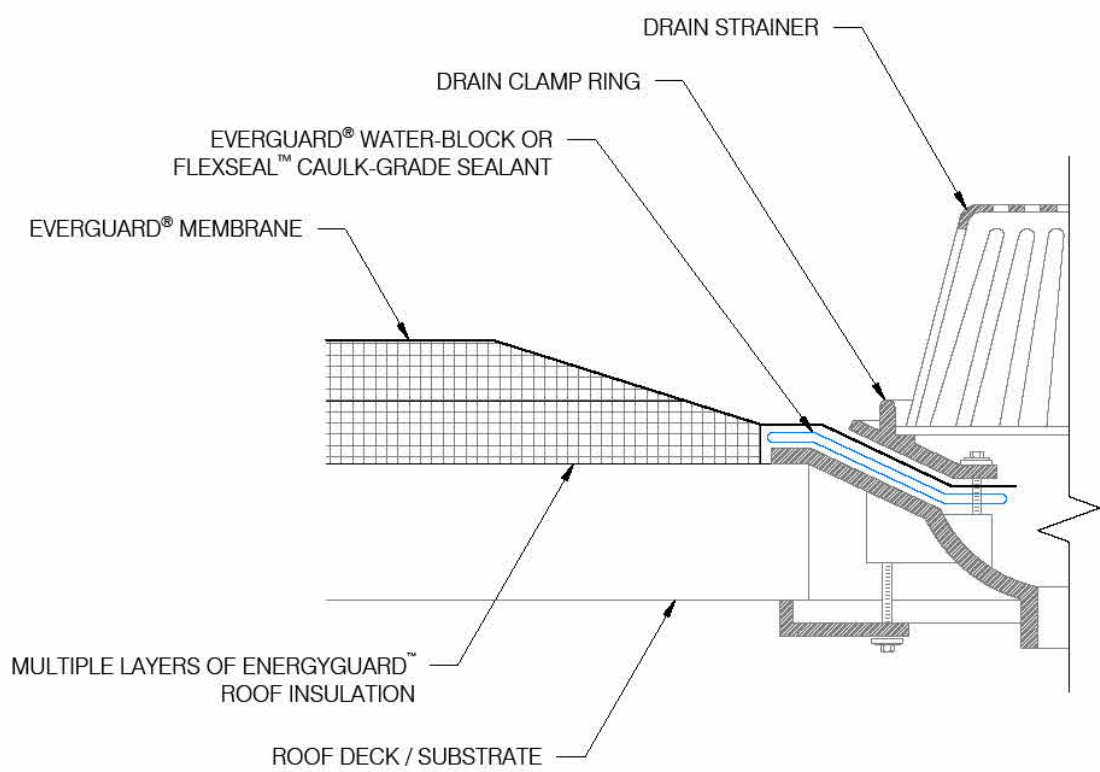
Manufacturer Details

Project number
Date Issue Date
Drawn by Author
Checked by Checker

107

Scale

GAF EverGuard® SA TPO
Self-Adhered Single Ply Roofing System



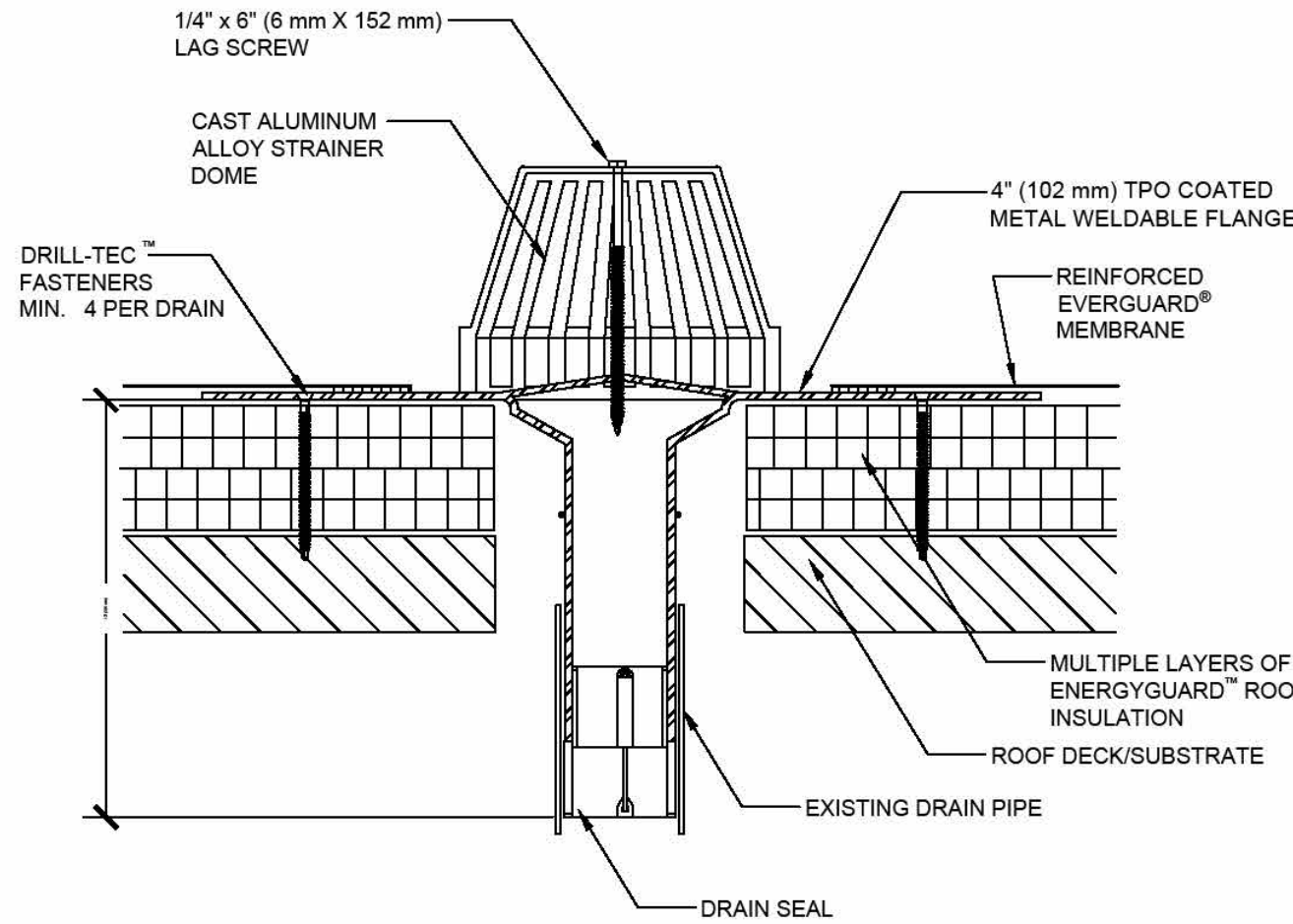
- NOTES:**
1. A FIELD WELD CANNOT PASS WITHIN 9" (227 mm) OF THE CLAMPING, OR WITHIN THE DRAIN SUMP ITSELF.
 2. MEMBRANE MUST EXTEND 1" (25.4 mm) MINIMUM BEYOND THE BOLT HOLES; CLAMPING RING BOLTS MUST PENETRATE THE MEMBRANE.
 3. TAPER INSULATION TO CREATE A ROOF SUMP 36" x 36" (0.914 m X 0.914 m) MINIMUM IN SIZE (WHERE APPLICABLE).
 4. USE ONE FULL TUBE OF FLEXSEAL™ CAULK-GRADE SEALANT OR EVERGUARD® WATER-BLOCK PER DRAIN.

LEGEND		DETAIL	
SEALANT	DRAIN - STANDARD FLASHING	SCALE	513A
ROOF AREA	ISSUE DATE	SCALE	
PENETRATIONS	05/17/22	N.T.S.	

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SINGLE-PLY: TPO & PVC

10-YEAR MAX GUARANTEE

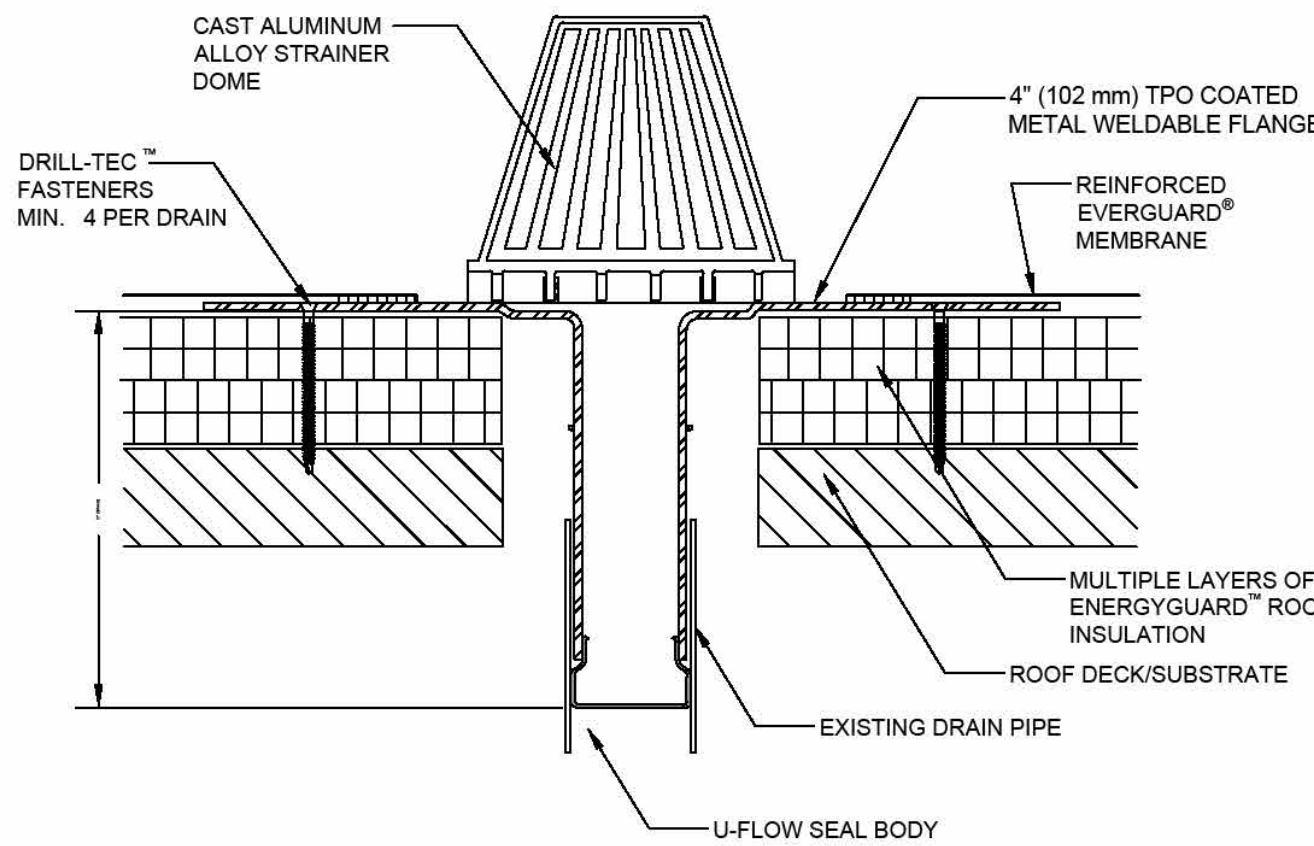


- NOTE:**
1. EXISTING DRAIN PIPE SHALL BE CLEAN OF ALL DEBRIS THROUGH THE LENGTH OF THE TUBE TO ENSURE PROPER SEAL.
 2. EVERGUARD® PRE FABRICATED DRAIN ONLY TO BE USED AS A RETROFIT DRAIN.
 3. REFER TO PRODUCT APPLICATION INSTRUCTIONS FOR DRAIN PIPE SECUREMENT.

LEGEND		DETAIL	
DRAIN - EVERGUARD® TPO COATED DRAIN DETAIL	SCALE	514	
THIS DETAIL APPLIES TO:	ISSUE / REVISION DATE	SCALE	
ALL SYSTEMS	8/17/20	N.T.S.	

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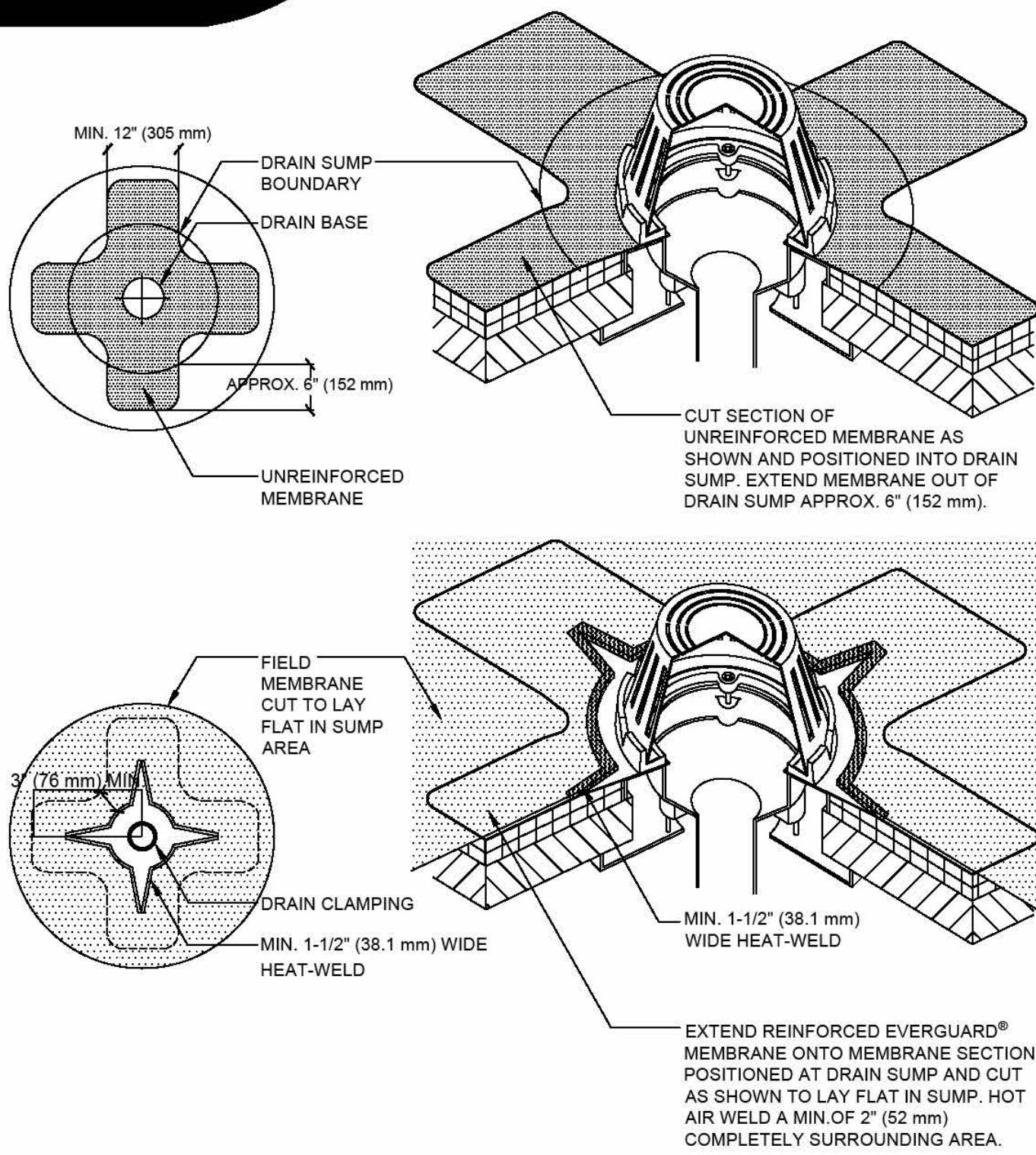


- NOTE:**
1. EXISTING DRAIN PIPE SHALL BE CLEAN OF ALL DEBRIS THROUGH THE LENGTH OF THE TUBE TO ENSURE PROPER SEAL.
 2. HERCULES® RETRODRAIN ONLY TO BE USED AS A RETROFIT DRAIN.
 3. REFER TO PRODUCT APPLICATION INSTRUCTIONS FOR DRAIN PIPE SECUREMENT.

LEGEND		DETAIL	
DRAIN - HERCULES® COATED METAL DRAIN DETAIL	SCALE	515	
THIS DETAIL APPLIES TO:	ISSUE / REVISION DATE	SCALE	
ALL SYSTEMS	8/17/20	N.T.S.	

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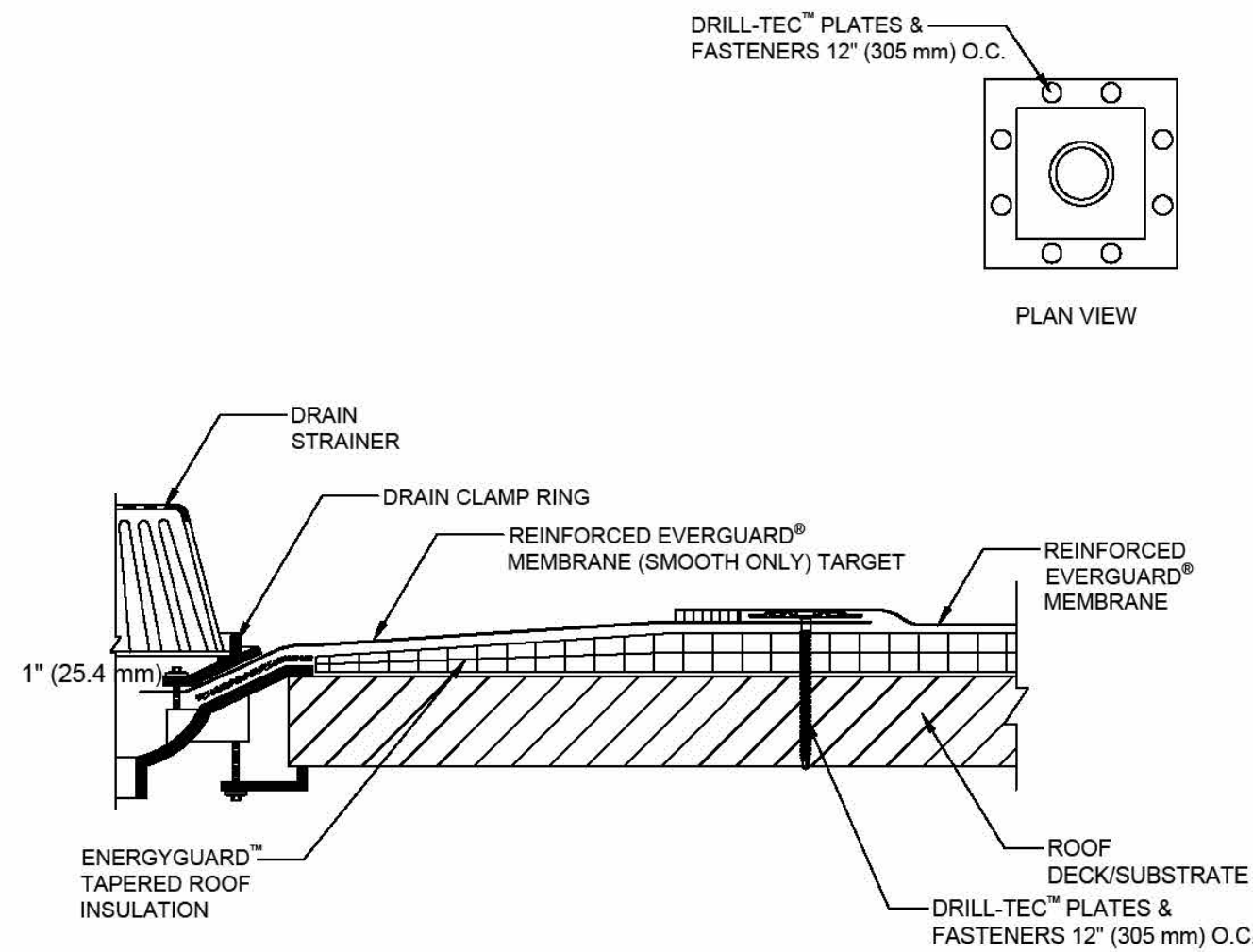
SINGLE-PLY: TPO & PVC



LEGEND		DETAIL	
DRAIN - SEVERE SUMP TARGET	SCALE	518	
THIS DETAIL APPLIES TO:	ISSUE / REVISION DATE	SCALE	
ALL SYSTEMS	8/17/20	N.T.S.	

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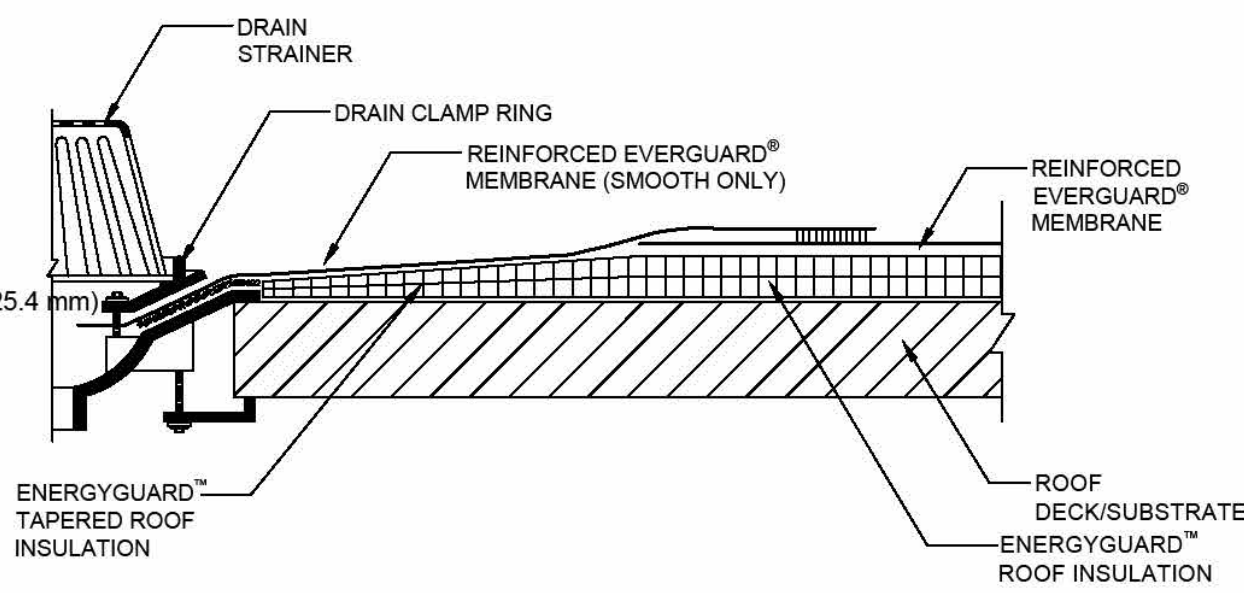


- NOTE:**
1. A FIELD WELD CANNOT PASS WITHIN 9" (229 mm) OF THE CLAMPING, OR WITHIN THE DRAIN SUMP ITSELF.
 2. MEMBRANE MUST EXTEND MINIMUM 1" (25.4 mm) BEYOND THE BOLT HOLES; THE CLAMPING RING BOLTS MUST PENETRATE THE MEMBRANE.
 3. TAPER INSULATION TO CREATE A ROOF SUMP MINIMUM 36" x 36" (0.914 m x 0.914 m) IN SIZE IF APPLICABLE.
 4. IF ASPHALTIC OR ASPHALTIC PRODUCT IS PRESENT, STOP AT BEGINNING OF SUMP AND FLASH WITH SMOOTH TPO.
 5. DO NOT RUN SEPARATION SHEET INTO BOWL AREA IF USED IN SYSTEM.

LEGEND		DETAIL	
DRAIN - PRE TARGET	SCALE	519	
THIS DETAIL APPLIES TO:	ISSUE / REVISION DATE	SCALE	
ALL SYSTEMS	8/17/20	N.T.S.	

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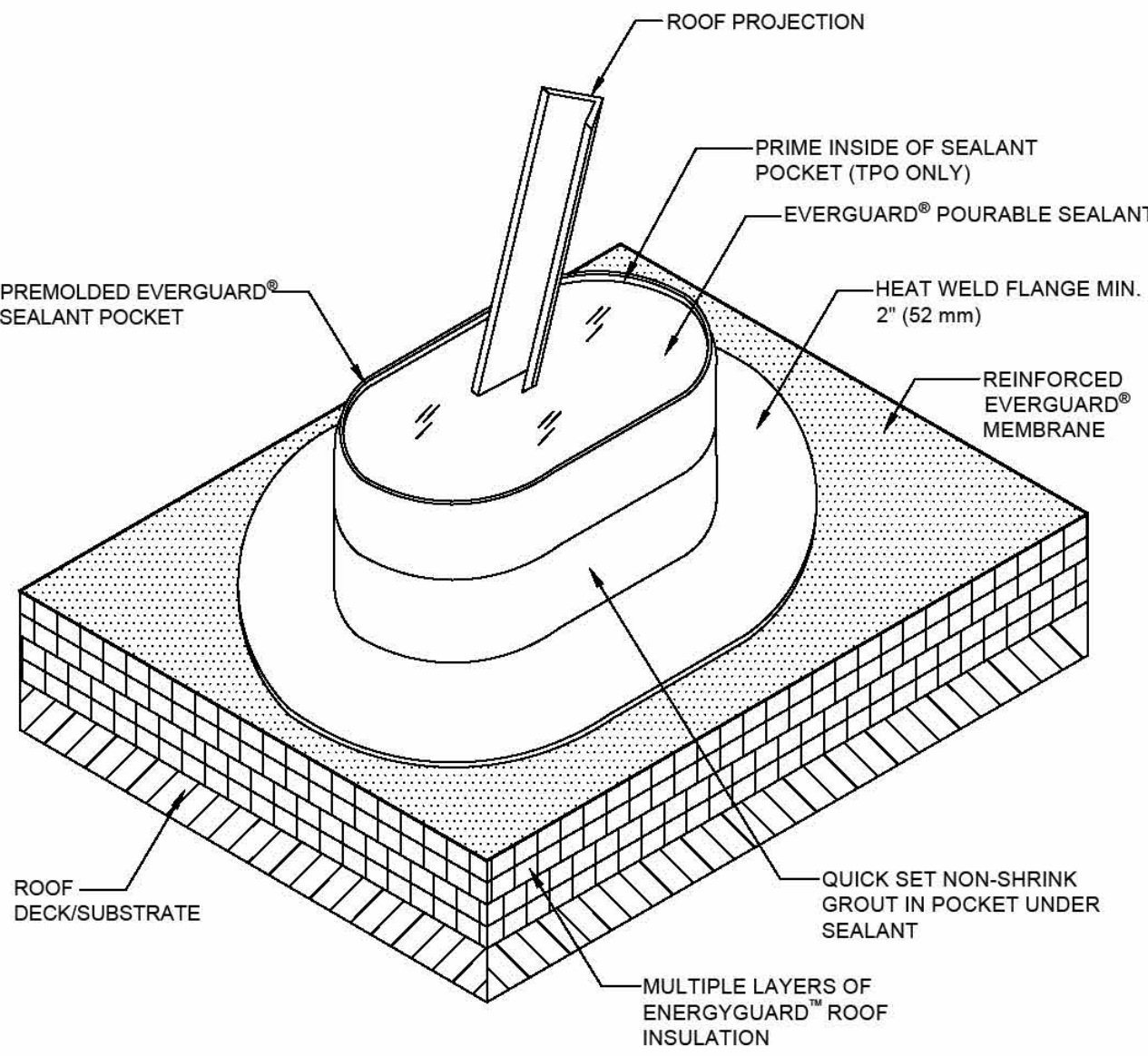


- NOTE:**
1. A FIELD WELD CANNOT PASS WITHIN 9" (229 mm) OF THE CLAMPING, OR WITHIN THE DRAIN SUMP ITSELF.
 2. MEMBRANE MUST EXTEND MINIMUM 1" (25.4 mm) BEYOND THE BOLT HOLES; THE CLAMPING RING BOLTS MUST PENETRATE THE MEMBRANE.
 3. TAPER INSULATION TO CREATE A ROOF SUMP MINIMUM 36" x 36" (0.914 m x 0.914 m) IN SIZE IF APPLICABLE.
 4. IF ASPHALTIC OR ASPHALTIC PRODUCT IS PRESENT, STOP AT BEGINNING OF SUMP AND FLASH WITH SMOOTH TPO.
 5. DO NOT RUN SEPARATION SHEET INTO BOWL AREA IF USED IN SYSTEM.

LEGEND		DETAIL	
DRAIN - POST TARGET	SCALE	520	
THIS DETAIL APPLIES TO:	ISSUE / REVISION DATE	SCALE	
ALL SYSTEMS	8/17/20	N.T.S.	

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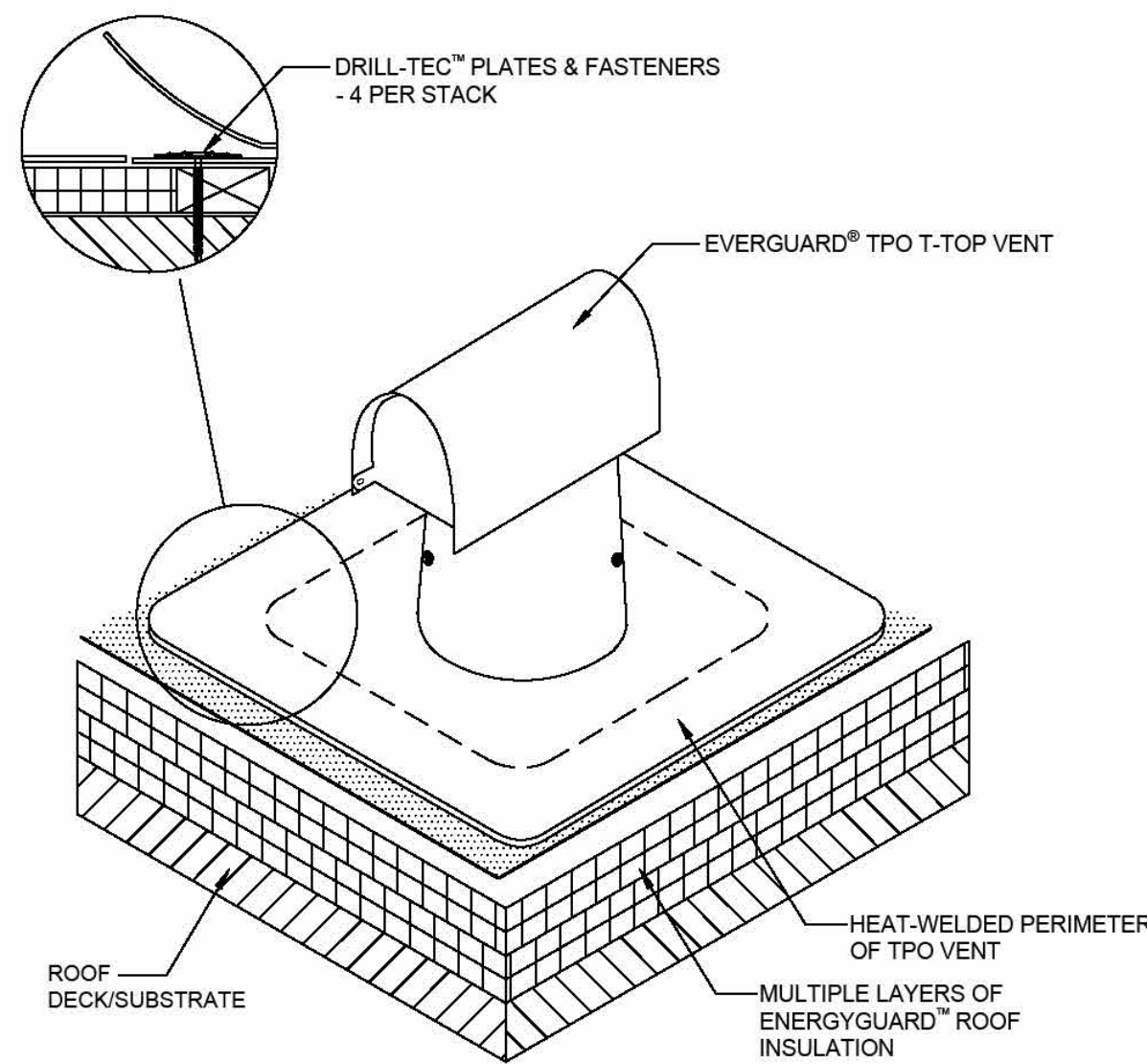
- NOTE:**
1. ALLOW 2" (52 mm) CLEARANCE AROUND THE PROJECTION. IF MULTIPLE PROJECTIONS, ALLOW 1" (25.4 mm) BETWEEN PROJECTION AND POCKET.
 2. THE EXISTING PROJECTION MUST BE CLEAN OF ALL DEBRIS BEFORE INSTALLATION.
 3. FOUR DRILL-TEC™ PLATES & SCREWS INSERTED AROUND PENETRATION.
 4. EVERGUARD® POURABLE SEALER POCKET MUST BE PRIMED WITH EVERGUARD® TPO PRIMER (TPO ONLY).
 5. IF SEALANT POCKET MUST BE CUT, STRIP IN CUT WITH UNREINFORCED TPO OR PVC STRIP MIN 4" (102 mm) WIDE AND RUN OUT ON TO DECK SHEET MINIMUM 2" (52 mm).
 6. 25 YEAR GUARANTEES AND ABOVE MUST USE EXTREME ACCESSORIES (TPO ONLY).
 7. IF PLATES AND FASTENERS ENDOURAGE INTO THE SEAM AREA OF THE POCKET, THEN A TARGET MUST BE ADDED FIRST TO COVER FASTENERS.
 8. POURABLE SEALANT IS CONSIDERED A MAINTENANCE ITEM AND IS EXCLUDED FROM GUARANTEE COVERAGE.

LEGEND		DETAIL	
POURABLE SEALANT POCKET DETAIL	SCALE	525	
THIS DETAIL APPLIES TO:	ISSUE / REVISION DATE	SCALE	
ALL SYSTEMS	8/17/20	N.T.S.	

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SINGLE-PLY: TPO & PVC

VENT NOT TO BE USED TO VENT MOISTURE FROM ROOF



LEGEND		DETAIL	
TPO T-TOP VENT DETAIL	SCALE	530	
THIS DETAIL APPLIES TO:	ISSUE / REVISION DATE	SCALE	
ALL SYSTEMS	8/17/20	N.T.S.	

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City of Lovington

Manufacturer Details

Project number

Date

Issue Date

Drawn by

Author

Checked by

Checker

109

Scale



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Product:
EverGuard TPO
Fleece-back

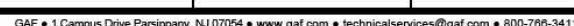
**Installation
Method:**
Hybrid

**Maximum
Warranty:**
35 Years

Date:
7/11/2025

Scale:
3" = 1'

Detail No.
07 54 23
932



Scale



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City of Lovington

Roofing Manufacturer
Specifications

Project number	
Date	Issue Date
Drawn by	Author
Checked by	Checker

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Scale

Revised 10/31/2025

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. TPO roofing membrane for re-roofing applications.
- B. Cover boards.
- C. Insulation.

1.02 RELATED REQUIREMENTS

- A. Section 061000 - Rough Carpentry: Wood nailers, curbs, and blocking.
- B. Section 077100 - Roof Specialties: Manufactured copings, fascias, gravel stops, and other flashing-related items.

1.03 REFERENCE STANDARDS

- A. ASCE 7 - Minimum Design Loads and Associated Criteria for Buildings and Other Structures.
- B. ASTM C1289 - Standard Specification for Faced Rigid Cellular Polyisocyanurate Thermal Insulation Board.
- C. ASTM D6878/D6878M - Standard Specification for Thermoplastic Polyolefin-Based Sheet Roofing.
- D. ASTM E96/E96M - Standard Test Methods for Gravimetric Determination of Water Vapor Transmission Rate of Materials.
- E. ASTM E1980 - Standard Practice for Calculating Solar Reflectance Index of Horizontal and Low-Sloped Opaque Surfaces.
- F. ASTM G155 - Standard Practice for Operating Xenon Arc Lamp Apparatus for Exposure of Materials.
- G. NRCA (RM) - The NRCA Roofing Manual.
- H. NRCA (WM) - The NRCA Waterproofing Manual.

1.04 ADMINISTRATIVE REQUIREMENTS

- A. Preinstallation Meeting: Convene one week before starting work of this section.
 - 1. Attendees: Owner, Contractor, Architect, Installer, roofing manufacturer's technical representative, and installers whose work interfaces with or affects the work of this section.
- 2. Review project requirements, including the following:
 - a. Preparation and acceptance of substrates.
 - b. Sequencing and coordination between trades and acceptance of substrates for roofing installation.
 - c. Approved materials, details and sequencing for transitions, tie-ins, flashings, drainage, penetrations, and curbs.
 - d. Protection of installed materials.
 - e. Repair procedures.

THERMOPLASTIC-POLYOLEFIN ROOFING (TPO) – GAF

07 54 23 - 1

Revised 10/31/2025

1.05 SUBMITTALS

- A. See Section 013000 - Administrative Requirements for submittal procedures.

1.06 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section with minimum five years of documented experience.
- B. Installer Qualifications: Company specializing in performing work of this section with at least three years of documented experience and approved by manufacturer for specified warranty.
 - 1. Installer shall be classified as a GAF Chairman's Circle, PlatinumElite™, GoldElite™ Commercial Contractor as defined and certified by GAF.
 - 2. Installer must be a GAF Commercial Chairman's Circle or PlatinumElite™ Contractor to offer WellRoof™ Guarantee Extension Program.
- C. Testing Firm Qualifications: Company specializing in performing work of the type specified and approved by manufacturer.

1.07 DELIVERY, STORAGE, AND HANDLING

- A. See Section 017419 - Construction Waste Management and Disposal for packaging waste requirements.
- B. Deliver materials in manufacturer's original containers, dry and undamaged, with seals unbroken and labels intact, unless otherwise indicated.
- C. Store materials in weather protected environment, clear of ground and moisture, and within temperature range required by manufacturer.
- D. Ensure storage and staging of materials does not exceed static and dynamic load-bearing capacities of roof decking.
- E. Protect liquids and foam insulation from direct exposure to sunlight.

1.08 FIELD CONDITIONS

- A. Contact roofing manufacturer to confirm acceptable assemblies for special applications. Conform with manufacturer's instructions.
- B. Do not apply roofing membrane during unsuitable weather.
- C. Do not apply roofing materials when ambient temperature is below 40 degrees F unless otherwise permitted by manufacturer in writing.
- D. Do not apply roofing membrane to damp or frozen deck surface or when precipitation is expected or occurring.
- E. Do not expose materials vulnerable to water or sun damage in quantities greater than can be covered the same day.
- F. Schedule applications so no partially completed sections of roof are left exposed at end of workday.

1.09 GUARANTEE

- A. See Section 017800 - Closeout Submittals for additional guarantee requirements.

THERMOPLASTIC-POLYOLEFIN ROOFING (TPO) – GAF

07 54 23 - 2

Revised 10/31/2025

- B. System Guarantee: Provide manufacturer's system guarantee.
 - 1. Guarantee: GAF EverGuard® Diamond Pledge NDL Roof Guarantee.
 - 2. Term: 20 years.
 - 3. Liability Limit: No dollar limit on covered repairs.
 - 4. Scope of Coverage:
 - a. Repair of covered leaks resulting from manufacturing defects, ordinary wear and tear, or workmanship in applying the covering materials, subject to certain exclusions.
 - b. Leaks due to winds up to 55 mph, excluding hurricanes and tornados.
 - c. Hail up to 2.0" in diameter.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Basis of Design:
 - 1. GAF, 1 Campus Drive, Parsippany, NJ 07054, Toll Free Tel: 877-423-7863; Email: designspec@laf.com; www.gaf.com.
- B. Source Limitations: Obtain components for roofing system from roof membrane manufacturer or manufacturers approved by roof membrane manufacturer.

2.02 ROOFING SYSTEMS

- A. Roofing System Descriptions: Listed from top of roof down.
 - 1. Gypsum Plank Deck Areas:
 - a. Single Ply Membrane: Adhered.
 - b. Cover Board: High density polyisocyanurate board; adhered.
 - c. Crickets: Polyisocyanurate foam board; 1/2" per foot slope.
 - d. Insulation: Polyisocyanurate foam board; min. 1" thickness.
 - 1) All Layers: Polyisocyanurate foam board; adhered.
 - 2. Wood Plank Deck Area:
 - a. Single Ply Membrane: Adhered.
 - b. Cover Board: High density polyisocyanurate board; adhered.
 - c. Crickets: Polyisocyanurate foam board; 1/2" per foot slope.
 - d. Insulation: Polyisocyanurate foam board; min. 1" thickness.
 - 1) Base Layer: Polyisocyanurate foam board; mechanically-fastened.
- B. Performance Requirements:
 - 1. General: Roofing system to withstand specified uplift pressures, thermally induced movement, and exposure to ordinary weather conditions.
 - 2. Material Compatibility: Provide roofing materials and accessories compatible with one another under conditions of service and application, as demonstrated by roof membrane manufacturer based on testing and field experience.

2.03 MEMBRANE MATERIALS

- A. Membrane:

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- 1. TPO Membrane: Thermoplastic polyolefin sheet complying with ASTM D6878/D6878M with internally reinforced scrim.
 - a. Base Bid - Smooth Membrane: 60 mil, 0.060 inch TPO thickness.
 - b. Not Alternative - Smooth Membrane: 60 mil, 0.060 inch TPO thickness.
- 2. Impact Resistance: Membrane to resist impact damage when tested in accordance with the "Resistance to Foot Traffic Test" in FM 4470.
- 3. Color: White.
- 4. Products:
 - a. GAF EverGuard® TPO Membrane
- B. Membrane Attachment: Bonding adhesive as recommended by roofing manufacturer.
- C. Flexible Flashing: Manufacturer's standard TPO sheet flashing matching primary membrane in type and color.

2.04 COVER BOARDS

- A. Cover Board: High-density polyisocyanurate (ISO) insulation board, complying with ASTM C1289, and the following characteristics:
 - 1. Classification: Type II, Class 4 - faced with coated glass-fiber-mat facers on both major surfaces of the core foam.
 - 2. Compressive Strength: Grade 1, 80 psi (Grade 1, 550 kPa).
 - 3. Thickness: 1/2 inch (12.7 mm).
 - 4. Insulation Thermal Resistance, R-value (RSI-value): 2.5 (0.44), nominal.
 - 5. Products:
 - a. GAF EnergyGuard™ HD Polyiso Cover Board
- B. Adhesive Attachment: Low rise foam as recommended by roofing manufacturer.

2.05 INSULATION

- A. Polyisocyanurate (ISO) Board Insulation: Rigid cellular foam, complying with ASTM C1289.
 - 1. Classification: Type II, Class 1 - Faced with glass fiber reinforced cellulosic facers on both major surfaces of the core foam.
 - 2. Mold Growth Resistance: Passing ASTM D3273.
 - 3. Low Temperature Stability: Maintains R-value at 75 degrees F and 40 degrees F mean temperature when tested in accordance with ASTM C518.
 - 4. Compressive Strength: Grade 2, 20 psi minimum.
 - 5. Board Size: 48 by 96 inches (mechanically-attached) and 48 by 48 inches (adhered).
 - 6. Tapered Board: Same type as primary roof insulation.
 - 7. Products:
 - a. GAF EnergyGuard™ NH Polyiso Insulation
- B. Fasteners: As recommended and approved by roofing manufacturer.

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2.06 ACCESSORIES

- A. Miscellaneous Accessories: Provide pourable sealers, primers, preformed cone and vent sheet flashings, preformed inside and outside corner sheet flashings, T-joint covers, lap sealants, termination reglets, and other accessories.
- B. Prefabricated Roofing Expansion Joint: Type approved by roofing manufacturer.
- C. Prefabricated Flashing Accessories: Same material as membrane in manufacturer's standard thicknesses, including:
 - 1. Inside corners, outside corners, universal corners, and fluted corners.
 - 2. Square tube wraps.
 - 3. Conical pipe boots and split pipe boots.
 - 4. Pourable sealer pockets.
 - 5. T-joint cover patches.
- D. Wood Nailers, Curbs, and Blocking: See Section 061000.
- E. Fasteners and Plates: Factory-coated steel fasteners and metal or plastic plates complying with corrosion-resistance provisions in FM 4470, designed for fastening roofing components to substrate, and acceptable to roofing system manufacturer.
 - 1. Drill-Tec™ #12 Fastener
 - 2. Drill-Tec™ 3" (76 mm) Standard Steel Plate
- F. Termination Bars: Drill-Tec™ Termination Bar, by GAF.
- G. Thinners and Cleaners: As recommended by adhesive manufacturer, compatible with membrane.
- H. Bonding Adhesive:
 - 1. Manufacturer's standard bonding adhesive, specially formulated for compatibility and use with TPO membranes.
 - a. Product:
 - 1) EverGuard™ TPO 1121 Bonding Adhesive
- I. Low Rise Foam Adhesive:
 - 1. Manufacturer's standard low-rise foam adhesive, specially formulated for compatibility and use with fleece-backed TPO membranes and insulation boards.
 - a. Product:
 - 1) OlyBond500 Canisters™

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify surfaces and site conditions are ready to receive work.
- B. Verify deck is supported and secure.
- C. Verify deck is clean and smooth, flat, free of depressions, waves, or projections, properly sloped and suitable for installation of roof system.
- D. Verify deck surfaces are dry and free of moisture, snow or ice.

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- E. Verify roof openings, curbs, and penetrations through roof are solidly set, and nailing strips are in place.
- F. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

3.02 PREPARATION – GYPSUM DECK

- A. Min. 2" (51 mm) thickness.
- B. Steel reinforcing mesh and permanent form boards required for poured-in-place monolithic decks.
- C. Steel reinforced edges required for pre-cast decking units.
- D. If surface is either wet or frozen, a poured gypsum deck is not suitable to receive a roof.
- E. Proceed with installation only after unsatisfactory conditions have been corrected.

3.03 PREPARATION – WOOD DECK

- A. Verify wood deck conforms with manufacturer's minimum requirements.
 - 1. Minimum Thickness: 15/32-inch (12 mm) for wood sheathing or nominal 1 x 4-inch (25 x 100-mm) for wood planks.
- B. Verify flatness and tightness of joints in wood decking; fill knot holes with latex filler.
- C. Confirm dry deck by moisture meter with 16 percent moisture maximum.
- D. Proceed with installation only after unsatisfactory conditions have been corrected.

3.04 INSTALLATION, GENERAL

- A. Perform work in accordance with manufacturer's instructions.
- B. Do not apply roofing components during cold or wet weather conditions outside of manufacturer's approved conditions.
- C. Do not apply roofing membrane when ambient temperature is outside of manufacturer's required temperature range.
- D. Do not apply roofing membrane to damp or frozen deck surface or when precipitation is expected or occurring.
- E. Do not expose materials vulnerable to water or sun damage in quantities greater than can be covered the same day.
- F. Coordinate this work with installation of associated counterflashings installed by other sections as work of this section proceeds.
- G. Prevent materials from entering and clogging roof drains and conductors and from spilling or migrating onto surfaces of other construction. Remove roof-drain plugs when no work is taking place or when rain is forecast.
- H. Install night seal at end of each workday or when rain is forecast. Provide temporary seals to prevent water from entering completed sections of roofing system. Ensure stagger and offset of underlying insulation to prevent thermal breaks. Remove and discard temporary seals before beginning work on adjoining roofing.

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3.05 INSTALLATION - INSULATION

- A. Attach insulation in accordance with roofing manufacturer's instructions.
 - 1. Gypsum Roof Deck Areas:
 - a. All Layers: Adhere insulation using insulation adhesive.
 - 1) Maximum board size for isocyanurate insulation is 4' x 4'.
 - 2. Wood Plank Roof Deck Areas:
 - a. Base Layer: Mechanically fasten using fasteners specifically designed and sized for fastening roof insulation to specified deck.
- B. Lay subsequent layers of insulation with joints staggered from joints of preceding layer in accordance with manufacturer's instructions.
- C. Place tapered insulation to required slope pattern in accordance with manufacturer's instructions.
- D. Lay boards with edges in moderate contact without forcing. Cut insulation to fit neatly to perimeter blocking and around penetrations through roof.
- E. At roof drains, slope insulation down to roof drains with each side equal to the diameter of the drain bowl plus 36 inches (914 mm).
- F. Do not install more insulation than can be covered with membrane in same day.

3.06 INSTALLATION - COVER BOARD

- A. Install cover board over insulation with joints staggered from joints of insulation in accordance with manufacturer's instructions.
- B. Trim cover board neatly to fit around penetrations and projections as directed by cover board manufacturer.
- C. Attach cover board in accordance with roofing manufacturer's instructions.
 - 1. Cover board: Embed cover board into ribbons of insulation adhesive.
 - a. Maximum board size for isocyanurate insulation is 4' x 4'.

3.07 INSTALLATION - MEMBRANE

- A. Install membrane and flashings in accordance with roofing system manufacturer's instructions.
- B. Roll out membrane, free from wrinkles or tears.
- C. Accurately align roof membrane and maintain uniform side and end laps of minimum dimensions required by manufacturer. Shingle joints on sloped substrates in direction of drainage where possible.
- D. Adhered Application:
 - 1. Adhesive: Apply adhesive at prescribed rate and in conformance with manufacturer's instructions. Bond membrane and apply pressure by means required by manufacturer. Adhere one roll before proceeding to adjacent rolls. Avoid trapping air between membrane and substrate.

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- E. Seams: Clean seam areas, overlap roof membrane, and hot-air weld side and end laps of roof membrane and sheet flashings. Test lap edges with probe to verify seam weld continuity in accordance with manufacturer's technical bulletins.
- F. At intersections with vertical surfaces terminate and seal top of sheet flashings with termination bars secured to nailing strips or structural backing or in conformance with roofing manufacturer's approved details.
 - 1. Insert flashing into reglets and secure.
- G. Extend membrane under edge metal system and secure to outside face of wall.
- H. Around roof penetrations, seal flanges and flashings with flexible flashing.
- I. Install roofing expansion joints where indicated. Make joints watertight.
- J. Coordinate installation of roof drains, sumps and related flashings. Terminate membranes according to manufacturer's approved details. Spread sealant bed over deck-drain flange at roof drains, and securely seal roof membrane in place with clamping ring.
- K. Walkways: Install walkways in accordance with roofing system manufacturer's instructions at the following locations. Provide manufacturer's minimum clearance between units.
 - 1. Perimeter of each rooftop unit.
 - 2. Between each rooftop unit location, creating continuous paths connecting rooftop unit locations.
 - 3. Between each roof hatch and each rooftop unit location or path connecting rooftop unit locations.
 - 4. Top and bottom of each roof access ladder.
 - 5. Between each roof access ladder and each rooftop unit location or path connecting rooftop unit locations.
 - 6. Locations indicated on Drawings.
 - 7. Other locations required by roof membrane manufacturer's requirements.

3.08 FIELD QUALITY CONTROL

- A. See Section 014000 - Quality Requirements for independent field testing and inspection requirements, and requirements for monitoring quality of specified product installations.
- B. Repair or remove and replace components of roofing system where tests or inspections indicate they do not comply with specified requirements. Perform repairs using manufacturer's approved repair procedures.
- C. Perform additional testing and inspecting at Contractor's expense to determine if repaired or additional work complies with specified requirements.

3.09 CLEANING

- A. See Section 017000 - Execution and Closeout Requirements for additional requirements.
- B. Properly dispose of all product wrappers, pallets, cardboard, scrap, waste and debris. Replace damaged material with new materials.

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- C. Clean adjacent construction where soiled by work of this section. Comply with manufacturer of adjacent construction's instructions and procedures.
- 3.10 PROTECTION**
- A. Protect installed roofing system from construction operations.
 - B. Correct deficiencies in work in accordance with **guarantee** requirements. Repair or replace damaged or damaged finishes caused by work of this section.
- END OF SECTION 07 54 23**

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