



**MINUTES
TOWN OF AMHERST
HISTORIC PRESERVATION COMMISSION MEETING
October 10, 2023
7:00 PM**

ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Susan M. Palmer	Town of Amherst	Chairman	Absent	
Catherine Waterman-Kulpa	Town of Amherst	Vice Chairman	Present	
Jennifer D. Kensy	Town of Amherst	Member	Present	
Mary Lou Mancuso	Town of Amherst	Member	Present	
Brian Swartz	Town of Amherst	Member	Present	
Norman J. Hirschey	Town of Amherst	Member	Present	
Carrie Stiver	Town of Amherst	Resource Personnel	Present	
Deborah Bruch Bucki	Town of Amherst	Councilmember	Present	
Bryan Fadel	Town of Amherst	Sr. Clerk Typist	Present	
James Quinn	Town of Amherst	Assistant Planner	Present	
Nora B. Robshaw	Town of Amherst	Deputy Town Attorney	Present	
Dan Howard	Town of Amherst	Planning Director	Present	

MINUTES APPROVAL

September 12, 2023

Ms. Kensy made a motion to approve the September 12, 2023 minutes. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 5, Noes 0, Absent 1 (Palmer).

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jennifer D. Kensy, Member
SECONDER:	Catherine Waterman-Kulpa, Vice Chairman
AYES:	Waterman-Kulpa, Kensy, Mancuso, Swartz, Hirschey
ABSENT:	Palmer

NEW BUSINESS

1. 400 MILL STREET (ST. MARY'S MOTHERHOUSE) - CERTIFICATE OF APPROPRIATENESS
Gary Browne, The Browne Company, presented roof replacement bids utilizing slate, synthetic slate and Grand Manor shingles from seven contractors. He said that they would prefer to use Grand Manor shingle, but were open to the possibility of synthetic slate due to the competitive price. Ms. Waterman-Kulpa and Mr. Swartz expressed their interest in the roof being replaced in kind with slate. They also provided information on federal and New York State Historic Preservation tax credit programs as a possibility to help with cost, suggesting that it could make the cost for using slate much more comparable to the cost of using shingles or synthetic slate. Ms. Waterman-Kulpa made a motion to table the matter at the request of Mr. Browne. The motion was seconded by Ms. Kensy and carried. Ayes 5, Noes 0, Absent 1 (Palmer).

RESULT:	TABLED [UNANIMOUS]
MOVER:	Catherine Waterman-Kulpa, Vice Chairman
SECONDER:	Jennifer D. Kensy, Member
AYES:	Waterman-Kulpa, Kensy, Mancuso, Swartz, Hirschey
ABSENT:	Palmer

2. 2024 COMMISSION MEMBERSHIP
Ms. Bucki sent the previous Amherst Bee posting regarding Commission membership to Ms. Palmer for any additional thoughts. She suggested that it be reviewed and possibly revised before submitting it to the Bee.
3. 2023 ANNUAL REPORT
Ms. Waterman-Kulpa said Ms. Palmer is working on the report and is in contact with Preservation Buffalo Niagara regarding the synopsis for the CLG grant to include in the report.

OLD BUSINESS

4. 22 CHATEAU TERRACE - LANDMARK DESIGNATION
Ms. Waterman-Kulpa said that the Town Board will not hold a public meeting until related litigation is resolved.
5. 22 CHATEAU TERRACE - GARAGE DEMOLITION REFERRAL
Ms. Waterman-Kulpa again mentioned that the property is part of litigation, which prevents any demolition permits from being granted at the current time.
6. CHATEAU TERRACE - LOCAL DISTRICT NOMINATION
Ms. Waterman-Kulpa said they are beginning to merge all information from the two previously submitted local district nominations into one.
7. LOCAL LANDMARK PLAQUES - HARLEM ROAD SCHOOL & MAIN STREET ENTRANCEWAYS
Mr. Swartz presented options on where to put local landmark plaques for the Harlem Road School and Main Street entranceways. The Commission agreed that posting the plaque on the sandstone to the right of the front door of Harlem Road School would be best. They looked at possibilities for the entranceways and the discussed the possibility of putting plaques at the various locations. The Commission also discussed their research for other possible plaque locations, including 38 Richfield, 23 Four Seasons, Park School and St. Mary's.

8. UPDATE ON CLG GRANT SUBMISSION / PRESERVATION DAY
No update.
9. PROPOSAL FOR REVISION OF THE HISTORIC PRESERVATION LAW OF THE TOWN OF AMHERST
Ms. Waterman-Kulpa said the item could come off of the agenda since the Attorney's office is processing the proposed changes to the law and requesting a public hearing with the Town Board.
10. EDUCATION PLAN - WEBSITE PLAN, PRESENTATIONS
No update.

MISCELLANEOUS

Ms. Kensy inquired about the budget for next year and the possibility of continuing with the National Alliance of Preservation Commissions. Ms. Waterman-Kulpa made note that they have one more training with Preservation Buffalo Niagara and that members can inform her of any specific topics they might be interested in having covered.

ADJOURNMENT

The Historic Preservation Commission meeting of October 10, 2023 was adjourned at 7:59pm.



**MINUTES
TOWN OF AMHERST
HISTORIC PRESERVATION COMMISSION MEETING
September 12, 2023
7:00 PM**

ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Susan M. Palmer	Town of Amherst	Chairman	Present	
Catherine Waterman-Kulpa	Town of Amherst	Vice Chairman	Present	
Jennifer D. Kensy	Town of Amherst	Member	Present	
Mary Lou Mancuso	Town of Amherst	Member	Present	
Brian Swartz	Town of Amherst	Member	Present	
Norman J. Hirschey	Town of Amherst	Member	Present	
Deborah Bruch Bucki	Town of Amherst	Councilmember	Present	
Bryan Fadel	Town of Amherst	Sr. Clerk Typist	Present	
James Quinn	Town of Amherst	Assistant Planner	Present	
Nora B. Robshaw	Town of Amherst	Deputy Town Attorney	Present	
Dan Howard	Town of Amherst	Planning Director	Present	
Daniel Spitzer	Hodgson Russ LLP	Outside Counsel	Present	

MINUTES APPROVAL

June 6, 2023 Minutes

August 8, 2023

Ms. Palmer made a motion to adjourn the June 6, 2023 minutes to the next meeting in order for a correction to be made. The motion was seconded by Ms. Kensy and carried. Ayes 6, Noes 0.

September 12, 2023

Ms. Kensy made a motion to approve the June 6, 2023 minutes. The motion was seconded by Ms. Palmer and carried. Ayes 6, Noes 0.

Attachment: HPC Minutes 091223 (28071 : September 12 Minutes)

RESULT: APPROVED [UNANIMOUS]
MOVER: Jennifer D. Kensy, Member
SECONDER: Susan M. Palmer, Chairman
AYES: Palmer, Waterman-Kulpa, Kensy, Mancuso, Swartz, Hirschey

August 8, 2023 Special Meeting Minutes
September 12, 2023

Mr. Swartz made a motion to approve the August 8, 2023 public hearing minutes. The motion was seconded by Ms. Mancuso and carried. Ayes 6, Noes 0.

RESULT: APPROVED [UNANIMOUS]
MOVER: Brian Swartz, Member
SECONDER: Mary Lou Mancuso, Member
AYES: Palmer, Waterman-Kulpa, Kensy, Mancuso, Swartz, Hirschey

August 8, 2023 Regular Meeting Minutes
September 12, 2023

Ms. Waterman-Kulpa made a motion to approve the August 8, 2023 regular meeting minutes. The motion was seconded by Ms. Palmer and carried. Ayes 6, Noes 0.

RESULT: APPROVED [UNANIMOUS]
MOVER: Catherine Waterman-Kulpa, Vice Chairman
SECONDER: Susan M. Palmer, Chairman
AYES: Palmer, Waterman-Kulpa, Kensy, Mancuso, Swartz, Hirschey

NEW BUSINESS

1. CHATEAU TERRACE - LOCAL DISTRICT NOMINATION #2 August 8, 2023

Ms. Palmer said this nomination was made by Jessica Black. Ms. Black said she would make a presentation at the next meeting.

Ms. Palmer made a motion to adjourn. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 6, Noes 0.

September 12, 2023

Jessica Black, 79 Fruehauf Avenue, said she would not be presenting since she previously presented a lot of information and didn't want to be redundant, although she was happy to answer any questions the Commission might have. Ms. Waterman-Kulpa suggested forming a working group to work the district nominations, merging information submitted by both Ms. Black and Benderson Development, and Ms. Palmer supported the idea. Ms. Waterman-Kulpa added that the application is lacking in detailed information on the numerous properties that make up the district and that it will take a lot of work by the Commission to fill in the holes. Mr. Spitzer said they should coordinate with the Town Attorney's office in regards to open meeting requirements.

Ms. Palmer made motion to adjourn. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 6, Noes 0.

RESULT: ADJOURNED2. CHATEAU TERRACE - LOCAL DISTRICT NOMINATION #1
August 8, 2023

Ms. Palmer said this nomination was submitted by Benderson Development and their representative was not present at the meeting.

Ms. Palmer made a motion to adjourn. The motion was seconded by Mr. Swartz and carried. Ayes 6, Noes 0.

September 12, 2023

Ms. Palmer reiterated that the district nomination submitted by Benderson Development will be worked on in conjunction with the nomination made by Ms. Black, and made a motion to adjourn. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 6, Noes 0.

RESULT: ADJOURNED3. 22 CHATEAU TERRACE - LANDMARK DESIGNATION
August 8, 2023

Ms. Palmer made a motion to open the special meeting. The motion was seconded by Ms. Mancuso and carried. Ayes 6, Noes 0.

Ms. Palmer made a motion to open the public hearing for a local landmark nomination for 22 Chateau Terrace. The motion was seconded by Mr. Hirschey and carried. Ayes 6, Noes 0.

Ms. Palmer introduced the public hearing before opening it up to the public.

Sam Smith (60 Fruehauf Avenue), Jessica Black (79 Fruehauf Avenue), Lisa Drdul (92 Chateau Terrace), Fred Lenz (64 Chateau Terrace East), Richard Lippes (7 Audley End), Roberta Illos-Gerth (11 Chateau Terrace South), Jane Cox (Harlem Road), Robert Morace (39 Chateau Terrace East), Catherine Skora (90 Fruehauf Avenue) and Christina Coyle-Lenz (64 Chateau Terrace East) all spoke to the significance of the property and in favor of it being designated as a local landmark.

Ms. Palmer made a motion to close the public hearing. The motion was seconded by Mr. Swartz and carried. Ayes 6, Noes 0.

Ms. Palmer made a motion to adjourn the proposed individual landmarking of 22 Chateau Terrace. The motion was seconded by Ms. Mancuso and carried. Ayes 6, Noes 0.

Ms. Palmer made motion to close the special meeting. The motion was seconded by Mr. Swartz and carried. Ayes 6, Noes 0.

September 12, 2023

Ms. Waterman-Kulpa read a statement that would be submitted to the Town Board if a motion was made for the landmark nomination for 22 Chateau Terrace. The statement summarized that the Historic Preservation Commission has identified three separate Amherst Town Code criterion for local landmarking of 22 Chateau Terrace per Section 121-6 (Designation of historic landmarks, sites and districts). These include criteria A5 (established and familiar visual feature of the neighborhood), Criteria A2 (embodies the distinctive characteristics of a type, a period or a method of construction), and criteria A1 (associated with the lives of individuals or of people or of events significant in the national, state or local history).

Ms. Waterman-Kulpa made a motion to nominate 22 Chateau Terrace. The motion was seconded by Ms. Mancuso and carried. Ayes 5, Noes 1 (Palmer).

RESULT:	APPROVED [5 TO 1]
MOVER:	Catherine Waterman-Kulpa, Vice Chairman
SECONDER:	Mary Lou Mancuso, Member
AYES:	Waterman-Kulpa, Kensy, Mancuso, Swartz, Hirschey
NAYS:	Palmer

4. **22 CHATEAU TERRACE - DEMOLITION REFERRAL**
June 6, 2023

Ms. Palmer said that the Commission had received a letter from the applicant requesting an adjournment.

Ms. Palmer made a motion to adjourn the item to the August HPC meeting. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 4, Noes 0, Absent 2 (Hirschey, Kensy).

August 8, 2023

Ms. Palmer made a motion to adjourn the item. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 6, Noes 0.

September 12, 2023

Ms. Palmer and Ms. Waterman-Kulpa agreed that the demolition referral should be adjourned due the pending landmark application and said that no building permits could be issued until the Town Board made a decision.

Ms. Palmer made a motion to adjourn. The motion was seconded by Ms. Waterman-Kulpa and carried. Ayes 6, Noes 0.

RESULT:	ADJOURNED
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5. **400 MILL STREET (ST. MARY'S MOTHERHOUSE) - CERTIFICATE OF APPROPRIATENESS**
 Gary Browne, The Browne Company, presented a compromise of using slate or synthetic slate on the two street-visible sides of the building and CertainTeed's Grand Manor Luxury Asphalt Shingles on the rest of the building to assist in keeping costs down. He also said the synthetic slate comes with a 50-year guarantee, that the install would be next year, and that the approximate installation time for synthetic slate on the two sides would be roughly six weeks, noting that asphalt would go faster. Mr. Hirschey said he was leaning towards being more flexible since other historic buildings have used asphalt shingles and that it wouldn't affect the historic status of the building. Ms. Waterman-Kulpa inquired why they haven't pursued economic hardship if utilizing slate is too expensive for the owner of the property, to which Mr. Browne responded that it might be the next step. Mr. Swartz added that he believes changing materials would drastically alter the historic status of the building. Ms. Palmer said she would be open to considering Mr. Browne's compromise, but felt they need more information. She suggested that he bid the various scenarios and present all of the options to the Commission. Ms. Waterman-Kulpa said that she believes the issue is just about the materials and does not believe finances come into the decision unless there is an economic hardship. Ms. Kensy also encouraged having more information, since the Commission's decision involves the possibility of allowing a change in the original material, to which it would never go back.

Ms. Palmer suggested that Mr. Browne withdraw the application for certificate of appropriateness for the time being and resubmit with more information, to which Mr. Browne agreed.

RESULT: WITHDRAWN

6. LOCAL LANDMARK PLAQUES - HARLEM ROAD SCHOOL & MAIN STREET ENTRANCEWAYS
Mr. Swartz volunteered to make sure the plaques will be mounted correctly and in a prominent place. The Commission discussed formerly presenting the plaques to the Town Board in coordination with Ms. Bucki. Ms. Palmer added that they still have funds available in their budget for additional plaques and the Commission members agreed to look at the Town's historic properties to decide which properties might receive them next.
7. EXPLORE BUFFALO TOUR
Ms. Mancuso and Ms. Palmer exclaimed over the Explore Buffalo event, saying it was well attended and that it is a great way to provide information to the public.
8. 2024 COMMISSION MEMBERSHIP
Ms. Palmer said that two Commission member terms will be expiring at the end of the year, including her seat, and that she will not be returning next year. She also noted that they are already down one spot. Ms. Waterman-Kulpa said she can reach out to AIA again and Ms. Bucki said they can post an ad in the Bee.

OLD BUSINESS

9. UPDATE ON CLG GRANT SUBMISSION / PRESERVATION DAY
Ms. Palmer said the last roundtable session is September 27th. Mr. Quinn said they just need to send the year-end report to SHPO to close out the grant.
10. EDUCATION PLAN - WEBSITE PLAN, PRESENTATIONS
Mr. Quinn said he will coordinate with Ms. Palmer to update photos on the website, the list of resource people and adding a list of landmarks. Ms. Palmer added that they have one more training session from Preservation Buffalo Niagara and that they are looking into pushing it to next year.

MISCELLANEOUS

Mr. Swartz inquired about the date for the public hearing regarding the revision of the Town's Historic Preservation law. Ms. Bucki suggested submitting a letter and resolution to the Town Clerk's office to add to the Town Board agenda. Mr. Howard said Mr. Quinn can write a letter to be submitted to the Clerk's office along with the resolution they previously drafted.

ADJOURNMENT

The Historic Preservation Commission meeting of September 12, 2023 was adjourned at 8:11pm.

St. Mary's Commons Apartments, L.P.
2001 Marcus Avenue, Suite N-118
Lake Success, NY 11042

September 29, 2023

Town of Amherst Planning Department
5583 Main Street
Williamsville, NY 14221

Re: St. Mary's Apartments-400 Mill Street
Amherst Historic Preservation Commission
Application For Certificate of Appropriateness
Architectural Review

Dear Town of Amherst Planning Department:

Enclosed please find an Application for Certificate of Appropriateness and the requested documents. By way of background, St. Mary's is an affordable senior housing community. In recent years, the roof system experienced a number of failures, including roof leaks. The roof is in desperate need of repairs and replacement. We hired Gary Browne as our roof consultant.

Contact details for Mr. Browne are as follows:

Roof Consultant

Gary Browne, Roof Consultant
The Browne Company
98 Forest Drive
Orchard Park, NY 14127
Office: 716-667-0802
Cell: 716-628-7922
browneco@verizon.net

- 1) As requested, we have enclosed the following materials.
- 2) Detailed written description of all the proposed work. Please see the detailed scope in the attached bid package.
- 3) Color Photographs. Please see color photographs attached.
- 4) Current Property Boundary Survey-A survey is attached.
- 5) Building Drawing Set-Building Drawings are attached.
- 6) Manufacturer's literature from EcoStar, the manufacturer of the synthetic slate.
- 7) Manufacturer's literature from CertainTeed, the manufacturer of the Grand Manor shingles we would like to use everywhere else on the building.
- 8) Specifications and drawings for roof replacement work.

Attachment: AHPC CofA Application Part I (9-30-2023) (28072 : St. Mary's)

Should you have any questions, please feel free to reach out to Skip Cerio (cell: 716-864-6477) or Tom Granville (cell: 516-659-9692). Thank you in advance for your time in connection with this Application.

By: St. Mary's Commons Apartments, L.P.

By: St. Mary's Commons Associates, L.L.C.

By: 

Thomas G. Granville
Its Manager

Date: September 29, 2023

Attachment: AHPC CofA Application Part I (9-30-2023) (28072 : St. Mary's)

**OFFICIAL USE ONLY**

Received By: _____
 Date Received: _____
 Date to AHPC: _____
 Application Complete: _____
 Date AHPC Approved: _____
 Date AHPC Denied: _____

**AMHERST HISTORIC PRESERVATION COMMISSION
 APPLICATION FOR CERTIFICATE OF APPROPRIATENESS -
 ARCHITECTURAL REVIEW**

Pursuant to Chapter 121 of the Town of Amherst Code

SUBMITTAL PROCESS:

1. Apply for a Building or Demolition Permit and obtain zoning compliance approval from the Town Building Department.
2. Submit a complete Application for Certificate of Appropriateness with all required information from the checklist below to the Town Planning Department before the submittal deadline.

PROPERTY INFORMATION:

Address: St. Mary's Apartments, 400 Mill Street, Amherst NY 14221

BRIEF DESCRIPTION OF SCOPE OF WORK:

The existing roof system is failing and the roof is in desperate need of repair. We are proposing a full roof replacement. Existing slate would be replaced with either slate, synthetic slate, or high-end, slate-like architectural asphalt shingles.

APPLICANT: Name/Company Name: St. Mary's Commons Apartments L.P.

Telephone Number: 516-352-6100 Ext 2 Email Address: granvill@whitneycap.com

Street Address, City and Zip Code: 2001 Marcus Ave Suite N118, Lake Success, NY 11042, ATTN Thomas Granville

PROPERTY OWNER (IF DIFFERENT FROM APPLICANT):

Name/ Company Name: Same as above

ROOF CONSULTANT INFORMATION:

Name/ Company Name: The Browne Company Roofing & Waterproofing Consultants, Inc.
 Telephone Number: 716-667-0802

Email Address: Browneco@verizon.net, ATTN Gary Browne

Street Address, City and Zip: 98 Forest Drive, Orchard Park, NY 14127

Attachment: AHPC CofA Application Part I (9-30-2023) (28072 : St. Mary's)

WHO IS COMPLETING THE WORK**Applicant (if different from Owner): Yes/ No****Contractor: Yes/ No****PROJECT DESCRIPTION CHECKLIST:****By attachment to this application, provide all of the following****items:** Detailed written description of all proposed work. This should include a description of all proposed additions, proposed demolition of a portion or the entire building, proposed removal of materials/design elements, proposed addition of materials/design elements, and/or a new building. Please include a description of how work will be conducted.

- ☐ **Color Photographs:** Photographs of the building and site. Include overall elevation views and close-ups of all affected areas being modified. Include historic photos (if available.) Digital images submitted electronically are preferred.
- ☐ **Current Property Boundary Survey.**
- ☐ **Building Drawing Set:** Including scaled and dimensioned elevations indicating all exterior building materials and finishes to be used, floor plans, and roof plan. For changes and additions, the drawing set must show existing and proposed conditions.
- ☐ **Perspective Drawings/Color Rendering.**
- ☐ **Site Layout Plan:** Where demolition of a portion or the entire building is proposed, and/or an addition is proposed, and/or new building is proposed.
- ☐ **Samples** and description of materials and colors being proposed. (Indicate by manufacturer's name/color/number.)
- ☐ Provide all other information which the Commission may deem necessary in order to visualize/understand the proposed scope of work.

By signing below, I attest that I have read and do understand the above Review Procedures for Certificates of Appropriateness. I also agree that all information submitted on this application is true and accurate to the best of my knowledge.

By: St. Mary's Commons Apartments L.P.

Signature of Applicant

Date

Thomas G. Granville

Print Name

FOUR (4) copies of this form and all supporting documents must arrive by 4:00 pm (end of day) two weeks prior to the monthly Historic Preservation Commission meeting. Upon submission of the complete application, one complete PDF shall be emailed to the Town of Amherst. Email address shall be provided at the time of submission.

DO NOT WRITE BELOW THIS LINE

The Town of Amherst Historic Preservation Commission has reviewed this application and has determined the following:

 Approved

Approved with Conditions

Denial

Conditions/Comments:[illegible]

AHPC Chairperson's Signature: _____

Date: _____

Approval of the Certificate of Appropriateness shall be in addition to and not in lieu of any building permits that may be required.

Town of Amherst Planning Department, 5583 Main Street Williamsville New York 14221
Phone (716) 631-7051 Fax (716) 631-7153 Web www.amherst.ny.us

THE BROWNE COMPANY
Roofing and Waterproofing Consultants, Inc.
98 Forest Drive
Orchard Park, New York 14127
Phone/Fax (716) 667-0802
email: browneco@verizon.net

INVITATION TO BID

**ST. MARY'S COMMONS APARTMENTS
ROOF REHABILITATION PROJECT
400 Mill Street, Williamsville, NY
September 14, 2023**

You are invited to bid on St. Mary's Commons Apartments Roof Rehabilitation Project, 400 Mill Street, Williamsville, NY. Bids shall be submitted as per the Bid Form.

Mr. Shawn Crawford, Whitney Management Corp. will receive bids until 3:00 P.M. local time on October 5, 2023, at his office, 9575 Katy Freeway, Suite 330, Houston, TX 77024. Bids may be emailed to Mr. Crawford at SCrawford@whitneymgmt.com. Bids received after this time will not be accepted. Bids will be opened privately.

A pre-bid meeting and job walk will be held at 11:00 A.M. on September 21, 2023, at the project site, 400 Mill Street, Williamsville, NY. Bidders to meet at the west parking lot. All parties interested in bidding on this Project should attend!

Bidding Documents will be distributed at the pre-bid meeting.

Bidding Documents, in good condition, must be returned to the Owner within 10 days of the bid opening.

St. Mary's Commons Apartments reserves the right to waive irregularities and to reject any and all bids.

Respectfully submitted

THE BROWNE COMPANY

Mr. Gary Browne, Roof Consultant

Attachment: AHPC CofA Application Part I (9-30-2023) (28072 : St. Mary's)

TABLE OF CONTENTS

00010 PRE-BID INFORMATION

- Invitation to Bid

00100 INSTRUCTIONS TO BIDDERS

- Supplementary Instructions to Bidders
- Contract Time
- Pre-Bid Meeting and Job Walk
- Insurance Requirements
- Miscellaneous Provisions
- Applications for Payment
- Alternate Prices
- Allowances
- Coordination
- Quality Control
- Protection and Use of Facilities
- Regulations & Safety
- Contract Closeout

00300 BID FORMS

- Affidavit Regarding Collusion

DIVISION 7 - THERMAL & MOISTURE PROTECTION

- Section 07300 – Slate Shingles and Related Work (Base Bid No. 1)
- Section 07310 – Synthetic Slate Shingles and Related Work (Base Bid No. 2)
- Section 07311 – Asphalt Shingles and Related Work (Base Bid No. 3)
- Section 07460 – Fiber Cement Siding
- Section 07530 – Fully Adhered EPDM Roofing
- Section 07620 - Sheet Metal Flashing and Trim
- Section 07711 – Roof and Gutter Cable Deicing System

DOCUMENT 00100**INSTRUCTION TO BIDDERS****1.01 DOCUMENT INCLUDES**

- A. Related documents, bid submission, intent, contract time, definitions, contract documents identification, availability of documents, inquiries/addenda, product/assembly/system substitutions, site examination, qualifications, bid ineligibility, submission procedure, bid form signature, additional bid information, duration of offer, acceptance of offer.

1.02 RELATED DOCUMENTS

- A. AIA Document A701 - Instructions to Bidders
- B. Document 00800 - Supplementary Conditions

1.03 BID SUBMISSION

- A. Offers signed, executed, and dated will be received Mr. Shawn Crawford, Whitney Management Corp. will receive bids until 3:00 P.M. local time on October 5, 2023, at his office, 9575 Katy Freeway, Suite 330, Houston, TX 77024. Bids may be emailed to Mr. Crawford at SCrawford@whitneymgmt.com. Bids received after this time will not be accepted. Bids will be opened privately.

1.04 INTENT

- A. The intent of this bid call is to obtain an offer for the St. Mary's Commons Apartments Roof Rehabilitation Project, 400 Mill Street, Williamsville, NY, for a Stipulated Sum contract in accordance with the Contract Documents.

1.05 CONTRACT TIME

- A. Perform the Work in 180 calendar days. The bidder in submitting an offer, accepts the Contract Time period stated for performing the work.
- B. The owner required that under the work of this contract be completed as quickly as possible. Consideration may be given to time of completion when reviewing the submitted Bids.

1.06 DEFINITIONS

- A. Bid Documents: Contract Documents supplemented with Instructions to Bidders, Bid Form and Appendices, and Bid Securities identified.
- B. Contract Documents: Defined in AIA A101 Article 7 including issued addenda.
- C. Bid, Offer, or Bidding: Act of submitting an offer.

- D. Contract Sum: Monetary price identified by the bidder in the Bid Form.
- E. Acceptable: Satisfactory to and approved by the Consultant and by the Owner.
- F. Approved: Allowable and acceptable by the Consultant and by the Owner.
- G. Directed: Instructed by the Consultant or the Owner.
- H. Reviewed: Examined by the Consultant and by the Owner for purpose of approval.
- I. Unacceptable: Not satisfactory to the Consultant or Owner.
- J. Installer: A person, firm, or corporation who unloads, unpacks, assembles, erects, applies, places, finishes, cures, protects, adjusts, and cleans Products.
- K. Manufacturer: A person, firm, or corporation who makes Products.
- L. System: Products or assemblies that are fit together and integrated to function as a useful or operational apparatus.
- M. Project Manual: Is the volume assembled for the Work, which includes the Bid Documents, Contract Documents, and Specifications.

1.07 CONTRACT DOCUMENT IDENTIFICATION

- A. The Contract Documents are identified as St. Mary's Commons Apartments Roof Rehabilitation Project, 400 Mill Street, Williamsville, NY, as prepared by The Browne Company Roofing and Waterproofing Consultants, Inc., located at 98 Forest Drive, Orchard Park, NY.

1.08 AVAILABILITY OF DOCUMENTS

- A. Bid Documents are attached herein.
- B. Bid Documents must be returned complete and undamaged to the Owner, within 10 days of bid opening.

1.09 INQUIRIES/ADDENDA

- A. Direct questions to the Consultant at (716) 667-0802.
- B. Addenda may be issued during the bidding period. All Addenda become part of the Contract Documents. Include resultant costs in the Bid Price.

1.10 PRODUCT/ASSEMBLY/SYSTEM SUBSTITUTIONS

- A. Where the Bid Documents stipulate a particular Product, substitutions will be considered by the Consultant up to 5 days before receipt of bids. Bidders shall include in their substitution request any changes required in the Work to accommodate such substitutions.

1.11 SITE EXAMINATION

- A. A pre-bid meeting and job walk will be held at 11:00 A.M. on September 21, 2023, at the project site, 400 Mill Street, Williamsville, NY. Bidders to meet at the west parking lot. Bidders wishing to submit offers should attend.

1.12 QUALIFICATIONS

- A. To demonstrate qualifications for performing the Work of this contract, Bidders may be requested to submit written evidence of financial position, previous experience, current commitments, etc.

1.13 SUBMISSION PROCEDURE

- A. Submit on copy of the executed offer on the Bid Forms provided, signed and sealed with the proper Bid Security in a closed opaque envelope, clearly identified with bidder's name, project name, and Owner's name on the outside.

1.14 BID INELIGIBILITY

- A. Bids that contain irregularities of any kind, may be declared unacceptable at the discretion of the Owner.

1.15 BID SECURITY DEPOSIT

- A. Not Required

1.16 PERFORMANCE BONDS

- A. Not Required

1.17 BID FORM SIGNATURE

A. The Bid Form shall be signed by the bidder as follows:

1. Sole Proprietorship: Signature of sole proprietor in the presence of a witness who will also sign. Insert the words "Sole Proprietorship" under the signature.
2. Partnership: Signature of all partners in the presence of a witness who will also sign. Insert the word "Partner" under each signature.
3. Corporation: Signature of a duly authorized signing officer(s) in their normal signatures. Insert the officer's capacity in which the signing officer acts, under each signature. Affix the corporate seal. If the bid is signed by officials other than the president and secretary of the company, or the president / secretary / treasurer of the company, a copy of the by-law resolution of their board of directors authorizing them to do so, must also be submitted with the Bid Form in the bid envelope.
4. Joint Venture: Each party of the joint venture shall execute the Bid Form under their respective seals in a manner appropriate to such party as described above, similar to the requirements of a Partnership.

1.18 INSURANCE REQUIREMENTS

- A. No work may commence prior to receipt of Certificate of Insurance from the Contractor showing St. Mary's Commons Apartments and The Browne Company as additional insureds with no less than a minimum comprehensive public liability amount of \$1,000,000 and a minimum 30 days prior written notice of cancellation to the certificate holder. "Claims made" type policies are unacceptable.
- B. Business Liability policy must list "Roofing" as the primary trade of the Contractor and/or Sub-Contractor on the declaration page of the policy.
- C. Contractor shall carry New York State mandated workers' compensation insurance in statutory amounts covering all the contractor's and subcontractor's employees and shall submit written evidence of compliance.
- D. Contractor shall save harmless St. Mary's Commons Apartments and The Browne Company from all damage and claims for damage, demands, suits, costs, recoveries and judgments which may be recovered against St. Mary's Commons Apartments and The Browne Company or their officers, agents or employees caused by Contractor acts or omissions in performing a contract arising or growing out of the performance of this contract.

1.19 DURATION OF OFFER

- A. Bids shall remain open to acceptance and shall be irrevocable for a period of thirty (30) calendar days after the bid closing date.

1.20 ACCEPTANCE OF OFFER

- A. The owner reserves the right to accept or reject any or all bids.

1.21 EXISTING CONSTRUCTION VERIFICATION

- A. Before submitting his bid, the Contractor shall visit the project site and verify conditions, locations, and dimensions of all existing equipment, the structure, and the site conditions that pertain to this installation.
- B. The details shown and the information provided are not represented or guaranteed by the Owner or the Roof Consultant as being accurate as to the actual "as built" and present conditions. Bidding Contractor shall verify all conditions at the site and perform all work to complete the project under this contract, regardless of the variations that may be found, without additional cost to the Owner.

1.22 MISCELLANEOUS PROVISIONS

- A. The buildings having work done to their roofs will not be occupied during the Work. Access to the Building Roofs will be from the exterior of the building.
- B. Owner will not be supplying any materials or equipment to complete the Work.
- C. Contractor to pay all applicable New York State Sales Tax.
- D. Contractor's staging area, access areas, and parking areas will be determined, and approved, by the Owner prior to Contract award and before work commences.
- E. Contractor may only work between the hours of 9:00 A.M. and 2:00 P.M, unless specific permission is granted to work later in the afternoon. Weekend work is not permissible.
- F. Contractor to obtain and pay for all building, sidewalk, street permits, etc. that may be required by the Town of Amherst, NY.

1.23 APPLICATIONS FOR PAYMENT

- A. Contractor shall use AIA Document G702, Application and Certificate for Payment, and AIA Document G703, Continuation Sheet for submitting applications for payment.
- B. Contractor shall submit five (5) copies of application for payment, with original signatures and notarized, to the Consultant for review.
- C. Contractor shall submit application for payment to the Consultant by the 20th of the month so he can review and submit to Owner by the end of the month.
- D. Payments will be subject to the retainage of ten percent (10%) of the amount due for payment.
- E. Retainage shall not be released until approval by Owner of final completion.
- F. The Consultant will recommend the withholding of payments to protect the interest of the Owner if certain conditions are present, including:
 - 1. Damaged or non-conforming work requiring repair or correction.

2. Damaged property requiring repair or replacement.
3. Failure by the Contractor to meet specified Contract milestones or the Contractor's own approved schedule.
4. Claims made against the owner on account of the Contractor's failure to perform or furnish work without interference and damage to others.

1.24 ALTERNATE PRICES

- A. The price of the Bid for each Alternate shall be filled-in in the appropriate space on the Bid Form. The price of the Bid for each Alternate will be the amount to be added or deducted from the Contract Sum of the Base Bid if the Owner selects the Alternate(s). The Owner may accept Alternates in any order, regardless of how they are listed, and determine the lowest responsible Bidder on the basis of the sum of the Base Bid plus any selected Alternates.
- B. Alternates shall include all costs for material, delivery, installation, taxes, overhead, profit, etc.
- C. There are no alternates on this project.

1.25 ALLOWANCES

- A. Include in the Contract Sum all allowances stated in the Contract Documents. Allowances include specific cash amounts and quantities of work for certain scheduled items.
- B. Include the cash amount of \$10,000 in each Base Bid for repairs to the existing structural roof deck, wind uplift analysis, and any other additional work that may be required. Reimbursement to be as per the Unit Costs on the Bid Form times the quantity.
- C. Include the quantity allowance of 2,000 sq. ft. of wood deck replacement (match existing construction) in each base bid.

1.26 COORDINATION

- A. The responsibility for the coordination and completion of the work in accordance with Contract Documents is upon the primary awarded Contractor with whom the Owner enters into a contract for the work herein described. Such terms as "roofer", "applicator", "other contractors", "by others" and similar expressions shall be deemed to refer to the Contractor with whom the Owner entered into agreement.
- B. Contractor must maintain a full-time supervisor/foreman on the job site during times that roofing work is in progress. This person shall have a minimum of ten years experience in roofing work similar in nature and scope to specified roofing. The person shall continue on the project through final acceptance, unless the person's performance on the project is not acceptably adequate or impedes project productivity.
- C. The Contractor shall submit to the Consultant a detailed work schedule prior to beginning work.

- D. Site will be available to Contractor upon receipt of the Owner's Notice to Proceed, unless otherwise indicated in these specifications. Care, custody, and control of the site work area, equipment area, and material storage area are vested in the Contractor during the term of operations under the Contract.
- E. Failure to examine the project building and the site and to become familiar with the existing conditions shall not constitute cause for complaint or claim for extra payment. Accept project site as it exists.
- F. Entrances or exits to or from the buildings shall not be blocked for any reason or hamper the normal operation of the building in any way unless permission is first obtained from the Owner. If streets or sidewalks are to be blocked, all necessary permits must be obtained from the appropriate governmental agency. Fire protections and immediate access for fire equipment must be maintained at all times.
- G. Equipment and material storage areas are limited to those designated by the Owner. Fencing of the ground work area will be required to keep unauthorized personnel out of the area, as well as an OSHA approved scaffold walkway protection system which must be erected underneath any roof hoisting equipment.
- H. Work that might interfere with the use of the facilities by the Owner and its occupants shall be accomplished at a time approved beforehand by the Owner.
- I. Contractor's staging area, access areas, and parking areas will be determined, and approved, by the Owner prior to Contract award and before work commences.
- J. Contractor must provide Owner with 24-hour emergency telephone numbers, in the event of a problem on an evening or weekend. Due to the critical nature of the Owner's operations, Contractor must respond to such emergencies, with qualified roofers on site, within 3 hours.

1.27 QUALITY CONTROL

- A. If, in the opinion of the Contractor, any work indicated on drawings or specified in such a manner as to make it impossible to produce work of highest quality, the contractor shall advise the Roofing Consultant before proceeding. Should discrepancies appear from one drawing to another or between Drawings and Specifications, Contractor is to conclude that the more stringent requirement applies.
- B. Contractor shall possess/maintain, on site, a copy of specifications, MSDS sheets, related documents, all pertinent drawings, and any addendum information.
- C. Nothing in the specifications shall be construed as relieving Contractor of responsibility for the waterproof quality, for the roofing work, or for compliance with other requirements.
- D. The presence of an Owner representative or the Consultant's representative is not to relieve Contractor of his quality assurance, but to examine it.
- E. Project quality control is the Contractor's responsibility and obligation. Nothing contained herein or stated shall imply any obligation by the Owner or his representatives to Contractor by monitoring the work, nor shall monitoring of the work relieve Contractor of any responsibility under the terms of the Contract.

- F. Upon completion of all specified work items, a final roof inspection shall be performed. Those required to attend will include the Roofing Contractor and his on-site foreman/supervisor, the Roof Consultant, and a representative of the Owner. The Roof Consultant will coordinate the date of the final inspection with the Contractor and the Owner.
- G. Any deficiencies or incomplete work items will be noted at this time and documented. A punch list of all such items will be issued to the Contractor.
- H. Repair or replace (as required) deteriorated or defective work found at time above inspection to a condition free of damage and deterioration at time of Substantial Completion and according to warranty requirements. The Contractor is to notify the Consultant's representative upon completion of corrections.

1.28 PROTECTION AND USE OF FACILITIES

- A. **IT IS THE ROOFING CONTRACTORS ULTIMATE RESPONSIBILITY TO PROTECT THE BUILDING AND THE CONTENTS OF THE BUILDING FROM ALL RISKS RESULTING FROM THE WORK.** Contractor shall be sufficiently prepared to expediently install a temporary membrane to protect areas torn off or incomplete roofing in the event of precipitation.
- B. Repair any damage that results from the work of this Contract to Owner's satisfaction. Clean all floors, walls, walkways, and other surfaces from asphalt and other stains, and protect all paving, landscaping, and other site work from damage.
- C. Contractor shall build and maintain barriers as are necessary for the protection of person and property passing by the construction site. All barriers, etc. for this purpose shall comply will all federal, state, OSHA, and local ordinances.
- D. Contractor must take every precaution to prevent interior leakage, materials from falling into the interior, or other such occurrences. Installation of materials shall be accomplished in such a manner that material drippage does not occur.
- E. The Contractor shall prevent access by the public to materials, tools, equipment, or equipment. The Owner and the Consultant assume no liability or responsibility whatsoever for any damage, theft, or other acts that occur to the Contractor's material, tools, or equipment as a result of his negligence.
- F. Contractor's usage of the ground areas shall be designated by the Owner. Other than immediate necessary trucks and equipment, all vehicles shall be parked in legal, appropriate, designated parking areas off site.
- G. Coordinate all utility usage with the Owner. At no time shall utilities be wasted.
- H. Contractor will not be allowed to use the toilet facilities in the building. Contractor must provide portable toilets for their employees.
- I. Use of the Owner's telephones is prohibited, except for pay phones. Contractor shall provide his own telephone or use pay phones.
- J. Contractor shall be prepared to provide his own power as needed.

- K. Any electrical tools in use on the roof shall be protected by an OSHA approved Ground Fault Interrupter (GFI). All extension cords and electrical equipment shall be GFI grounded.
- L. Water needed for the execution of this contract will be furnished by the Owner. Contractor to supply all required hoses, pails, etc.
- M. During the progress of the work, promptly remove any spills onto the exposed finished surfaces and do not allow the accumulation of scrap and debris resulting from the work. Upon completion of the work, remove all excess materials from the job site. All clean up work shall be performed to the satisfaction of the Owner at the sole expense of the Contractor.
- N. Prior to final acceptance, the Contractor shall restore all areas affected by his work to their original state of cleanliness and repair all damage done to the premises, including the grounds, by his workmen and equipment.
- O. The Contractor shall be responsible for patching of existing asphalt shingle, slate roofing, and EPDM roofing not scheduled for replacement or alteration, which is damaged during any sequence of the work. The Contractor is also responsible for any water damage to existing insulation and building interior that may result from damage to the existing roofing, and or any subsequent water damage due to inadequate repair work.
- P. Existing materials designated to remain, which are damaged or defaced as a result of the work and are unsuitable for the use intended, shall be replaced at the Contractor's expense, to the satisfaction of the Owner.
- Q. Repairs of existing roofs required by the Contract, or necessary because of damage from this work, shall use products equivalent to, and compatible with, existing materials and applied only to clean and dry surfaces.

1.29 REGULATIONS & SAFETY

- A. All work shall meet the requirements of all governing codes, ordinances, laws, regulations, safety orders, and directives relating to the work, including any specific requirements of the city and state of jurisdiction. This shall include the handling and disposal of any hazardous or potentially hazardous materials. The latest editions of standards and specifications listed herein shall apply to all procedures and materials used.
- B. Disturbing or disruptive noise that interferes with the normal building occupancy will not be permitted except when scheduled in advance with the Owner.
- C. The residents, building interiors, project site, and adjoining property must be protected from objectionable dust and wind-blown or falling debris.
- D. No accumulation of materials to be disposed will be permitted at any time. The Contractor is responsible for prompt removal from the site and disposal in a manner accepted by the local authorities. This shall include any required precautions or requirements related to disposal of hazardous or potentially hazardous materials.
- E. No means or methods shall be utilized in this contract that jeopardize safety to employees, the public, or to the property. Contractor shall hold harmless and defend Owner, Consultant, and their representatives for any violations, claims, or citations.

- F. Contractor shall strictly comply will all Federal, State, OSHA, and local regulations and requirements.
- G. Contractor shall provide for employee and public protection and be responsible for the erection, maintenance, supervision, and dismantling of such safety compliances.
- H. Contractor must obtain from the Town of Amherst all necessary permits, including building permit, sidewalk permit, street permit, parking permit, etc., before construction may commence.
- I. No torches, flame, or anything that can cause combustion shall be used where the possibility of combustion exists.
- J. Where torch use is required, precautionary measures shall be taken to minimize the risk of accidental combustion. One fully charged, certified, and operable fire extinguisher shall be within 20 feet of each torch being used on the roof. A minimum of two fire extinguishers must be on the roof at all times.
- K. Contractor's employees must wear shirts at all times and hard hats are required when work is being completed overhead.
- L. The presence of an Owner's representative or Consultant's representative is not to relieve the Contractor of his compliance with safety regulations. Neither the Owner nor the Consultant engage in the practice of safety engineering. It is the Contractor's responsibility to make certain that all of his employees, equipment, tools, etc. are in full compliance with local, state, federal, and OSHA requirements.

1.29 CONTRACT CLOSE-OUT

- A. Surplus materials and all equipment shall be promptly removed from the site upon completion of the work. In case of undue delay or dispute, Owner may remove rubbish, materials, and equipment and charge cost to Contractor, with such action permissible by Owner 48 hours after a written notice has been transmitted to Contractor.
- B. Prior to final acceptance, Contractor shall restore all areas affected by his work to their original state of cleanliness and repair all damage done to the premises, including the grounds, by his workmen and equipment.

END OF SECTION

DOCUMENT 00300**BID FORM**

To: Mr. Shawn Crawford
 Whitney Management Corp.
 9575 Katy Freeway, Suite 330
 Houston, TX 77024

Project: St. Mary's Commons Apartments Roof Rehabilitation Project, 400 Mill Street, Williamsville, NY

Date: _____

Submitted by: _____

Address: _____

1. OFFER

Having examined the Place of the Work and all matters referred to in the Instructions to Bidders, Bid Documents, and Contract Documents prepared by THE BROWNE COMPANY ROOFING AND WATERPROOFING CONSULTANTS, INC., for the above referenced project, we the undersigned, hereby offer to enter into a Contract to perform the Work for the Contract Sum of:

BASE BID No. 1 – New Roof System - Slate

(\$ _____) dollars, in lawful money of the United States of America.

(Contractor to include \$10,000 cash allowance and a quantity allowance of 2,000 sq. ft. of wood deck replacement (match existing construction) as per Section - 1.25 Allowances)

BASE BID No. 2 – New Roof System – Synthetic Slate

(\$ _____) dollars, in lawful money of the United States of America.

(Contractor to include \$10,000 cash allowance and a quantity allowance of 2,000 sq. ft. of wood deck replacement (match existing construction) as per Section - 1.25 Allowances)

THE BROWNE COMPANY
 Roofing and Waterproofing Consultants, Inc.

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St. Mary's Commons Apartments
 Roof Rehabilitation Project

Attachment: AHPC CofA Application Part I (9-30-2023) (28072 : St. Mary's)

BASE BID No. 1 – New Roof System – Architectural Asphalt Shingles

(\$ _____) dollars, in lawful money of the United States of America.

(Contractor to include \$10,000 cash allowance and a quantity allowance of 2,000 sq. ft. of wood deck replacement (match existing construction) as per Section - 1.25 Allowances)

UNIT PRICES

Unit Price No. 1 (Add) \$ _____ per sq. ft.

Price per square foot to replace the existing wood roof deck as directed by the Owner's representative.

Unit Price No. 2 (Add) \$ _____ per hour

Hourly labor rate for additional work, as directed by the Owner's representative, including all taxes, insurance, overhead, and profit.

2. ACCEPTANCE

This offer shall remain open to acceptance and shall be irrevocable for a period of thirty (30) calendar days from the bid closing date.

If the Owner accepts this bid within the time period stated above, we will:

- Execute the Agreement within seven days of receipt of acceptance of this bid.
- Furnish the required insurance certificates within seven days of receipt of acceptance of this bid in the form described in Supplementary Conditions.
- Commence work within seven days after written Notice to Proceed.

3. CONTRACT TIME

If this bid is accepted we will:

Complete the work in _____ calendar days from written Notice to Proceed, with
work to begin on _____.

(The number of calendar days must be less than or equal to 60 calendar days, the Contract Time stipulated in Document 00100 - Instructions to Bidders, Section 1.05 - Contract Time.)

4. ADDENDA

The following Addenda have been received. The modifications to the Contract Documents noted therein have been considered and all costs thereto are included in the Bid Sum.

Addendum No. _____ Dated _____ Addendum No. _____ Dated _____

Addendum No. _____ Dated _____ Addendum No. _____ Dated _____

5. BID FORM SIGNATURE(S)

By signing this Bid Form, the Contractor acknowledges that they have read and understand the Project Contract Documents, and their obligations thereunder as they pertain to the work, that they have inspected the Project site and are familiar with the existing conditions that affect that work, and that they will comply with all of the requirements outlined in the Contract Documents.

Sign Bid Here: _____ Date: _____

Print Name & Title: _____

Legal Name of Person, Partnership, or Corporation

Legal Business Address: _____
Street

City, State, and Zip

Phone No. _____ Fax No. _____

Email _____

AFFIDAVIT REGARDING COLLUSION

(If oath is taken outside of New York State, a County Clerk's Certificate as to the Authority of the officer administering the oath must be attached.)

EACH BIDDER IS REQUIRED TO EXECUTE THE FOLLOWING AFFIDAVIT:

STATE OF _____

COUNTY OF _____ SS:

CITY OF _____

_____ being duly sworn, deposes and says that

(If Individual, his address)

(If Partnership, names and address of Partners)

(If Corporation, names and titles of officers authorized to execute contracts)

By submission of this bid, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint bid each party thereto certifies as to its own organization, under penalty of perjury, that to the best knowledge and belief:

1. The prices in this bid have been arrived at independently without collusion, consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other bidder or with any competitor.
2. Unless required by law, the prices which have been quoted in this bid have not been knowingly disclosed by the bidder and will not knowingly be disclosed by the bidder prior to opening, directly or indirectly, to any other bidder or to any competitor.
3. No attempt has been made or will be made by the bidder to induce any other person, partnership, or corporation to submit or not to submit a bid for the purpose of restricting competition.

Signature of Contractor

Sworn to before me this

_____ day of _____, 20____

Signature of Notary Public/Commissioner of Deeds

THE BROWNE COMPANY
Roofing and Waterproofing Consultants, Inc.

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St. Mary's Commons Apartments
Roof Rehabilitation Project

Attachment: AHPC CofA Application Part I (9-30-2023) (28072 : St. Mary's)

SECTION 07300**SLATE SHINGLES & RELATED WORK (Base Bid No. 1)****PART 1 GENERAL****1.1 SECTION INCLUDES**

- A. Slate shingles, underlayment, eave, and ridge protection, metal flashings.

1.2 RELATED SECTIONS

- A. Section 06100 – Roof Related Wood Components

1.3 REFERENCES

- A. ASTM B 370 – Specification for Copper Sheet and Strip for Building Construction.
- B. ASTM C 406 – Specification for Roofing Slate.
- C. ASTM C 920 – Specification for Elastomeric Joint Sealants.
- D. ASTM D 1079 – Standard Terminology Relating to Roofing, Waterproofing, and Bituminous Materials.
- E. ASTM D 1970 – Specification for Self-Adhering Polymer Modified Bituminous Sheet Materials Used as Steep Roofing Underlayment for Ice Dam Protection.
- F. ASTM D 4869 – Specification for Asphalt-Saturated Organic Felt Underlayment Used in Steep Slope Roofing.
- G. ASTM D 7349 – Standard Test Method for Determining Capability of Roofing and Waterproofing Materials to Seal Around Fasteners.
- H. ASTM F1667 – Standard Specification for Driven Fasteners: Nails, Spikes and Staples
- I. North Country Slate – Slate Roofs: Design & Installation Manual – 2010 Edition – National Slate Association.
- J. NRCA – The NRCA Roofing and Waterproofing Manual. Definitions and Roofing Terminology.
- K. Sheet Metal & Air Conditioning Contractors National Association – Architectural Sheet Metal Manual.

1.4 SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Shop Drawings: Details for specially configured metal flashing, jointing methods and locations for flashing, and other roofing system details.
- C. Selection Samples:
 - a. Pieces of actual slate shingles, illustrating complete range of colors available, for Architect's selection.
 - b. Pieces of actual metal ridge cap, 12 inches (300 mm) long and full width.
 - c. Actual snow guard, full size.
- D. Verification Samples:
 - a. Actual slate shingles in color selected, illustrating full range of color variation to be expected in finished work.
 - b. Underlayment 12 inches (300 mm) square.
- E. Material Test Reports: For each slate type, performed by a qualified testing laboratory as approved by North Country Slate, per ASTM C406.
- F. Certificate of Country of Origin: For each type of slate, identifying the country in which the slate shingles were quarried and fabricated.
- G. Distributor's Warranties: Distributors warranty for slate shingles specified.
- H. Installer's Warranties: Installers warranty for work specified.
- I. Installer's Qualifications: Installer's natural roofing slate project references; not fewer than four.
- J. Certificates of insurance for general liability and worker's compensation must be submitted to the Owner before work is started.

1.5 QUALITY ASSURANCE

- A. Perform Work in accordance with NRCA (National Roofing Contractors Association) Steep Roofing Manual, Asphalt Roofing Manufacturer's guidelines, and slate shingle distributor's installation instructions.
- B. Installer Qualifications: Company experienced in installing natural slate roofing of the type and scope specified in this section and employing persons with not fewer than five years of documented experience. Company shall provide skilled workers, thoroughly trained and experienced in the necessary crafts of natural slate roof systems and who are familiar with this specification and methods required for a warrantable roof.
- C. Slate Shingle Distributors Warranty: Submit slate shingle distributors warranty, signed by the distributor and covering the slate shingles described in this section, in which the distributor agrees to replace slate shingles that fail in materials. The duration of this warranty shall be established by ASTM C406 and grade indicated in this specification.

- D. Roofing Installer's Warranty: Submit roofing installer's warranty, signed by roofing Installer and covering Work of this Section, in which roofing Installer agrees to repair or replace slate roofing that fails in materials or workmanship for 2 years from date of substantial completion.

1.6 PRODUCT DELIVERY, STORAGE, & HANDLING

- A. All products delivered to the job site shall be in the original, unopened containers, with labels intact, legible, and bearing all seals and approvals.
- B. Handle all materials to prevent damage. The contractor shall take all precautions necessary so that loading, storage, and/or application of materials, and/or equipment does not overload the building structure.
- C. Deliver slate shingles to project site in distributor's crates/pallets, labeled with data indicating source.
- D. Handle shingles to prevent chipping, breakage, soiling, or other damage. Protect edges with wood or other rigid material.

1.7 JOB CONDITIONS

- A. Do not apply roofing materials during inclement weather or to damp or frozen deck substrate.
- B. Only as much of the new roofing as can be made weather tight each day, including all flashing and detail work, shall be installed.
- C. All work shall be scheduled and executed without exposing the interior building areas to the effects of inclement weather. The existing building and its contents shall be protected against all risks.
- D. Arrange work sequence to avoid use of newly installed shingles as a walking surface or for equipment storage.
- E. Remove all dirt, dust, and debris from all surfaces to receive new materials.
- F. Site clean up of both interior and exterior building areas which have been affected by construction shall be completed to the Owner's satisfaction.
- G. Contractor shall not deviate from the manufacturer's printed application instructions.

1.8 EXTRA MATERIALS

- A. Provide an additional 3 percent of installed field slates, but not less than one full crate/pallet, for Owners use in roof maintenance.

PART 2 PRODUCTS

2.1 SLATE SHINGLE MANUFACTURER

- A. Subject to compliance with requirements, provides slate as furnished by North Country Slate, 880 Milner Ave. Unit B, Toronto, ON, Canada M1B 5N7.
- B. Substitutions permitted with written approval from the Consultant.

2.2 SLATE SHINGLES

- A. Slate Shingles: Hard, dense, sound rock, with chamfered edges, punched or drilled for two nails each. Slate shingles shall be punched or drilled back to front, and on the thinner end when there is variation in thickness along the length of the shingle.
- B. No slate shingles with broken corners shall be installed when either the base or leg of the right triangle piece broken off is greater than 1-1/2 inches (38 mm). No broken corners on covered ends which sacrifice nailing strength or laying a watertight roof. Broken corners are acceptable for cutting stock. Not more than 2 percent of broken slates, including those having cracks materially precluding ringing when sounded, shall be accepted.
- C. Slate shall be free of any visible inclusions of oxidizable iron pyrite.
- D. Curvature or twist in slate shingles shall not exceed 1/8 inch in 12 inches (3 mm in 100 mm). Curved slate shingles shall be trimmed and punched to permit them to be laid with convex side up. Knots, knurls and cramps are acceptable on the exposed slate shingle face. Knots, knurls and cramps on the back or covered portion of slate shingles, which prevent close contact of slate shingles or the laying of a watertight roof, will not be accepted.
- E. Slate shingles shall be trimmed with 90-degree square corners. Face dimensions of slate shingles shall not differ from those specified by more than 1/8 inch (3 mm).
 - a. Source: Obtain slate required for the project from a single quarry, with consistent color range, physical properties and texture throughout.
- F. Grade: ASTM C 406 Grade S1: Expected service life in excess of 75 years.
- G. Thickness: To match existing.
- H. Size: To match existing.
- I. Shape: To match existing.
- J. Starter Slate Size: Length of starter slates to be the exposure of the field slates plus the specified headlap and rounded up to the nearest full inch. Starter slates are to be front-side punched and installed chamfered edge down.
- K. Color: To match existing construction.

2.3 UNDERLAYMENT

- A. Eave (Ice Dam) Protection: W.R. Grace “Ice & Water Shield”, ASTM D1970, sheet barrier of self-adhering, rubberized asphalt bonded to sheet polyethylene, 58 mil total thickness, with strippable treated release paper. NO SUBSTITUTIONS PLEASE!

2.3 ACCESSORIES

- A. Slating Nails: Slater’s copper smooth shank nails, 0.120 inch (3 mm) or No. 11 gauge Stubs, not less than twice the nominal slate thickness plus 1 inch in length, with 3/8 inch (9 mm) head. Point should penetrate through underside of deck except where the underside of roof deck is exposed to view, where shorter nails are acceptable. Nails 1/2 inch (13 mm) or longer than field slate nails for slate hip and ridge installation.
- B. Butyl Rubber Sealant: ASTM C 1311, single-component, solvent-release; polyisobutylene plasticized; heavy bodied.
- C. Polymer Sealant: ASTM C 920 silicone sealant of type, grade, class, and use classification required to seal joints in slate-shingle roofing and remain watertight.
- D. Roof Decking: Equal to Georgia Pacific, Blue Ribbon, 7/16” Exterior Grade OSB Roof Sheathing

2.4 FLASHING MATERIALS

- A. Flashing: ASTM B 370 copper, cold rolled, 16 oz/sq ft (0.56 mm thick), natural finish.
- B. Gutter Lining: ASTM B 370 copper, cold rolled, 20 oz/sq ft (0.69 mm thick), natural finish.

2.5 FLASHING FABRICATION

- A. Form flashings (to profiles indicated on Drawings, and) to protect roofing materials from physical damage and to shed water.
- B. Form sections square and accurate to profile, in maximum possible lengths, free from distortion or defects detrimental to appearance or performance.
- C. Hem exposed edges of flashings minimum ¼” on underside.
- D. Apply bituminous paint on concealed surfaces of flashings.

PART 3 EXECUTION

3.1 EXAMINATION AND PREPARATION

- A. Completely remove existing slate shingles down to the structural wood deck. (Note: Contractor must provide their own dumpsters.)
- B. Remove the existing siding as required to allow for the installation of new wall flashing and new metal step flashings.
- B. Verify that plumbing stacks and roof penetrations are flashed to deck surface.
- C. Verify deck surfaces are dry, free of ridges, warps, or voids. Broom clean surfaces.
- D. Fill knot holes and surface cracks with latex filler at areas of bonded eave protection.
- E. Remove existing gutter lining.
- G. All roof deck and wall replacement to be as per the pre-determined square foot price.

3.2 INSTALLATION – NEW OSB DECKING

- A. Install new 7/16" OSB panels in the long direction, spacing the panels 1/8" on all sides and staggering the joints of upper rows of panels.
- B. Textured side of new OSB panels should be facing up and join ends' of panels over framing members.
- C. Secure new OSB panels using 8D common nails installed 6" o.c. at the perimeter of panels and 12" o.c. in the field of the panels.
- D. Install "H-Clips at panel edges between adjacent panels and between framing members.

3.3 INSTALLATION – EAVE ICE DAM PROTECTION

- A. Place eave [and gable] edge metal flashings tight with fascia boards. Weather lap joints and seal with plastic cement. Secure flange with nails.
- B. Apply rubberized asphalt/polyethylene sheet ice dam protection membrane, in accordance with manufacturer's instructions, where called for on the Contract Drawings.

3.4 INSTALLATION - VALLEY PROTECTION

- A. Center first row of ice and water shield membrane (36") over the valleys. Install two more rows (68") on each side of the valley.
- B. Place one ply of roll roofing, over ice dam membrane, centered over valleys. [Place with mineral surfaced side down.] Weather lap joints and nail in place.
- C. Install new copper valley flashings on hidden cleats as per the Contract Drawings.

3.5 INSTALLATION - METAL FLASHINGS

- A. Install metal drip edge at all eaves and rakes. Weather lap joints and seal weather tight with plastic cement. Secure in place with concealed fastenings.
- B. Flash and seal work projecting through or mounted on roofing with plastic cement, weather tight.
- C. Where siding has been removed, install ice and water shield up the wall and down on to the roof surface.
- D. Interweave new copper step flashings with the new shingles where the roofs' intersect with the higher walls. Re-install the existing wood siding or install new wood siding to match the existing construction.
- D. Where the chimneys intersect with the shingle roofs, install new copper counterflashings and apron flashing as required.

3.6 INSTALLATION – SLATE SHINGLES

- A. Install shingles in accordance with manufacturer's printed instructions.
- B. Sweep the surface clean of all debris. Since any irregularities may show through the new shingles, be sure the underlying substrate provides a smooth surface.
- C. Slate Grading: Do not sort slates according to thickness. Install slates randomly selected, beginning at the eaves and progressing up the roof slope, creating a textured overall appearance. Slate thickness variations preventing the laying of a weather tight roof will not to be permitted. Blend slates from all crates/pallets together to achieve a uniform color and texture to the roof.
- D. Install starter course of slate shingles, as per the Manufacturer's application instructions.
- E. Install shingles as per the manufacturer's application instructions. Make certain that shingle exposures and nail locations are as instructed.
- F. Install slate shingles to match existing slate layout.
- G. Extend shingles ½" beyond face of rake edge fascia boards.
- H. Interweave step flashings with new shingles at all walls.
- I. Joint Spacing: Slate shingles in each course to be installed with no joint spacing (butted

together).

- J. Cut and fit shingles neatly around vents, pipes, ventilators, and other roof projections.
- K. Slate shingles overlapping sheet metal shall have nails placed so as to avoid penetrating the sheet metal.
- L. Nail slate shingles so nail heads touch shingle lightly, without producing strain on the slate.
- M. Complete installation to provide weather tight service.

3.7 BUILT-IN GUTTER & DOWNSPOUT WORK

- A. Install new copper lining, over new ice and water shield membrane, at existing built-in gutters, and new downspouts upon completion of roofing work.
- B. Connect new downspouts to the existing storm drains.

END OF SECTION

Attachment: AHPC CofA Application Part I (9-30-2023) (28072 : St. Mary's)

SECTION 07310

SYNTHETIC SLATE SHINGLES & RELATED WORK (Base Bid No. 2)

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Synthetic slate shingles, underlayment, eave, and ridge protection, metal flashings.

1.2 SUBMITTALS

- A. Product Data: Provide data indicating material characteristics, limitations, and installation instructions.
- B. Shop drawings illustrating synthetic shingle layout, flashings, conditions at built-in gutters, hips, ridges, and rakes.
- C. Samples: Submit to the Owner a sample of all materials to be used on this project
- D. Sample copies of contractor's warranty and shingle manufacturer's warranty.
- E. Certificates of insurance for general liability and worker's compensation must be submitted to the Owner before work is started.

1.3 QUALITY ASSURANCE

- A. Perform Work in accordance with NRCA (National Roofing Contractors Association) Steep Roofing Manual, Asphalt Roofing Manufacturer's guidelines, and shingle manufacturer's installation instructions.
- B. Shingles to have a UL Class "A" Fire Hazard Classification and a UL wind rating of up to 100 mph.
- C. Shingles to have a 50-year, transferable, manufacturer's warranty.
- D. New shingles shall only be applied by a manufacturer-approved contractor.
- E. Contractor to supply a five-year watertight warranty.

1.4 PRODUCT DELIVERY, STORAGE, & HANDLING

- A. All products delivered to the job site shall be in the original, unopened containers, with labels intact, legible, and bearing all seals and approvals.
- B. Handle all materials to prevent damage. The contractor shall take all precautions necessary so that loading, storage, and/or application of materials, and/or equipment does not overload the building structure.

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Roof Rehabilitation Project

Attachment: AHPC CofA Application Part I (9-30-2023) (28072 : St. Mary's)

1.5 JOB CONDITIONS

- A. Do not apply roofing materials during inclement weather or to damp or frozen deck substrate.
- B. Only as much of the new roofing as can be made weather tight each day, including all flashing and detail work, shall be installed.
- C. All work shall be scheduled and executed without exposing the interior building areas to the effects of inclement weather. The existing building and its contents shall be protected against all risks.
- D. Arrange work sequence to avoid use of newly installed shingles as a walking surface or for equipment storage.
- E. Remove all dirt, dust, and debris from all surfaces to receive new materials.
- F. Site clean up of both interior and exterior building areas which have been affected by construction shall be completed to the Owner's satisfaction.
- G. Contractor shall not deviate from the manufacturer's printed application instructions.
- H. Follow synthetic shingle manufacturer's specific installation instructions, when the outside temperature falls below 40°F, and when the roof slope is 4/12 (as this roof is.)

PART 2 PRODUCTS

2.1 ASPHALT SHINGLES

- A. Manufacturer: EcoStar LLC or DaVinci Roofscapes, LLC.
 - 1. Shingle: 50-year, synthetic type shingle, color to be selected by Owner.
 - 2. Synthetic Shingles: UL Rating of "A" and Wind Resistance Label.
 - 3. Installed Weight (6" exposure): 342 lbs. per square.
 - 4. Size: 18" long with varying widths.

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2.2 SHEET MATERIALS

- A. Roll Roofing: Asphalt saturated roll roofing; surfaced on weather side with mineral granules of the same color and manufacturer as the new asphalt shingles.
- B. Eave (Ice Dam) Protection: W.R. Grace “Ice & Water Shield”, ASTM D1970, sheet barrier of self-adhering, rubberized asphalt bonded to sheet polyethylene, 58 mil total thickness, with strippable treated release paper. NO SUBSTITUTIONS PLEASE!
- C. Underlayment: Titanium UDL Synthetic Roofing Underlayment.

2.3 ACCESSORIES

- A. Nails: Copper 3/8” inch flat head roofing nails, 1-1/2” long.
- B. Roof Decking: Equal to Georgia Pacific, Blue Ribbon, 7/16” Exterior Grade OSB Roof Sheathing

2.4 FLASHING MATERIALS

- A. Flashing: ASTM B 370 copper, cold rolled, 16 oz/sq ft (0.56 mm thick), natural finish.
- B. Gutter Lining: ASTM B 370 copper, cold rolled, 20 oz/sq ft (0.69 mm thick), natural finish
- C. Counterflashing and step flashings: 16 oz. copper.
- D. Bituminous Paint: Acid and alkali resistant type; black color.

2.5 FLASHING FABRICATION

- A. Form flashings (to profiles indicated on Drawings, and) to protect roofing materials from physical damage and to shed water.
- B. Form sections square and accurate to profile, in maximum possible lengths, free from distortion or defects detrimental to appearance or performance.
- C. Hem exposed edges of flashings minimum 1/4” on underside.
- D. Apply bituminous paint on concealed surfaces of flashings.

PART 3 EXECUTION

3.1 EXAMINATION AND PREPARATION

- A. Completely remove existing slate shingles down to the structural wood deck (Note: Contractor must provide their own dumpsters.)
- B. Remove the existing siding as required to allow for the installation of new wall flashing and new metal step flashings.
- D. Verify that plumbing stacks and roof penetrations are flashed to deck surface.
- E. Verify deck surfaces are dry, free of ridges, warps, or voids. Broom clean surfaces.
- E. Fill knot holes and surface cracks with latex filler at areas of bonded eave protection.
- F. All roof deck/wall replacement to be as per the pre-determined square foot price.

3.2 INSTALLATION – NEW OSB DECKING

- A. Install new 7/16" OSB panels in the long direction, spacing the panels 1/8" on all sides and staggering the joints of upper rows of panels.
- B. Textured side of new OSB panels should be facing up and join ends' of panels over framing members.
- C. Secure new OSB panels using 8D common nails installed 6" o.c. at the perimeter of panels and 12" o.c. in the field of the panels.
- D. Install "H-Clips at panel edges between adjacent panels and between framing members

3.3 INSTALLATION – EAVE ICE DAM PROTECTION

- A. Place eave [and gable] edge metal flashings tight with fascia boards. Weather lap joints and seal with plastic cement. Secure flange with nails.
- B. Apply rubberized asphalt/polyethylene sheet ice dam protection membrane, in accordance with manufacturer's instructions, where called for on the Contract Drawings.

3.4 INSTALLATION - VALLEY PROTECTION

- A. Center first row of ice and water shield membrane (36") over the valleys. Install two mor rows (68") on each side of the valley.
- B. Place one ply of roll roofing, over ice dam membrane, centered over valleys. [Place with mineral surfaced side down.] Weather lap joints and nail in place.
- C. Install new copper valley flashings on hidden cleats as per the Contract Drawings.

3.4 INSTALLATION - METAL FLASHINGS

- A. Install metal drip edge at all eaves and rakes. Weather lap joints and seal weather tight with plastic cement. Secure in place with concealed fastenings.
- B. Flash and seal work projecting through or mounted on roofing with plastic cement, weather tight.
- C. Where siding has been removed, install ice and water shield up the wall and down on to the roof surface.
- D. Interweave new copper step flashings with the new shingles where the roofs' intersect with the higher walls. Re-install the existing wood siding or install new wood siding to match the existing construction.
- E. Where the chimneys intersect with the shingle roofs, install new copper counterflashings and apron flashing as required.

3.5 INSTALLATION – SYNTHETIC SHINGLES

- A. Install shingles in accordance with manufacturer's printed instructions.
- B. Sweep the surface clean of all debris. Since any irregularities may show through the new shingles, be sure the underlying substrate provides a smooth surface.
- C. Install rake edge metal to match existing rake edges.
- D. Install starter course of shingles, as per the Manufacturer's application instructions.
- E. Install shingles as per the manufacturer's application instructions. Make certain that shingle exposures and nail locations are as instructed.
- F. Install shingles to match existing slate layout.
- G. Extend shingles ½" beyond face of rake edge fascia boards.
- H. Interweave step flashings with new shingles at all walls.
- I. Complete installation to provide weather tight service.

3.6 BUILT-IN GUTTER & DOWNSPOUT WORK

- C. Install new copper lining, over new ice and water shield membrane, at existing built-in gutters, and new downspouts upon completion of roofing work.
- D. Connect new downspouts to the existing storm drains.

END OF SECTION

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Attachment: AHPC CofA Application Part I (9-30-2023) (28072 : St. Mary's)

SECTION 07311**ARCHITECTURAL ASPHALT SHINGLES & RELATED WORK (Base Bid No. 3)****PART 1 GENERAL****1.1 SECTION INCLUDES**

- E. Granular surfaced asphalt shingle roofing, underlayment, eave, and ridge protection, metal flashings.

1.2 SUBMITTALS

- A. Product Data: Provide data indicating material characteristics, and limitations.
- B. Samples: Submit to the Owner a sample of all materials to be used on this project.
- C. Sample copies of contractor's warranty and shingle manufacturer's warranty.
- D. Certificates of insurance for general liability and worker's compensation must be submitted to the Owner before work is started.

1.3 QUALITY ASSURANCE

- A. Perform Work in accordance with NRCA (National Roofing Contractors Association) Steep Roofing Manual, Asphalt Roofing Manufacturer's guidelines, and shingle manufacturer's installation instructions.
- B. Shingles to have a UL Class "A" Fire Hazard Classification and a UL wind rating of up to 110 mph.
- C. Shingles to have a 40-year, transferable, manufacturer's warranty.
- D. New shingles shall only be applied by a manufacturer-approved contractor.
- E. Contractor to supply a five-year watertight warranty.

1.4 PRODUCT DELIVERY, STORAGE, & HANDLING

- A. All products delivered to the job site shall be in the original, unopened containers, with labels intact, legible, and bearing all seals and approvals.
- B. Handle all materials to prevent damage. The contractor shall take all precautions necessary so that loading, storage, and/or application of materials, and/or equipment does not overload the building structure.

1.5 JOB CONDITIONS

- A. Do not apply roofing materials during inclement weather or to damp or frozen deck substrate.
- B. Only as much of the new roofing as can be made weather tight each day, including all flashing and detail work, shall be installed.
- C. All work shall be scheduled and executed without exposing the interior building areas to the effects of inclement weather. The existing building and its contents shall be protected against all risks.
- D. Arrange work sequence to avoid use of newly installed shingles as a walking surface or for equipment storage.
- E. Remove all dirt, dust, and debris from all surfaces to receive new materials.
- F. Site clean up of both interior and exterior building areas which have been affected by construction shall be completed to the Owner's satisfaction.
- G. Contractor shall not deviate from the manufacturer's printed application instructions.
- H. Follow shingle manufacturer's specific installation instructions, when the outside temperature falls below 40°F, and when the roof slope is 4/12 (as this roof is.)

1.6 WARRANTIES

- A. Lifetime, limited transferable warranty from the roofing system manufacturer
- B. 10-year roofing system manufacturer's warranty (100% replacement and labor costs due to manufacturing defects)
- C. 15-year roofing system manufacturer's warranty against streaking and discoloration caused by airborne algae
- D. 15-year, 110-mph wind-resistance warranty
- E. 2-year contractor guarantee.

PART 2 PRODUCTS

2.1 ASPHALT SHINGLES

A. Manufacturer: Certainteed, or GAF.

1. Shingle: Lifetime, architectural type shingle, color to be selected by Owner.
2. Asphalt Shingles: ASTM D3462, Class A, Type I - Self Sealing; UL Rating of "A" and Wind Resistance Label, glass fiber mat base, mineral granule surface type; self sealing type.

B. Shingle to be either Certainteed Grand Manor or GAF Camelot II.

2.2 SHEET MATERIALS

- A. Roll Roofing: Asphalt saturated roll roofing; surfaced on weather side with mineral granules of the same color and manufacturer as the new asphalt shingles.
- B. Eave (Ice Dam) Protection: W.R. Grace "Ice & Water Shield", ASTM D1970, sheet barrier of self-adhering, rubberized asphalt bonded to sheet polyethylene, 58 mil total thickness, with strippable treated release paper. NO SUBSTITUTIONS PLEASE!
- C. Underlayment: Equal to Titanium UDL Synthetic Roofing Underlayment.

2.3 ACCESSORIES

- A. Nails: Hot dipped zinc coated steel, 11-12 gauge, barbed or deformed shank roofing nails with heads 3/8" to 7/16" in diameter, of sufficient length to penetrate roof sheathing.
- B. Plastic Cement: Karnak, ASTM D4586, Type II, asbestos free, asphalt type with mineral fiber components.
- C. Asphalt Primer: Equal to Karnak #100 Asbestos Free, Non-Fibered, Quick Drying Primer.
- D. Fascia & Rake Board: Clear pine 1" x desired width.
- E. Roof Decking: Equal to Georgia Pacific, Blue Ribbon, 7/16" Exterior Grade OSB Roof Sheathing
- F. Roof Deck Panel Edge Clips ("H" Clips): Equal to TECO galvanized steel H-Clip

2.4 FLASHING MATERIALS

- A. New Roof Edge Flashing: 20 oz. cold rolled copper.
- B. New Valley Flashing: 20 oz. cold rolled copper.
- C. Counterflashing and step flashings: 20 oz. cold rolled copper.
- D. Bituminous Paint: Acid and alkali resistant type; black color.
- E. Vent Pipe Flashing: Manufacturer approved, pre-fabricated pipe flashings
- F. Gutters, Downspouts, and Trim Metal: 20 oz. cold rolled copper. Gutters to be a 6" gutter system and downspouts to be 3" x 4".

2.5 FLASHING FABRICATION

- A. Form flashings (to profiles indicated on Drawings, and) to protect roofing materials from physical damage and to shed water.
- B. Form sections square and accurate to profile, in maximum possible lengths, free from distortion or defects detrimental to appearance or performance.
- C. Hem exposed edges of flashings minimum 1/4" on underside.
- D. Apply bituminous paint on concealed surfaces of flashings.

PART 3 EXECUTION

3.1 EXAMINATION AND PREPARATION

- A. Completely remove existing roofing down to the structural wood deck where called for on the Contract Drawings. (Note: Contractor must provide their own dumpsters.)
- B. Remove the existing flashings.
- C. Verify that plumbing stacks and roof penetrations are flashed to deck surface.
- D. Verify deck surfaces are dry, free of ridges, warps, or voids. Broom clean surfaces.
- E. Fill knot holes and surface cracks with latex filler at areas of bonded eave protection.
- F. Remove all existing gutters and downspouts.
- C. All roof deck replacement to be as per the Contract Drawings and the pre-determined unit price.

3.2 INSTALLATION – NEW OSB DECKING

- A. Install new 7/16" OSB panels in the long direction, spacing the panels 1/8" on all sides and staggering the joints of upper rows of panels.
- B. Textured side of new OSB panels should be facing up and join ends' of panels over framing members.
- C. Secure new OSB panels using 8D common nails installed 6" o.c. at the perimeter of panels and 12" o.c. in the field of the panels.
- D. Install "H-Clips at panel edges between adjacent panels and between framing members.

3.3 INSTALLATION – EAVE ICE DAM PROTECTION

- A. Place eave [and gable] edge metal flashings tight with fascia boards. Weather lap joints and seal with plastic cement. Secure flange with nails.
- B. Apply rubberized asphalt/polyethylene sheet ice dam protection membrane, in accordance with manufacturer's instructions, where called for on the Contract Drawings.

3.4 INSTALLATION - VALLEY PROTECTION

- D. Center first row of ice and water shield membrane (36") over the valleys. Install two more rows (68") on each side of the valley.
- E. Place one ply of roll roofing, over ice dam membrane, centered over valleys. [Place with mineral surfaced side down.] Weather lap joints and nail in place.

3.5 INSTALLATION - METAL FLASHINGS

- A. Install metal drip edge at all eaves and rakes. Weather lap joints and seal weather tight with plastic cement. Secure in place with concealed fastenings.
- B. Flash and seal work projecting through or mounted on roofing with plastic cement, weather tight.
- C. Install ice and water shield up the wall and down on to the roof surface.
- D. Interweave new copper step flashings with the new shingles where the roofs' intersect with the higher walls.
- E. Where the chimneys intersect with the shingle roofs, install copper counterflashings and apron flashing as required.

3.6 INSTALLATION - ASPHALT SHINGLES

- A. Install shingles in accordance with manufacturer's printed instructions (on each bundle).
- B. Sweep the surface clean of all debris. Since any irregularities may show through the new shingles, be sure the underlying shingles provide a smooth surface.
- C. Install rake edge metal to match existing rake edges.
- D. Install starter course of shingles, making certain that self-sealing adhesive is at the outside edge.
- E. Install shingles as per the manufacturer's application instructions. Make certain that shingle exposures and nail locations are as instructed.
- F. Extend shingles ½" beyond face of rake edge fascia boards.
- G. Interweave step flashings with new shingles at all walls.
- H. Complete installation to provide weather tight service.

3.7 VALLEY FLASHING INSTALLATION

- A. Open Valley: Install new minimum 18" wide, 20 oz. copper flashing over new valley protection (ice and water shield membrane and roll roofing.).
- B. Hem flanges of new copper valley metal and secure with hidden cleats, 12" o.c.
- C. Seal underneath ends' of shingles covering the outer edges of the new valley metal.

END OF SECTION

Attachment: AHPC CofA Application Part I (9-30-2023) (28072 : St. Mary's)

SECTION 07460
FIBER CEMENT SIDING

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Siding of the following types:
 - 1. Fiber Cement Siding

1.2 RELATED SECTIONS

- A. Section 07620 – Sheet Metal Flashing & Trim.

1.3 SUBMITTALS

- A. Product Data: Provide data indicating material characteristics, limitations, and installation instructions.
- B. Shop drawings illustrating synthetic shingle layout, flashings, conditions at built-in gutters, hips, ridges, and rakes.
- C. Samples: Submit to the Owner a sample of all materials to be used on this project.
- D. Sample copies of contractor's warranty and siding manufacturer's warranty.
- E. Verification Samples: For each finish product specified, two samples, representing actual product and color.

1.4 QUALITY ASSURANCE

- A. Installer Qualifications: Installer shall be licensed, registered or otherwise acceptable to authorities having jurisdiction to install exterior building products.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Inspect the materials upon delivery to assure specified products have been received. Store products in a safe area, away from construction traffic. Store under cover and off the ground, protected from moisture.

1.6 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's recommended limits.

1.7 WARRANTY

- A. Material Warranty: Provide manufacturer's standard warranty and as follows:
 - 1. 50 year warranty against rot, delamination and excessive swelling for installation.
- B. Coating Warranty: Provide manufacturer's standard warranty and as follows:
 - 1. Coatings: 15 year warranty on the coating when factory applied.

PART 2 PRODUCTS

2.1 MANUFACTURERS

- A. Acceptable Manufacturer: James Hardie Building Products, Inc.
- B. Acceptable Manufacturer: Woodtone, which is located at: 8007 Aitken Rd.; Chilliwack, BC, Canada V2R 4H5.
 - 1. Type: Horizontal Siding..
 - a. Equal to Hardie Shingle Siding Individual Shingle.
 - 2. Finish: Factory applied finish, color to be selected by Owner.
- C. Nails for Fiber Cement Wood Siding:
 - 1. 0.091" x 0.221 x 1-1/2" or 0.121 x 0.37" HD x 1-1/4" long corrosion resistant siding nails.

PART 3 EXECUTION

3.1 PREPARATION

- A. Clean surfaces thoroughly prior to installation.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

3.2 INSTALLATION

- A. Install in accordance with manufacturer's instructions including the following:
 - 1. Coordinate work with related trades; scribe and cope siding boards for accurate fit. Allow for installation of related work to avoid cutting and patching.
 - 2. Select siding boards of longest practical lengths. Discard boards that are warped, twisted, bowed, crooked or otherwise defective.
 - 3. Comply with siding manufacturer's and substrate manufacturer's installation instructions. Comply with local building codes and regulations.
 - 4. Apply touch up coating on surfaces and ends cut during installation.
 - 5. As work proceeds, maintain premises free of unnecessary accumulation of tools, equipment, surplus materials, and debris related to this work.
- B. Finish materials on all ends and sides and ends. Apply touch up coating on new cuts. Factory finishing is preferred.

3.3 PROTECTION

- A. Protect installed products until completion of project.
- B. Touch-up, repair or replace damaged products before Substantial Completion.

END OF SECTION

SECTION 07530**FULLY ADHERED EPDM ROOFING SYSTEM****PART 1 GENERAL****1.01 SECTION INCLUDES**

- A. Provide all labor, equipment, and materials to remove existing EPDM roof system and install new fully adhered EPDM roof system.

1.02 SYSTEM DESCRIPTION

- A. Elastomeric Sheet Roofing System: Elastomeric sheet membrane roofing system fully adhered over new overlayment board and new roof insulation, on existing roof deck.
- B. NRCA Specification Plate: 46-3 IESF
- C. Related Work: The Work includes but is not necessarily limited to the installation of:
 - 1. Sheet metal flashings
- D. Upon successful completion of the Work the following warranties will be obtained:
 - 1. Roofing Contractor (Applicator) Warranty
 - 2. Manufacturer's Warranty

1.03 QUALITY ASSURANCE

- A. Perform Work in accordance with NRCA Roofing and Waterproofing Manual and Manufacturer's printed instructions.
- B. UL: Class A Fire Hazard Classification.
- C. FM: Roof Assembly Classification, wind uplift requirement of I90, in accordance with FM Construction Bulletin 1-28.
- D. Only a Contractor authorized by the Manufacturer prior to bid shall apply the roofing system.

1.04 SUBMITTALS

- A. Prior to the start of any roofing work, the Contractor shall submit the following to the Owner's representative:
 - 1. A list of materials intended for use on this project.
 - 2. Copies of Manufacturer's specifications and current product literature.
 - 3. Samples of each component to be used in the roof system.
 - 4. Sample copy of Contractor's Warranty.
 - 5. Sample copy of Manufacturer's Warranty.
 - 6. Certification that the Contractor is an approved Applicator of the system intended for use.

7. Certification by the Manufacturer that all materials supplied comply with all requirements of the identified ASTM and industry standards or practices.
8. Technical acceptance by the Manufacturer of Contract Specifications and Drawings.
9. Certification from the Manufacturer that the system specified meets all identified code and insurance requirements.
10. Certification from the Manufacturer that all products used for the installation of the new roofing system are to be completely asbestos free.

1.05 PRODUCT DELIVERY, STORAGE, AND HANDLING

- A. All products delivered to the job site shall be in the original unopened containers with labels intact, legible, and bearing all seals and approvals.
- B. Handle all materials to prevent damage. Store roofing materials on raised platforms and cover with suitable waterproof coverings.
- C. All materials, which are deemed to be damaged by the Owner's representative, are to be removed from the job site and replaced at no cost to the Owner.

1.06 JOB CONDITIONS

- A. Do not apply roofing membrane during inclement weather or to damp or frozen deck substrate.
- B. Only as much of the new roofing as can be made weather tight each day, including all flashing and detail work, shall be installed.
- C. All work shall be scheduled and executed without exposing the interior building areas to the effects of inclement weather. The existing building and its contents shall be protected against all risks.
- D. Uninterrupted water stops shall be installed at the end of each day's work and shall be completely removed before proceeding with the next day's work.
- E. Arrange work sequence to avoid use of newly constructed roofing as a walking surface or for equipment moving and storage. Where such access is absolutely required, the Contractor shall provide the necessary protection to prevent damage to the new roofing.
- F. Remove all dirt, dust, and debris from all surfaces to receive new materials.
- G. The Contractor shall take precautions that storage and/or application of materials and/or equipment does not overload the roof deck or building structure.
- H. The Contractor shall verify that all roof drain lines are functioning properly before starting work. Contractor shall report any blockages in writing to the Owner's representative for corrective action prior to installation of the new roofing system.
- I. Contractor shall immediately stop work if any unusual or concealed condition is discovered that will preclude installation of the roof system as specified. Contractor shall make sure roof is weather tight and notify Owner in writing of such condition.

- J. Site clean up of both interior and exterior building areas, which have been affected by construction, shall be completed to the Owner's satisfaction.
- K. The Contractor shall arrange to have fastener pullout tests conducted in accordance with industry standards to help verify condition of deck/substrate and to confirm expected pullout values.
- L. Keep all primers, fuels, adhesives, sealants, and cleaning materials away from all ignition sources (i.e. torches, flames, sparks, etc.)
- M. Consult container labels and Material Safety Data Sheets for specific safety requirements.
- N. When outside temperature falls below 50 F, the fully adhered system may require additional precautions.
- O. Fumes from adhesive solvents may be drawn into the building during installation through rooftop intakes. Appropriate measures must be taken to assure that fumes from adhesive solvents are not drawn into the building through air intakes.

1.07 WARRANTIES

- A. Provide Contractors two (2) year watertight warranty.
- B. Provide Manufacturer's twenty (20) year no dollar limit, system warranty with wind speed attachment to cover wind speeds up to and including 90 mph (regardless of building height) as measured at the National Weather Service Office at Greater Buffalo International Airport.

PART 2 PRODUCTS

2.01 GENERAL

- A. All components of the proposed roof system must be supplied by a single Manufacturer and included in their Warranty. Different Manufacturers may be used as long as their products are approved for use and included in the membrane Manufacturer's Warranty.

2.02 ACCEPTABLE MANUFACTURERS AND SYSTEMS

- A. Carlisle Fully Adhered EPDM
- B. Elevate Fully Adhered EPDM
- C. Johns-Manville Fully Adhered EPDM

2.03 ELASTOMERIC SHEET ROOFING MATERIALS

- A. EPDM Membrane: .090 FR EPDM
- B. EPDM Flashing: .090 FR EPDM and uncured .060 EPDM at corners.
- C. Reinforced Perimeter Securement Strip: 6" wide reinforced EPDM.
- D. Bonding Adhesive: As recommended by the manufacturer.
- E. Splice Adhesive: As recommend by the manufacturer.
- F. Miscellaneous EPDM Accessories: As recommended by the manufacturer.

2.04 ROOF OVERLAYMENT

- A. Overlayment: Equal to 5/8" Securock Gypsum Fiber Roof Board.
- B. Mechanical Attachment:
 1. Overlayment shall be mechanically attached (minimum of 1 fastener per 2 square feet) to the deck with fasteners and plates approved by Factory Mutual and the Manufacturer to meet their wind speed warranty requirements. (Note: Overlayment and attachment of overlayment must be covered under the membrane Manufacturer's warranty.)
 2. The quantity and location of the insulation fasteners shall also cause the roof overlayment boards to rest evenly on the roof deck/substrate so that there are no large cavities or air spaces between the boards and the substrate.
 3. **Pull-out tests must be performed and results submitted to the Owner's representative before any underlayment or roof insulation boards may be installed.**

4. Overlayment and attachment of overlayment must be covered under the membrane manufacturer's warranty.

2.05 ACCESSORY PRODUCTS

- A. Roof Decking: Equal to Georgia Pacific, Blue Ribbon, 7/16" Exterior Grade OSB Roof Sheathing.
- B. Treated Wood Blocking: Treated wood blocking shall be fire and rot resistant, #2 or better wolmanized or osmose treated. Creosote or asphaltic treated lumber is unacceptable.
- C. Roof Drain Inserts: See Section 07620 – Sheet Metal Flashing and Trim.

PART III EXECUTION

3.01 GENERAL

- A. The Contractor shall coordinate the installation so that each area is made watertight at the end of each work day.

3.02 SUBSTRATE PREPARATION

- A. The substrate must be structurally sound and suitable to accept the new roofing system. Fastener pullout tests must be performed to verify deck condition and adequate fastener pullout resistance.
- B. The substrate must be free of all debris, sharp edges, and other irregularities.
- C. The substrate must be dry and free of snow or ice.
- D. Preparation of existing roofing:
 1. Remove existing EPDM membrane and underlayment board.
 2. Remove all existing perimeter, wall, and roof flashings. Remove only that amount of flashing that can be made weather tight with new materials during a one-day period or onset of inclement weather.
 3. All lead jacks, sleeves, and flashings shall be removed from vent pipes, stacks, roof drains, etc.
- A. Remove existing roof drain clamping rings, strainers, sleeves, etc., and clean/prepare for re-use.

3.03 INSTALLATION – NEW OSB DECKING

- A. Install new 7/16” OSB panels in the long direction, spacing the panels 1/8” on all sides and staggering the joints of upper rows of panels.
- B. Textured side of new OSB panels should be facing up and join ends’ of panels over framing members.
- C. Secure new OSB panels using 8D common nails installed 6” o.c. at the perimeter of panels and 12” o.c. in the field of the panels.
- D. Install “H-Clips at panel edges between adjacent panels and between framing members.

3.04 OVERLAYMENT INSTALLATION

- A. Overlayment shall be neatly cut to fit snugly around penetrations and projections.
- B. All end joints shall be staggered and joints of top layer of insulation shall be offset a minimum of 6” over the joints of the bottom layer. No gaps greater than 1/4” will be permitted.
- C. Overlayment board shall be mechanically attached (minimum of 1 fastener per 2 square feet) to the deck with fasteners and plates approved by Factory Mutual and the Manufacturer to meet their wind speed warranty requirements. (Note: Overlayment and attachment of Overlayment must be covered under the membrane Manufacturer’s warranty.)

3.05 MEMBRANE APPLICATION

- A. Install reinforced perimeter flashing strip with manufacturer’s approved fasteners and plates at the perimeter of all walls, expansion joints, and curbs.
- B. Place membrane panel, without stretching, over the acceptable substrate and allow to relax for a minimum of 30 minutes before applying bonding adhesive.
- C. Apply bonding adhesive to the underlayment substrate and the exposed underside of the EPDM sheet so as to provide an even and uniform film thickness. Stop bonding adhesive short of splice area. Allow bonding adhesive to flash off until tacky. Flash off time will vary depending on ambient air temperature.
- D. Roll the previously coated EPDM sheet into the coated underlayment substrate slowly and evenly so as to minimize wrinkles. Broom the membrane with a stiff broom to ensure proper contact.
- E. Clean the lap splice area with the manufacturer’s splice wash/cleaner/primer. Use splice tape to mate the two laps. Allow the top sheet to fall freely onto the bottom sheet so as not to stretch or wrinkle the membrane. Apply pressure and roll the splice with a steel roller.
- F. Follow the manufacturer’s instructions for installing and splicing the EPDM membrane.
- G. Staging of the roof membrane application or temporary membrane is not acceptable. All exposed underlayment must be covered with the completed roof membrane system.

- H. Always install water cut-offs at the end of each day's work to prevent moisture from getting into and under the completed roof membrane and be sure to remove the water cut-offs prior to continuing the roofing application process.
- I. Follow Manufacturer's specification guidelines for installing membrane in temperatures below 40 degrees Fahrenheit.

3.06 FLASHING INSTALLATION

A. Base flashing at walls and roof curbs.

1. Apply bonding adhesive to the flashing substrate and the exposed underside of the EPDM flashing sheet so as to provide an even, uniform film thickness. Stop bonding adhesive short of splice area. Allow bonding adhesive to flash off until tacky. Flash off time will vary depending on ambient air temperature.
2. Roll the previously coated EPDM flashing sheet into the coated flashing substrate slowly and evenly so as to minimize wrinkles. Apply pressure and roll the flashing sheet with a steel roller to ensure proper contact.
3. Clean the splice area between the EPDM flashing sheet and the EPDM membrane with the manufacturer's splice wash/cleaner/primer. Use splice adhesive to mate the two sheets. Allow the top sheet to fall freely onto the bottom sheet so as not to stretch or wrinkle the membrane. Apply pressure and roll the splice with a steel roller.
4. Apply uncured EPDM to the corners of the power ventilator curbs in a similar manner as above. Use two pieces of uncured EPDM at each corner as per the manufacturer's requirements.
5. Follow all Manufacturer's specification and warranty requirements for flashing installation.

B. Contractor shall flash all flanged metal components in the following manner:

1. Clean the EPDM membrane and the metal edge and apply manufacturer's primer/cleaner and allow to flash off.
2. Apply manufacturer's "peel and stick" type flashing tape and roll with a steel hand roller.
3. Lap adjacent pieces of flashing tape a minimum of 1".
4. Follow all Manufacturer's specification and warranty requirements for flashing installation.

3.07 ROOF DRAIN FLASHING INSTALLATION

- A. Run EPDM membrane into drain sump.
- B. Install manufacturer's water block sealant underneath EPDM membrane, before installing clamping ring.
- C. All bolts must be in place and properly secured. Tighten the clamping ring bolts to achieve constant compression.
- D. Follow all manufacturer's specification requirements for flashing and installing roof drain inserts.

3.08 VENT PIPE FLASHING INSTALLATION

- A. Clean and prime EPDM membrane around vent pipe.
- B. Slip pre-fabricated EPDM pipe flashing over vent pipe, cut to proper height.
- C. Remove release paper from underside of pre-fabricated pipe flashing and press on to EPDM membrane. Apply pressure and roll the splice with a steel roller.
- D. Install a stainless steel clamping ring at the top of the pre-fabricated pipe flashing and seal with lap sealant.
- E. Follow all manufacturer's specification requirements for flashing vent pipes.

3.09 CLEANING

- A. Remove drippage of bitumen and adhesive from all walls, windows, floors, ladders, and finished surfaces.
- B. In areas where finished surfaces are soiled by asphalt or any other sources of soiling caused by work of this section, consult manufacturer of surfaces for cleaning advice and conform to their instructions.

END OF SECTION

SECTION 07620

SHEET METAL FLASHING AND TRIM

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Copper flashings.
- B. Miscellaneous flashings (i.e, rain collars, chimney cap, etc.)
- C. Pre-finished aluminum shingle repair panels.

1.02 QUALITY ASSURANCE

- A. Perform Work in accordance with the following:
 - 1. NRCA (National Roofing Contractors Association) Roofing and Waterproofing Manual.
 - 2. Manufacturer's printed instructions.
 - 3. SMACNA - Architectural Sheet Metal Manual.
 - 4. SPRI (Single Ply Roofing Institute) Flexible Membrane Roofing: A Professional's Guide to Specifications.
 - 5. Factory Mutual Loss Prevention Data Sheet 1-49, Perimeter Flashing.
 - 6. Applicator shall be company specializing in sheet metal flashing work with at least 5 years experience.

1.03 SUBMITTALS

- A. Prior to the start of any roofing work, the Contractor shall submit the following to the Owner's representative:
 - 1. A list of materials intended for use on this project.
 - 2. Copies of Manufacturer's specifications and current product literature.
 - 3. Samples of each component to be used in the roof system.
 - 4. Sample copy of Contractor's Warranty.
 - 5. Sample copy of Manufacturer's Warranty.
 - 6. Certification that the Contractor is an approved Applicator of the system intended for use.
 - 7. Certification by the Manufacturer that all materials supplied comply with all requirements of the identified ASTM and industry standards or practices.
 - 8. Technical acceptance by the Manufacturer of Contract Specifications and Drawings.
 - 9. Certification from the Manufacturer that the system specified meets all identified code and insurance requirements.

1.04 PRODUCT DELIVERY, STORAGE, AND HANDLING

- A. Handle all materials to prevent damage. Stack pre-formed and pre-finished material to prevent twisting, bending, or abrasion, and to provide ventilation.
- B. All materials which are deemed to be damaged by the Owner's representative are to be removed from the job site and replaced at no cost to the Owner.

1.06 JOB CONDITIONS

- A. Do not apply sheet metal materials during inclement weather.

1.07 WARRANTIES

- A. Work of this section shall be covered under Contractors warranty specified in Section 07311.

PART 2 PRODUCTS

2.01 SHEET MATERIALS

- A. Copper: 20 oz. cold rolled copper, equal to ASTM B370, Copper Sheet and Strip for Building Construction.

2.02 ACCESSORIES

- A. Fasteners
 - 1. Sheet metal to wood (unexposed): 3/8" head, annual threaded, galvanized roofing nails, 11 gauge ring shank, sufficient to penetrate 1" minimum into wood.
 - 2. Sheet metal to wood (exposed): Shall be minimum No. 8 screws and shall penetrate minimum 1-1/2" into wood. Screws shall have neoprene washers under head.
 - 3. Metal to concrete or masonry: Buildex Tapcon or Rawl threaded anchors, 3/16" minimum diameter and shall penetrate minimum 1-1/2" through the concrete or masonry. Screws shall have a neoprene washer under head.
 - 4. Sheet metal to sheet metal: Self-tapping sheet metal screws of minimum 1/2" length and #3 diameter. Exposed screws shall have a neoprene washer under head.
- B. Metal Primer: ASTM D 41, asphalt primer.
- C. Flashing Cement: ASTM D 4586 Type I - Asbestos free.

D. Sealants:

1. Butyl Tape: Pre-formed polyisobutylene Cushion Lock CL-50 non hardening, self-adhering tape.
2. Elastomeric Sealant: Silicone sealant (masonry-to-masonry joints): Ultra-low-modulus, one part, neutral cure silicone sealant complying with ASTM C-920, Type S, Grade NS, Class 100/50, Use T, NT, M, G, A, and O, equal to Dow Corning 790 Silicone Building Sealant.
3. Elastomeric Sealant: Silicone Sealant (metal to metal): One part silicone sealant complying with Federal Specification No. TT-S-001543A, Type II, Class A; ASTM C-920, Type S, Class 25, Grade NS.

E. Solder and Flux: Solder ASTM B32 Type recommended for materials being used; flux Federal Specification O-F-506C, Type I, Form A or B, 50/50 or better.

F. Ice and Water Shield Membrane: W.R. Grace "Ice & Water Shield", ASTM D1970, sheet barrier of self-adhering, rubberized asphalt bonded to sheet polyethylene, 58 mil total thickness, with strippable treated release paper. *NO SUBSTITUTIONS PLEASE!*

G. Rosin paper: Standard red rosin building paper.

2.04 FABRICATION

- A. Form components true to shape, accurate in size, square, and free from distortion or defects.
- B. Custom fabricate all gutters, downspouts, gravel stop, etc. by obtaining field dimensions for accurate fit.
- C. Form sections in 10' lengths. Make allowances for expansion at joints.
- D. Fabricate continuous cleats of same material as fascia, gravel stop, or coping and of equal or greater thickness.
- E. Hem exposed edges on underside 1/2"; miter and seam corners. Fabricate vertical faces with bottom edge formed outward 1/4" and hemmed to form drip.
- F. Fabricate flanged flashings to allow flanges to extend at least 4" over roofing.
- G. Fabricate, miter rivet, solder, etc. corners in one piece, 12" in each direction from a corner.

2.05 FINISH

- A. Back-paint concealed metal surfaces with protective backing paint where expected to be in contact with cementitious materials or dissimilar metals.
- B. Copper will be supplied in the natural "salmon reddish brown" color as supplied by the mill. The copper surface will be free of all water staining and weather oxides.

PART III EXECUTION

3.01 EXAMINATION AND PREPARATION

- A. Field measure site conditions prior to fabricating work.
- B. Verify membrane termination and base flashings are in place, sealed, and secured. Verify roof openings, curbs, pipes, etc. are in place and solidly set.

3.02 INSTALLATION - GENERAL

- A. Conform to Drawing Details and SMACNA manual.
- B. Install continuous cleats as required.
- C. Secure sheet metal flashings in place using concealed fasteners whenever possible.
- D. Set flanges of sheet metal flashings in a bed of roof cement over finished roof plies.
- E. Fit components tight in place. Make corners square, surfaces true and straight in planes, and lines accurate to profiles.
- F. All solder metal joints shall be soldered watertight for full metal surface contact. After soldering, wash metal clean with neutralizing solution and rinse with water.
- G. Contractor shall clean/remove all bituminous or other markings from finished sheet metal surfaces.

END OF SECTION

SECTION 07711**ROOF AND GUTTER CABLE DEICING SYSTEM****PART 1 GENERAL****1.01 SCOPE OF WORK**

- A. Furnish and install a complete UL listed system of specified heater, components, and controls listed, specifically for roof, gutter, and downspout deicing applications.

1.02 QUALITY ASSURANCE

- A. Perform Work in accordance with the following:

1. NRCA (National Roofing Contractors Association) Roofing and Waterproofing Manual.
2. Manufacturer's printed instructions.
3. SMACNA - Architectural Sheet Metal Manual.
4. Underwriters Laboratories.
5. Applicator shall be company specializing in heating cable installation work with at least 5 years experience.

1.02 SUBMITTALS

- A. Prior to the start of any roofing work, the Contractor shall submit the following to the Owner's representative:
1. A list of materials intended for use on this project.
 2. Copies of Manufacturer's specifications and current product literature.
 3. Samples of each component to be used in the roof system.
 4. Sample copy of Contractor's Warranty.
 5. Sample copy of Manufacturer's Warranty.
 6. Certification that the Contractor is an approved Applicator of the system intended for use.
 7. Certification by the Manufacturer that all materials supplied comply with all requirements of the identified ASTM and industry standards or practices.
 8. Technical acceptance by the Manufacturer of Contract Specifications and Drawings.
 9. Certification from the Manufacturer that the system specified meets all identified code and insurance requirements.

1.04 PRODUCT DELIVERY, STORAGE, AND HANDLING

- C. Handle all materials to prevent damage. Stack pre-formed and pre-finished material to prevent twisting, bending, or abrasion.
- D. All materials, which are deemed to be damaged by the Owner's representative, are to be removed from the job site and replaced at no cost to the Owner.

1.06 JOB CONDITIONS

- A. Do not apply materials during inclement weather.

1.07 WARRANTIES

- A. Provide Contractor's two-year workmanship guarantee.

PART 2 PRODUCTS

2.01 HEATING (DEICING) CABLE

- A. The heating cables will be self-regulating heaters with a power output at 208 volts of 10 watts/foot when exposed to ice or snow at 32°F and a power output of no more than 5 watts per foot at 32°F when dry.
- B. Standard pipe heating cable will not be acceptable unless it has a UL listing specifically for roof deicing applications.
- C. The heating cable will be UL listed to operate at voltages from 208 to 277 volts.

2.02 ACCESSORIES

- A. Thermostat: As recommended by the heating cable deicing system manufacturer.
- B. Snow/Moisture Sensor: As recommended by the heating cable deicing system manufacturer
- C. Ground Fault Circuit Breaker: Must have a 30-milliamp trip level.
- D. Downspout Hangars: As recommended by the heating cable deicing system manufacturer.
- E. Roof Clips: Must be slate specific and as recommended by the heating cable deicing system manufacturer.

PART 3 EXECUTION

3.01 HEATING CABLE INSTALLATION

- A. Heater shall be loose laid in gutters in a double pass. Cable shall be suspended in downspouts as a loop and held in place by system specific downspout hangars.
- B. Heating cable shall be run 18" up on roof on 2'-6" spacing and secured to slate shingles with slate specific clips.
- C. Install thermostat, snow/moisture sensors, and ground fault circuit breakers as required.
- D. Follow all heating cable deicing system manufacturer's application instructions.
- E. Hard wiring hooks up to be the responsibility of the Owner.

3.02 TESTING

- A. After installation, test the dielectric jacket's insulation resistance and continuity with a 2500 VDC megger. Insulation resistance from the conductors to the shield shall be between 20 and 1000 megohms.

END OF SECTION

Attachment: AHPC CofA Application Part I (9-30-2023) (28072 : St. Mary's)



Overview photo



Overview photo.



Overview photo.



Photo of existing slate taken May of 2022.



Photo of existing slate taken in May of 2022.



Photo of existing slate taken in May of 2022.



Photo of existing slate taken in May of 2022.



Photo of existing slate taken in May of 2022.

LEGEND

	----	FENCE AS NOTED
	□	SIGN
GP	△	GUARD POSTS
FP	○	FLAG POLE
GAS	□	GAS METER
DI	□	DRAINAGE INLET
ST MH	○	STORM MANHOLE
SA MH	○	SANITARY MANHOLE
CO	○	CLEANOUT
	★	LIGHT STANDARD
EM	□	ELECTRIC METER
EMH	○	ELECTRIC MANHOLE
UP	○	UTILITY POLE
UPL	○	UTILITY POLE W/ LIGHT
OHV	—	OVERHEAD WIRES
FLT	⏏	FLOOD LIGHT
TJB	□	TELEPHONE JUNCTION BOX
WV	+	WATER VALVE
	⏏	HYDRANT
CONC		CONCRETE
L		LIBER
P		PAGE
I.P.		IRON PIPE
RYD	○	REAR YARD DRAIN
STY		STORY
H.C		HANDICAPPED
REG		REGULAR
MAG.		MAGNESIUM
GW		GUY WIRE
WW		WINDOW WELL

PARCEL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF AMHERST, COUNTY OF ERIE AND STATE OF NEW YORK, BEING PART OF LOT NO. 6, TOWNSHIP 12, RANGE 7 OF THE HOLLAND LAND COMPANY'S SURVEY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WEST LINE OF MILL STREET (66 FEET WIDE) AT THE INTERSECTION OF SAME WITH THE SOUTH LINE OF SUBLOT NO. 16 AS SHOWN ON A MAP RECORDED IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 225 OF DEEDS AT PAGE 336, THENCE SOUTHERLY ALONG SAID WEST LINE OF MILL STREET, A DISTANCE OF 220.59 FEET TO A POINT, THENCE WESTERLY AT RIGHT ANGLES TO SAID WEST LINE OF MILL STREET, A DISTANCE OF 287.23 FEET TO A NORTHEAST CORNER OF LANDS OF THE TOWN OF AMHERST AS RECORDED IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 10961 OF DEEDS AT PAGE 9821; THENCE CONTINUING ALONG SAID NORTH LINE OF LANDS OF THE TOWN OF AMHERST WHICH FORMS AN ANGLE TO THE LEFT OF 158°13'49" FROM THE LAST MENTIONED LINE, A DISTANCE OF 50.74 FEET TO THE PRINCIPAL POINT OR PLACE OF BEGINNING, THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST MENTIONED LINE, A DISTANCE OF 286.17 FEET TO A POINT, THENCE SOUTHWESTERLY AT AN INTERIOR ANGLE OF 124°11'53", A DISTANCE OF 215.00 FEET TO A POINT IN THE SOUTH LINE OF SAID LANDS OF THE TOWN OF AMHERST; THENCE CONTINUING SOUTHWESTERLY ALONG SAID SOUTH LINE OF THE LANDS OF THE TOWN OF AMHERST, A DISTANCE OF 165.30 FEET TO A POINT, THENCE NORTHWESTERLY ALONG A LINE WITH AN INTERIOR ANGLE OF 119°26'19", A DISTANCE OF 169.96 FEET TO A CORNER IN THE WEST LINE OF SAID LANDS OF THE TOWN OF AMHERST; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LANDS OF THE TOWN OF AMHERST AN INTERIOR ANGLE OF 138°07'59", A DISTANCE OF 140.00 FEET TO A POINT, THENCE NORTHEASTERLY ALONG SAID LANDS OF THE TOWN OF AMHERST AN INTERIOR ANGLE OF 135°, A DISTANCE OF 139.47 FEET TO A POINT; THENCE EASTERLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 146°43'40", A DISTANCE OF 278.42 FEET TO A POINT IN THE NORTH LINE OF LANDS OF THE TOWN OF AMHERST; THENCE EASTERLY ALONG THE LANDS OF THE TOWN OF AMHERST FORMING AN INTERIOR ANGLE OF 168°16'20", A DISTANCE OF 33.98 FEET TO A POINT, THENCE CONTINUING ALONG THE NORTH LINE OF LANDS OF THE TOWN OF AMHERST AN INTERIOR ANGLE OF 158°13'49", A DISTANCE OF 200.00 FEET TO A POINT OR PLACE OF BEGINNING, CONTAINING 4.11 ACRES, MORE OR LESS.

PARKING SPACES:

SIZE - 9' X 19'
8 - HANDICAPPED SPACES
120 - REGULAR SPACES
128 - TOTAL PARKING SPACES

FLOOD ZONE DESIGNATION:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING NO SPECIAL FLOOD HAZARD AREA ZONING DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 0012E, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 1992, FOR COMMUNITY NUMBER 360226, IN ERIE COUNTY, STATE OF NEW YORK, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

REFERENCE DEEDS:

- 1) LIBER 225, PAGE 336
- 2) LIBER 10961, PAGE 9897
- 3) LIBER 10961, PAGE 9821
- 4) LIBER 11041, PAGE 2533

PREMISES IS SUBJECT TO THE FOLLOW:

- 1) 15' WIDE UTILITY EASEMENT FOR UNDERGROUND ELECTRICAL FACILITIES FOR SERVICE GRANTED TO NIAGARA MOHAWK POWER CORPORATION PER L. 11052, P. 8636
- 2) RIGHT OF WAY AGREEMENT GRANTED TO NATIONAL FUEL GAS DISTRIBUTION CORPORATION PER L. 11055, P. 1673.
- 3) EASEMENTS AND PARTY WALL AGREEMENT PER L.11090, P. 8581.
- 4A) ACCESS EASEMENT, 4B) UTILITY/ACCESS EASEMENT & 4C) DRAINAGE EASEMENT PER L.11090, P.8601.

ZONING CLASSIFICATION:

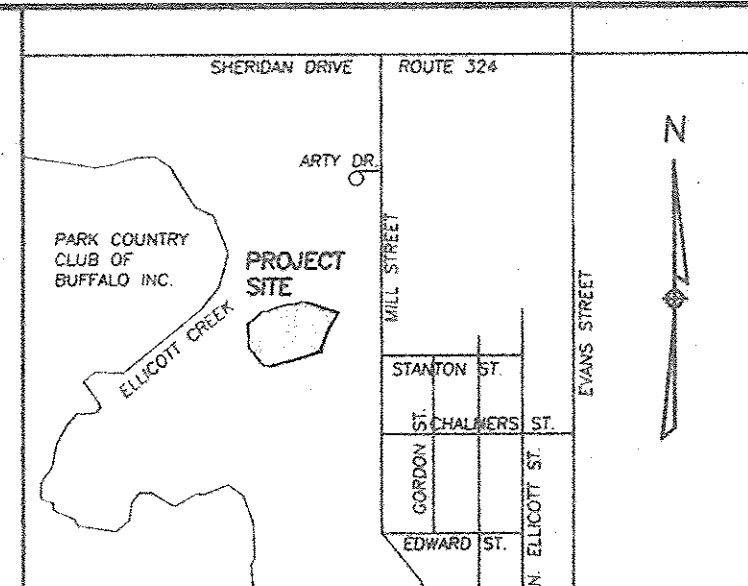
ZONE - COMMUNITY FACILITIES DISTRICT (CF)

FOR FURTHER INFORMATION CONTACT TOWN OF AMHERST CODE ENFORCEMENT OFFICER WILLIAM PIGEON AT 716-631-7080.

MINIMUM SETBACK REQUIREMENTS FOR YARD	STRUCTURES	PARKING, LOADING & STACKING AREAS
FRONT, FROM RIGHT-OF-WAY OF A DEDICATED STREET	50 FEET	15 FEET
SIDE, ABUTTING A RESIDENTIAL DISTRICT	25 FEET	10 FEET
REAR, ABUTTING A NONRESIDENTIAL DISTRICT	15 FEET	5 FEET

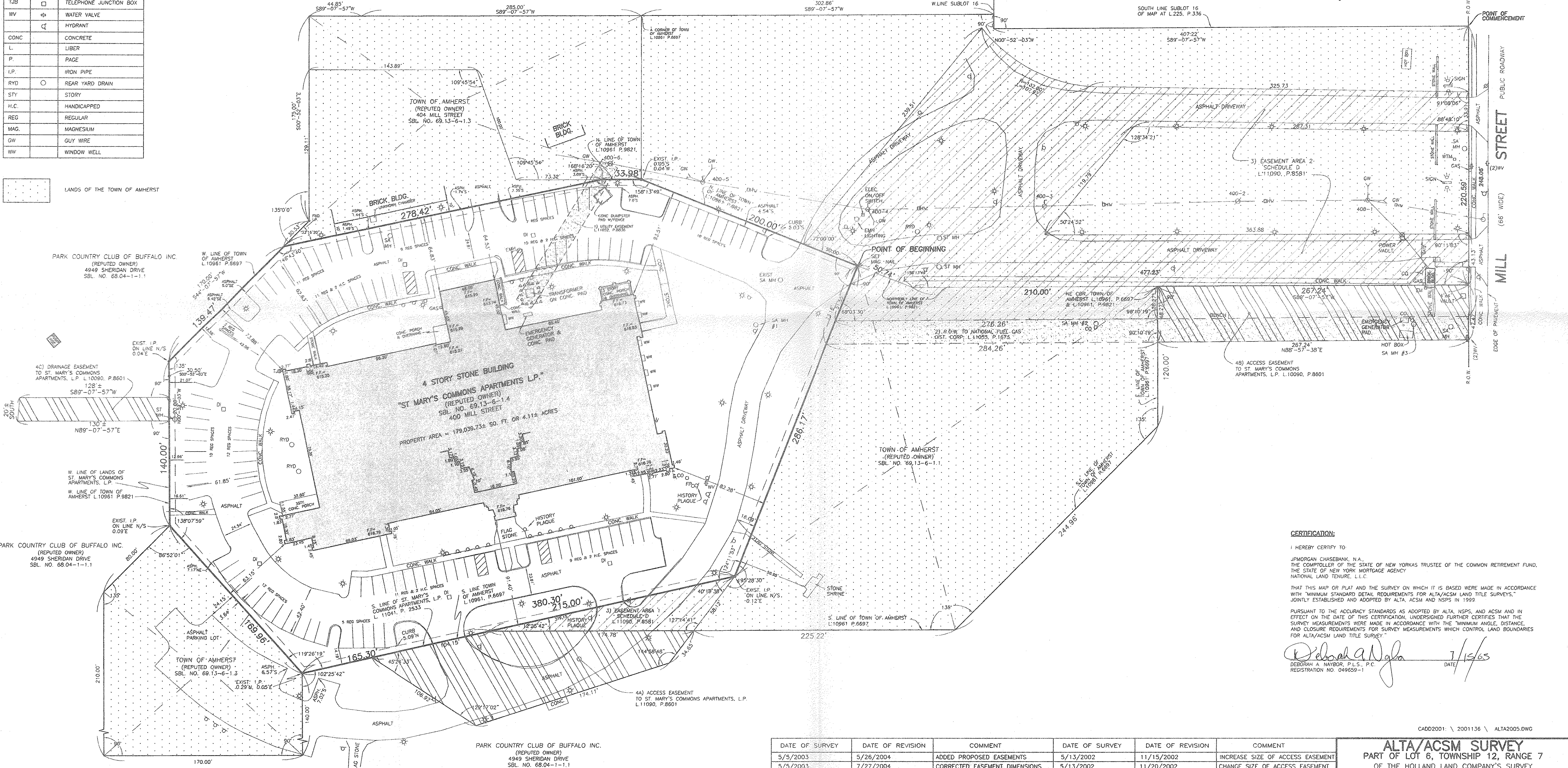
NOTE:

THIS SURVEY WAS PREPARED USING CERTIFICATE OF TITLE ISSUED BY NATIONAL LAND TENURE, L.L.C., TITLE NO. NLT-8063-E-03 DATED JULY 1, 2005



VICINITY MAP

NOT TO SCALE



CERTIFICATION:

I HEREBY CERTIFY TO:
JPMORGAN CHASEBANK, N.A.,
THE COMPTROLLER OF THE STATE OF NEW YORK'S TRUSTEE OF THE COMMON RETIREMENT FUND,
THE STATE OF NEW YORK MORTGAGE AGENCY
NATIONAL LAND TENURE, L.L.C.
THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999.
PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEY."

Deborah A. Naylor
DEBORAH A. NAYLOR, P.L.S., P.C.
REGISTRATION NO. 049659-1
DATE 7/15/05

CADD2001: \2001136 \ ALTA2005.DWG

DATE OF SURVEY	DATE OF REVISION	COMMENT	DATE OF SURVEY	DATE OF REVISION	COMMENT
5/5/2003	5/26/2004	ADDED PROPOSED EASEMENTS	5/13/2002	11/15/2002	INCREASE SIZE OF ACCESS EASEMENT
5/5/2003	7/27/2004	CORRECTED EASEMENT DIMENSIONS	5/13/2002	11/20/2002	CHANGE SIZE OF ACCESS EASEMENT
5/5/2003	9/7/2004	ADDED 3 PROPOSED TOWN OF AMHERST ACCESS EASEMENTS	5/13/2002	4/23/2003	ADD UTIL. EASEMENT & FLOOD NOTE
5/5/2003	9/14/2004	CHANGED PROPOSED EASEMENT NO. 3	5/5/2003	5/7/2003	UPDATED TO ALTA/ACSM STANDARDS
7/7/2005	7/7/2005	UPDATED ALTA/ACSM SURVEY	5/5/2003	5/9/2003	UPDATED CERTIFICATION
			5/5/2003	12/16/2003	ADDED PROPOSED DRAINAGE EASEMENT
			5/5/2003	2/12/2004	ADDED NEW UTILITIES AND PAVEMENT
			5/5/2003	3/11/2004	UPDATED SURVEY
			5/5/2003	3/23/2004	ADD DUMPSTER PAD
			5/5/2003	5/11/2004	ADD EMERGENCY GENERATOR PAD
					FIELD CHECKED PARKING LOTS

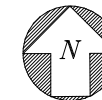
ALTA/ACSM SURVEY
PART OF LOT 6, TOWNSHIP 12, RANGE 7
OF THE HOLLAND LAND COMPANY'S SURVEY
TOWN OF AMHERST
COUNTY OF ERIE, STATE OF NEW YORK

Deborah A. Naylor PLS, P.C.
Land Surveying - Land Planning
1490 Church Street
Alden, New York 14004

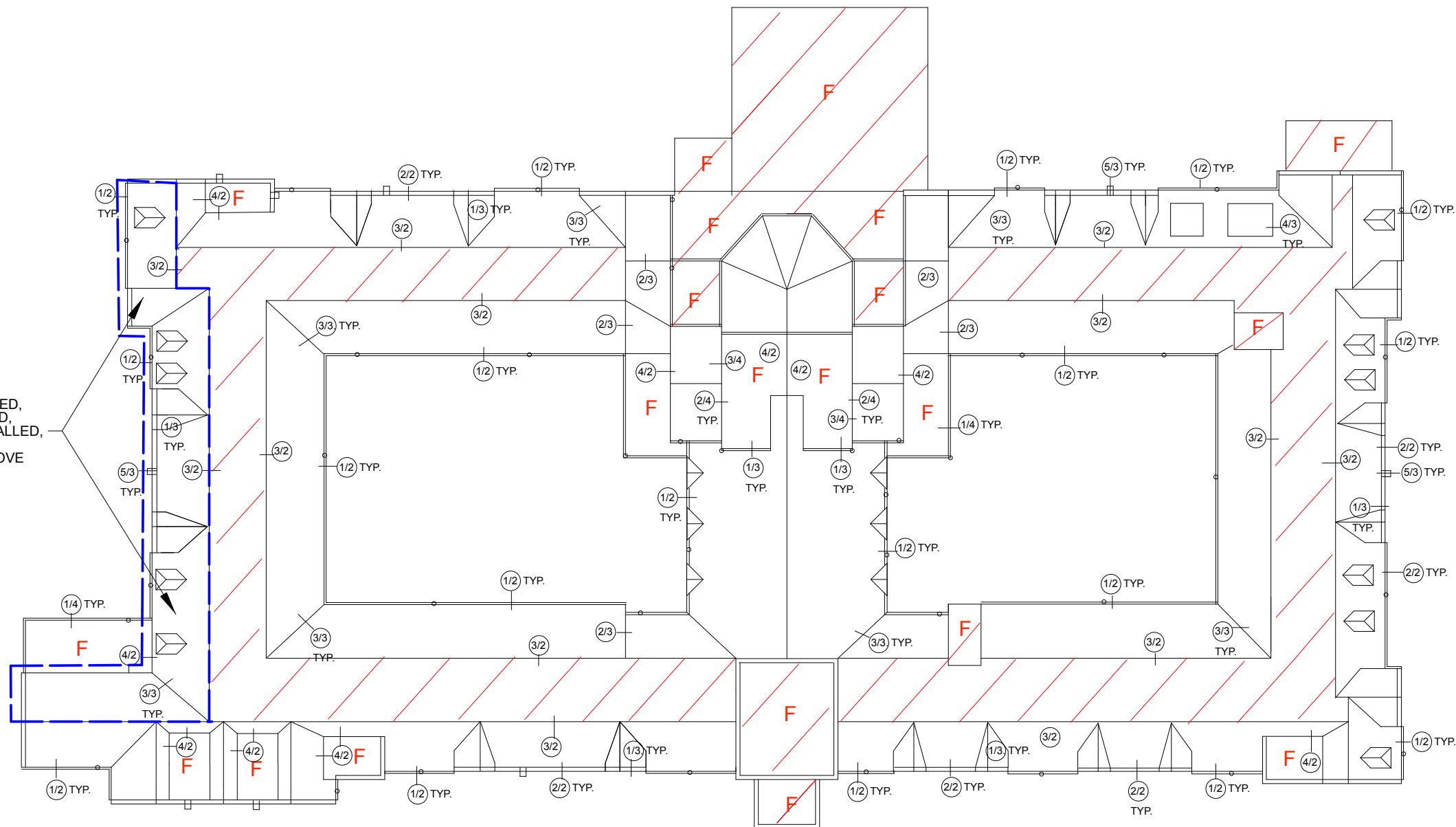
Ph: (716) 937-9448 Fax: (716) 937-9526
DATE: 5/13/2002 SHEET: 1 OF 1 DWN BY: DMS
JOB NO.: 2001136 SCALE: 1" = 40' CHK'D BY: DAN

WARNING: ALTERING THIS DOCUMENT IS IN VIOLATION OF THE LAW EXCEPTING AS PROVIDED IN SECTION 7209, PART 2 OF THE NEW YORK STATE EDUCATION LAW.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATEMENT OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.



IN THE OUTLINED AREA,
SLATE SHINGLES WERE REMOVED,
NEW WOOD DECKING INSTALLED,
NEW ICE & WATER SHIELD INSTALLED,
& SHINGLES WERE INSTALLED
ROOFER WOULD HAVE TO REMOVE
EXIST. SHINGLES & RE-INSTALL
ICE & WATER SHIELD



ROOF REHABILITATION NOTES:

- REMOVE EXIST. SLATE & EPDM ROOFING DOWN TO WOOD DECK.
- OVERLAY ENTIRE ROOF WITH 7/16" EXTERIOR GRADE OSB.
- COVER ENTIRE SLOPED AREA WITH NEW W.R. GRACE ICE & WATER SHIELD.
- BASE BID NO. 1 - INSTALL NEW SLATE SHINGLES.
- BASE BID NO. 2 - INSTALL NEW SYNTHETIC SLATE SHINGLES
- BASE BID NO. 3 - INSTALL NEW ARCHITECTURAL ASPHALT (GRAND MANOR) SHINGLES
- INSTALL NEW 5/8" GYP OVERLAYMENT BOARD & .090 EPDM AT FLAT ROOF AREAS.
- REPLACE SLATE SIDING WITH NEW HARDIE BOARD CEMENT FIBER SIDING.
- RE-USE COPPER GUTTERS, COUNTERFLASHINGS, FASCIA, STEP FLASHINGS, & DOWNSPOUTS WHEREVER POSSIBLE
- INSTALL NEW COPPER FLASHINGS WHEN THESE FLASHINGS CAN NOT BE RE-USED.
- CONNECT NEW & OLD DOWNSPOUTS TO EXIST. STORM SEWER RECEIVERS.
- INSTALL NEW HEATING CALBES AT ALL EAVES, GUTTERS, & DOWNSPOUTS, CONNECTION BY OTHERS.

KEY

HVAC Unit		Pipe/Conduit	*	Not In Contract	
Roof Drain	•	Roof Hatch		Flat Roof Area	F
Vent Pipe	o	Stack	⊗		

THE BROWNE COMPANY

Roofing and Waterproofing Consultants, Inc.

98 FOREST DRIVE, ORCHARD PARK, NEW YORK 14127

PHONE: 716-667-0802 EMAIL: BROWNECO@AOL.COM

ST. MARY'S COMMONS APARTMENTS ROOF REHABILITATION PROJECT 400 MILL STREET, WILLIAMSVILLE, NY

TITLE ROOF PLAN

DRAWN BY GPB

CHECKED

CHK'D BY

DATE: 09-14-23

FILE NAME ST MARYS - 1

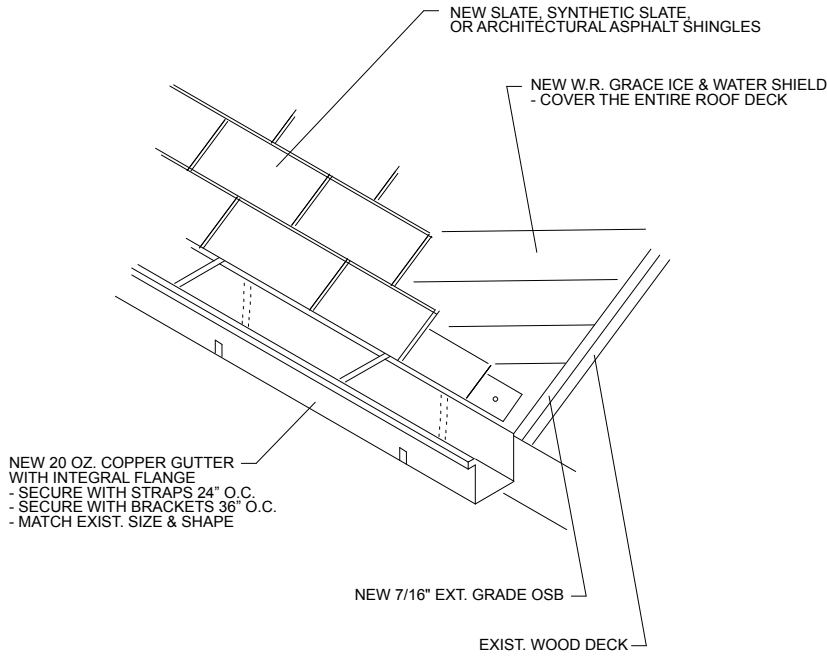
SCALE

PROJECT NO.

DWG. NO.

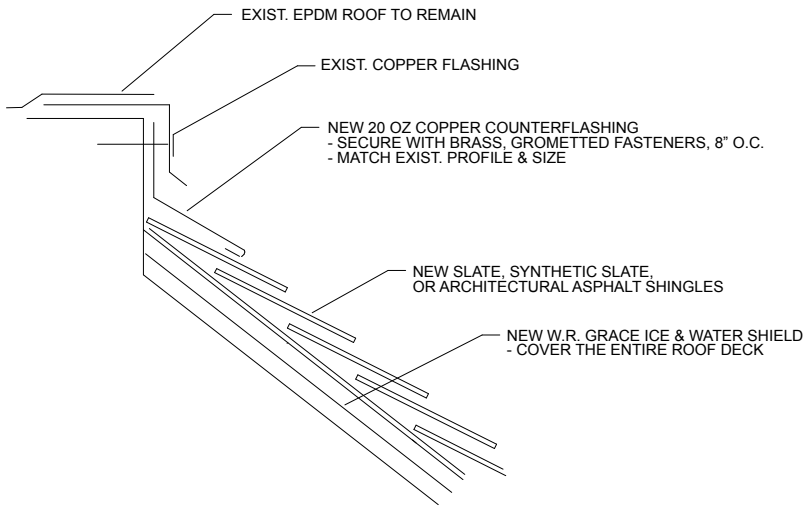
1/32" = 1'-0"

SHEET 1 OF 4

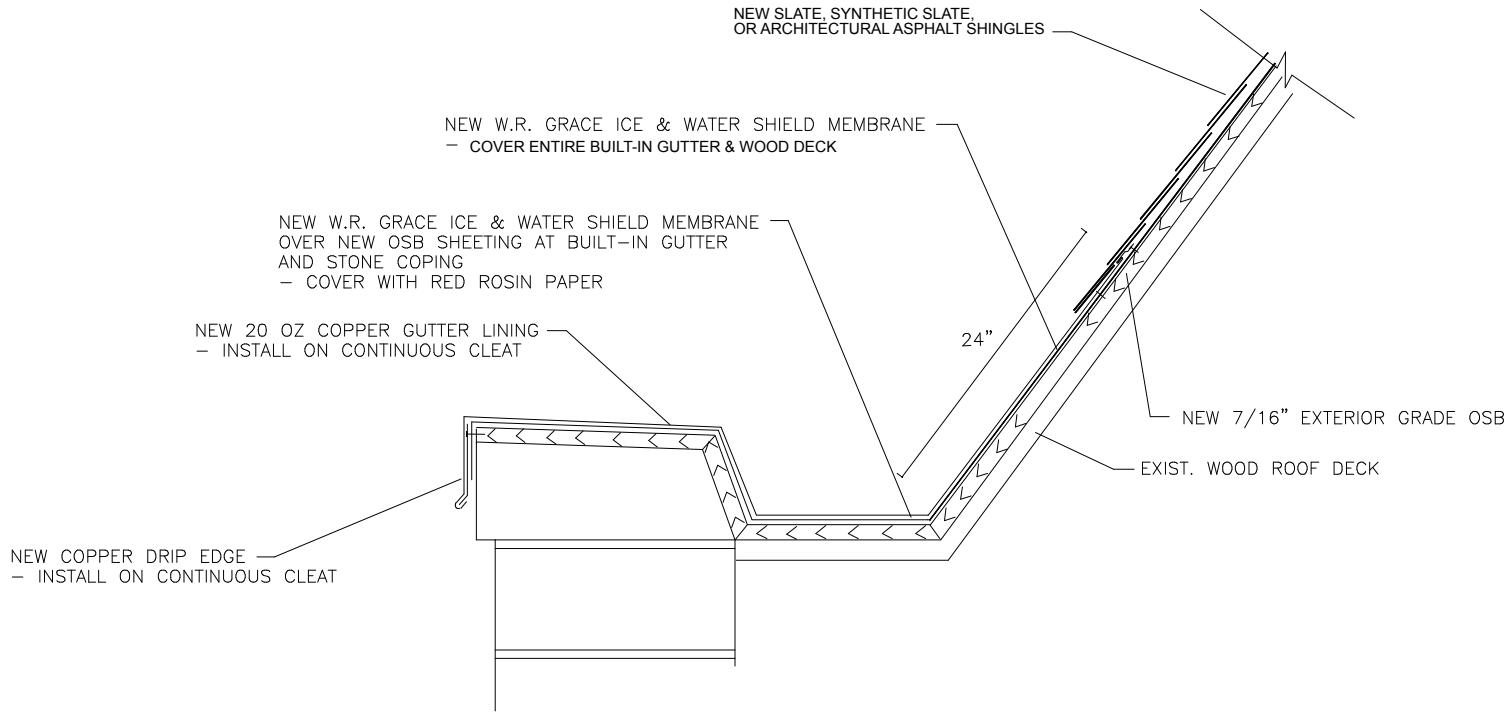


NOTE - RE-USE EXISTING COPPER GUTTERS & DOWNSPOUTS WHEREVER POSSIBLE

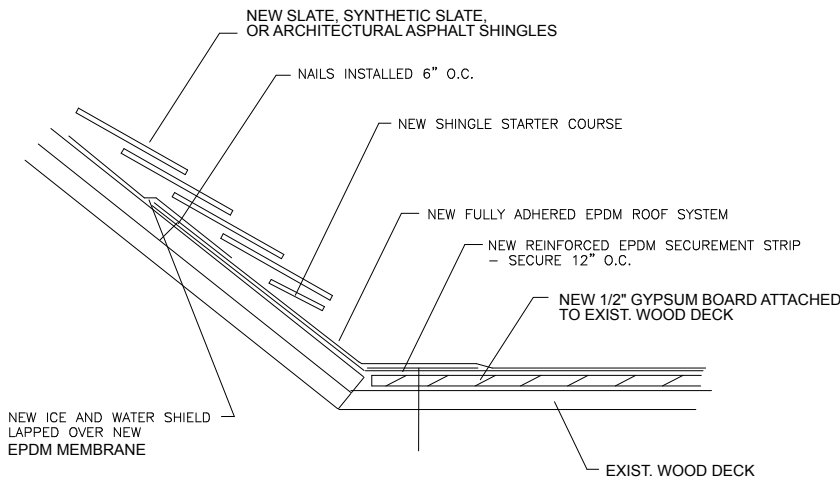
1/2 DETAIL AT EAVES/GUTTER



3/2 DETAIL AT FLAT-TO-SHINGLE TRANSITION



2/2 FLASHING AT BUILT-IN GUTTER

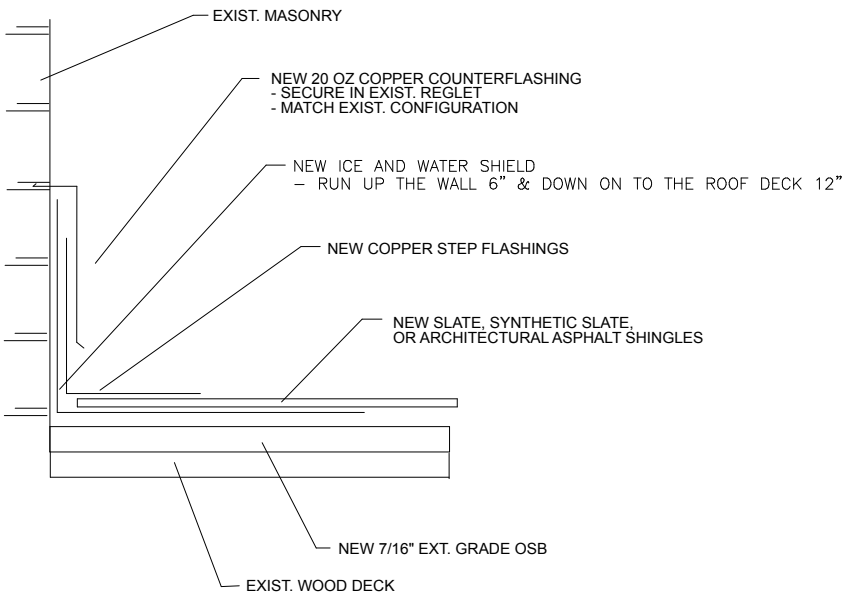


- NOTES:
- SHINGLES MUST LAP OVER EPDM MEMBRANE A MINIMUM OF 2 FULL COURSES.
 - A PROPER STARTER COURSE (WITH ADHESIVE AT THE BOTTOM EDGE) MUST BE INSTALLED.

4/2 DETAIL AT SHINGLE-TO-FLAT ROOF INTERSECTION

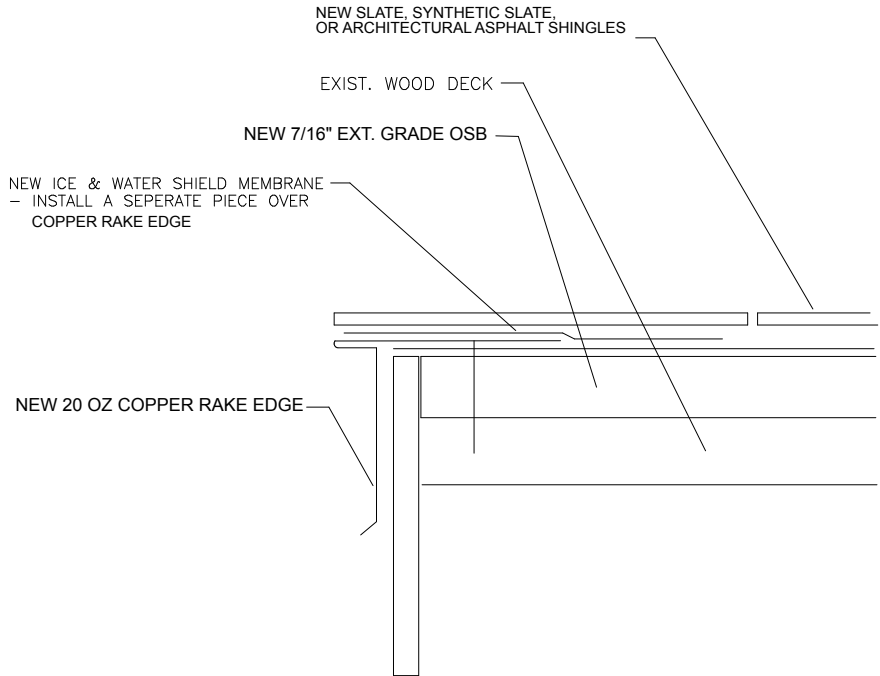
THE BROWNE COMPANY
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PHONE: 716-667-0802 EMAIL: BROWNECO@ADELPHIA.NET
Attachment: AHPC CofA Application Part II (9-30-2023) (28072 : St. Mary's)

ST. MARY'S COMMONS APARTMENTS ROOF REHABILITATION PROJECT 400 MILL STREET, WILLIAMSVILLE, NY		
TITLE ROOF FLASHING DETAILS (1)		
DRAWN BY GPB		
CHECKED		
CHK'D BY		
DATE: 09-14-23		
FILE NAME ST MARYS - 2		
SCALE	PROJECT NO.	DWG. NO.
NOT TO SCALE		SHEET 2 OF 4

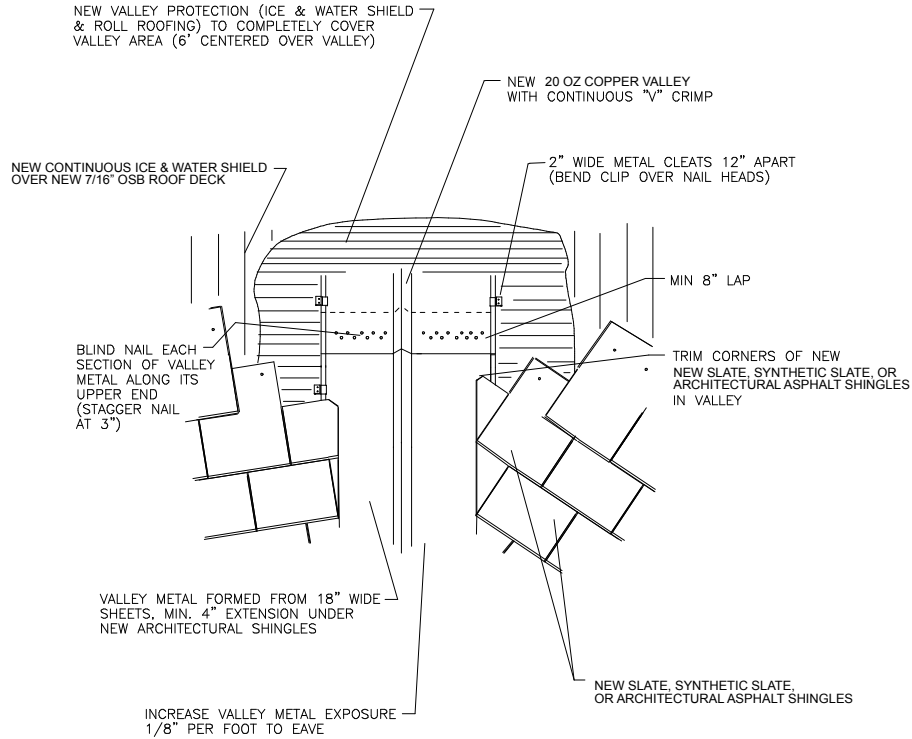


NOTE - REMOVE EXIST. COPPER COUNTERFLASHING

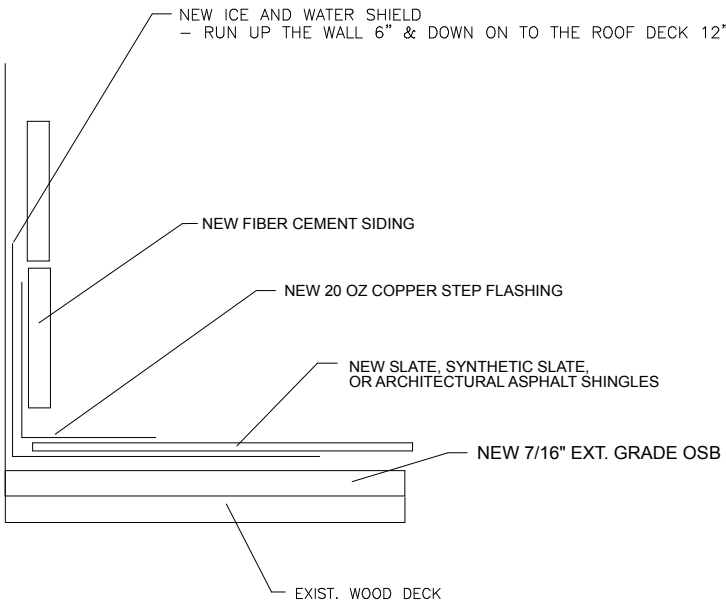
1/3 FLASHING DETAIL AT INTERSECTION WITH MASONRY



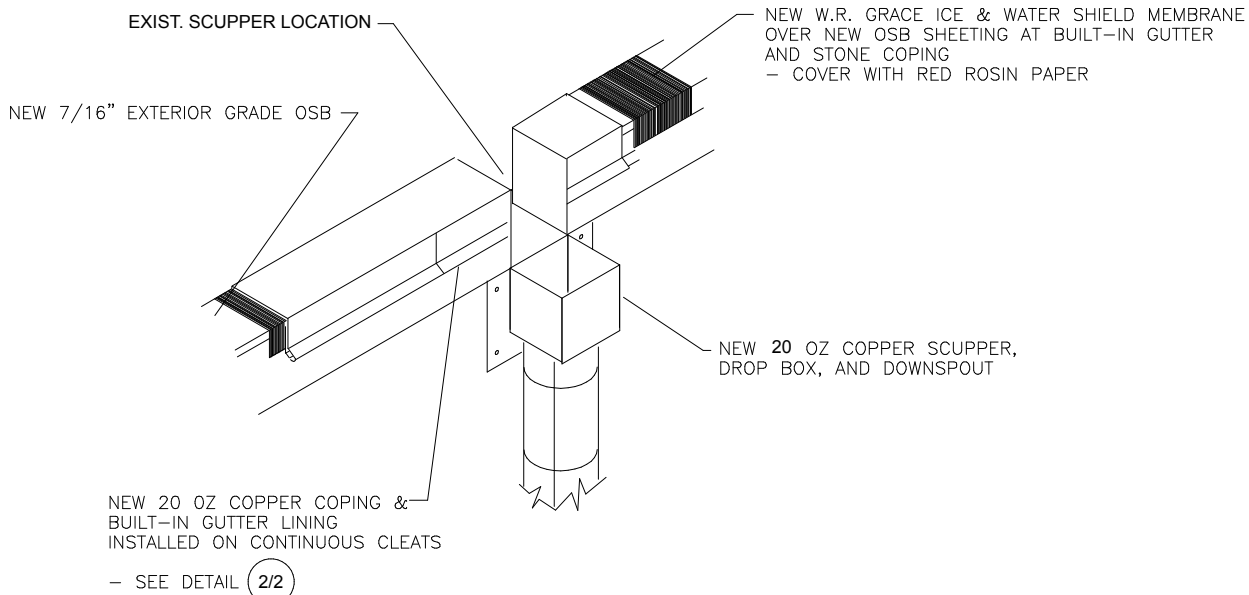
2/3 FLASHING DETAIL AT RAKE EDGES



3/3 FLASHING DETAIL AT VALLEYS



4/3 FLASHING DETAIL AT NEW SIDING



NOTE - RE-USE EXISTING COPPER DOWNSPOUTS WHEREVER POSSIBLE

5/3 FLASHING DETAIL AT BUILT-IN GUTTER SCUPPERS

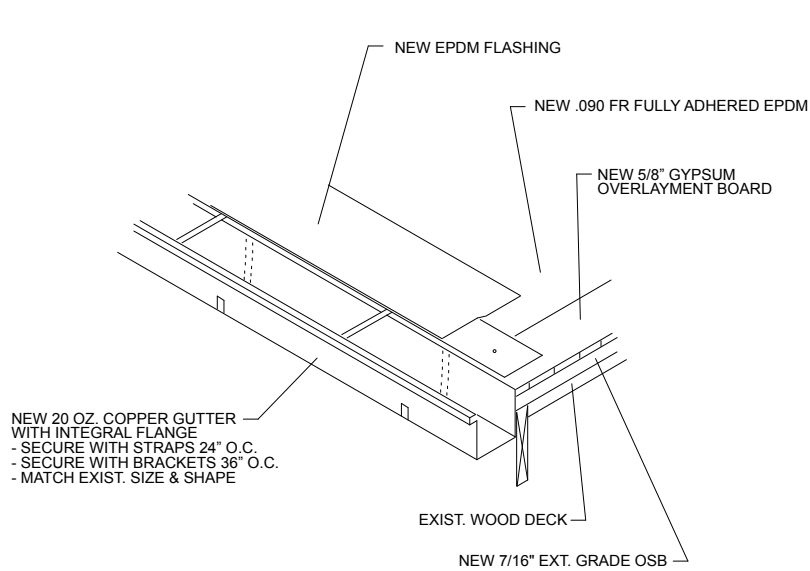
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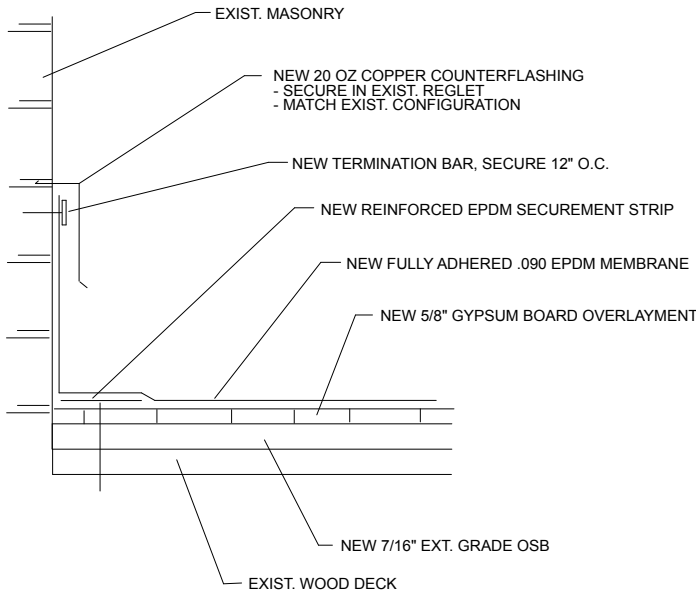
PHONE: 716-667-0802 EMAIL: BROWNECO@ADELPHIA.NET

ST. MARY'S COMMONS APARTMENTS ROOF REHABILITATION PROJECT 400 MILL STREET, WILLIAMSVILLE, NY		
TITLE ROOF FLASHING DETAILS (2)		
DRAWN BY GPB		
CHECKED		
CHK'D BY		
DATE: 09-14-23		
FILE NAME ST MARYS - 3		
SCALE	PROJECT NO.	DWG. NO.
NOT TO SCALE		SHEET 3 4 OF



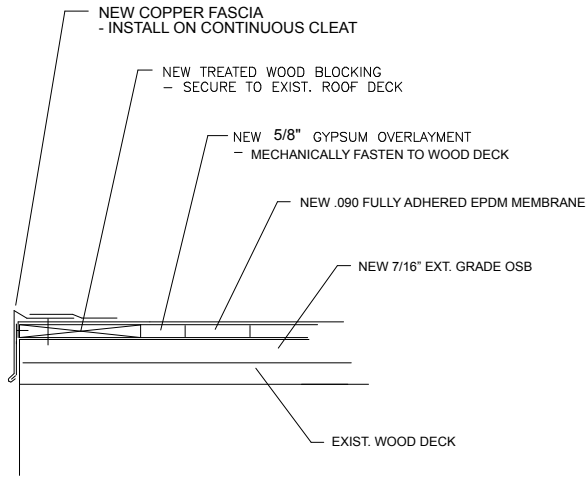
NOTE - RE-USE EXISTING COPPER GUTTERS & DOWNSPOUTS WHEREVER POSSIBLE

1/4 FLASHING DETAIL AT GUTTER

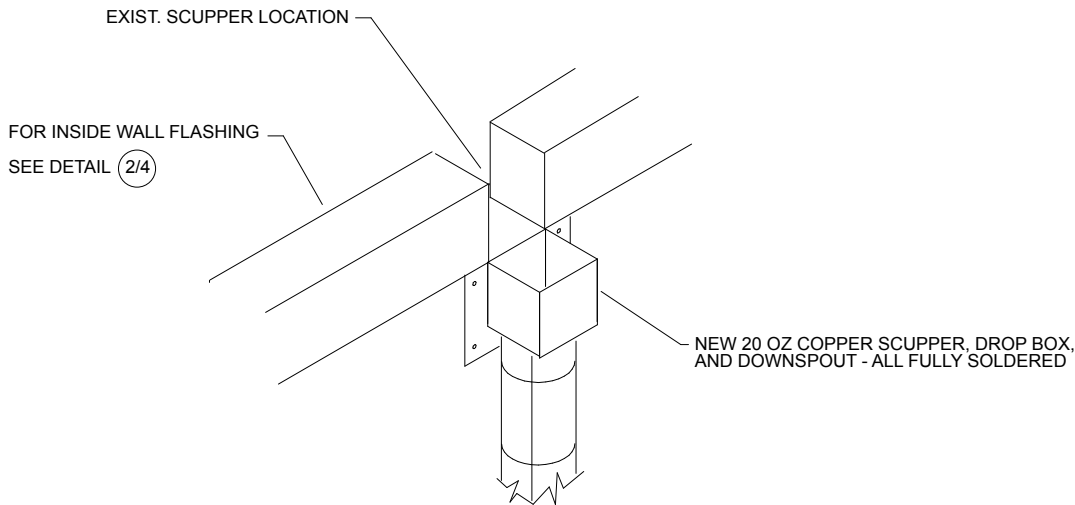


NOTE - REMOVE EXIST. COPPER COUNTERFLASHING

2/4 FLASHING DETAIL AT WALL



3/4 FLASHING DETAIL AT ROOF EDGE



NOTE - RE-USE EXISTING COPPER GUTTERS & DOWNSPOUTS WHEREVER POSSIBLE

4/4 FLASHING DETAIL AT SCUPPERS

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ST. MARY'S COMMONS APARTMENTS ROOF REHABILITATION PROJECT 400 MILL STREET, WILLIAMSVILLE, NY		
TITLE ROOF FLASHING DETAILS (3)		
DRAWN BY GPB		
CHECKED		
CHK'D BY		
DATE: 09-14-23		
FILE NAME ST MARYS - 4		
SCALE	PROJECT NO.	DWG. NO.
NOT TO SCALE		
SHEET 4 OF 4		



EcoStar LLC
42 Edgewood Drive
Holland, NY 14080
800.211.7170
EcoStarLLC.com

Find us on social media:



Synthetic Slate & Shake Roofing

Durable, sustainable
building product



Made with recycled
polymer and rubber
(not tires)



Less than half the
weight of natural slate



Class C and Class A
fire ratings available



Class 4 hail impact
resistance rating



50-year transferable
warranty available

Design Your Roof,
Your Way



www.ecostarllc.com



Majestic Niagara Slate 12" in Stormy Gray Blend



Highly Sustainable | Highest Testing Performance | Proven Longevity | Uncompromised Beauty

Proudly Made in the USA

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Packet Pg. 81



Thank you for your interest in EcoStar

For 30 years, EcoStar has been a pioneer in the synthetic slate and shake roofing markets. We pride ourselves in making products that turn everyday steep-slope roofs into extraordinary extensions of our customers' visions. Our team has long been in place ensuring all our products perform at the highest level. We have followed a stringent quality program since 1997 and are audited every 6 months in accordance with ISO 9001, UL and other certification agencies.

EcoStar is dedicated to helping the world address recyclable materials. Since 1993, we have redirected thousands of tons of valuable raw materials away from landfills each year. By using post-industrial upcycled materials, EcoStar tiles aid in the preservation of natural resources. No trees are cut down and no slates are quarried for the manufacture of EcoStar products.

EcoStar is here for you. If you have a vision for your roof, we can turn it into reality. And you can rest assured that the beauty of your roof will last as long as you call it home.

Why Choose EcoStar?

- Highly Sustainable
- Designed to Perform
- Highest Testing Performance
- Largest Profile Offering
- Unmatched Weathering Capability
- Color Match Excellence
- Proven Longevity
- Easy Installation
- Uncompromised Beauty
- Made in the USA



Contents

2	The EcoStar Difference
4	Traditional Slate
6	Niagara Slate
8	Random-Width Blends
10	Features and Benefits: Majestic Slate, Empire Slate and Niagara Slate
12	Traditional Shake
14	Aspen Blend
16	Niagara Shake
18	Features and Benefits: Seneca Shake, Empire Shake, Empire Shake Plus and Niagara Shake
20	Color Options
22	Commercial and Historic Applications
24	Installation and Accessories
25	Complete Warranty Protection & Custom Projects

"This is our second project using EcoStar Majestic Slate and our crews love the ease of installation and our customers love the distinctive look on their roofs."

- Alan Frank, Alan Frank Roofing Co.



The EcoStar Difference

As the leading manufacturer of sustainable roofing tiles, we recognize the challenges our world faces regarding Earth's limited resources, non-renewable energy sources, and responsible disposition of waste.

EcoStar LLC leads the composite steep-slope roofing industry with its premium synthetic slate and shake roofing tiles. EcoStar products are made to the highest of standards and are the environmentally-responsible choice for contractors, specifiers, architects and property owners. EcoStar tiles are manufactured in the USA with a material made of up to 80% upcycled post-industrial rubber and plastic.

Over the years, technology has enhanced our already exceptional weathering performance. Product weathering occurs in all synthetic roofing products regardless of material content (recycled or virgin). Our lot control methods ensure that our tiles weather uniformly, so that over time, EcoStar tiles lose their slight sheen and develop a patina, continuing the replication of their natural counterparts. Testing our products remains paramount to providing products that look beautiful and realistic when first installed, and even more natural with each year of exposure to mother nature. In other words, we improve with age!

Manufactured in strict adherence to ISO 9001 Quality Management Standards.



EcoStar LLC—pioneers of sustainable roofing since 1993.



1.b

Attachment: AHPC CoFA Application Part II (9-30-2023) (28072 : St. Mary's)

upcycle

transitive verb

: to recycle (something) in such a way that the resulting product is of a higher value than the original item : to create an object of greater value from a discarded object of lesser value.



20-Year Old Roof
Majestic Slate 12" in
Midnight Gray

Traditional Slate

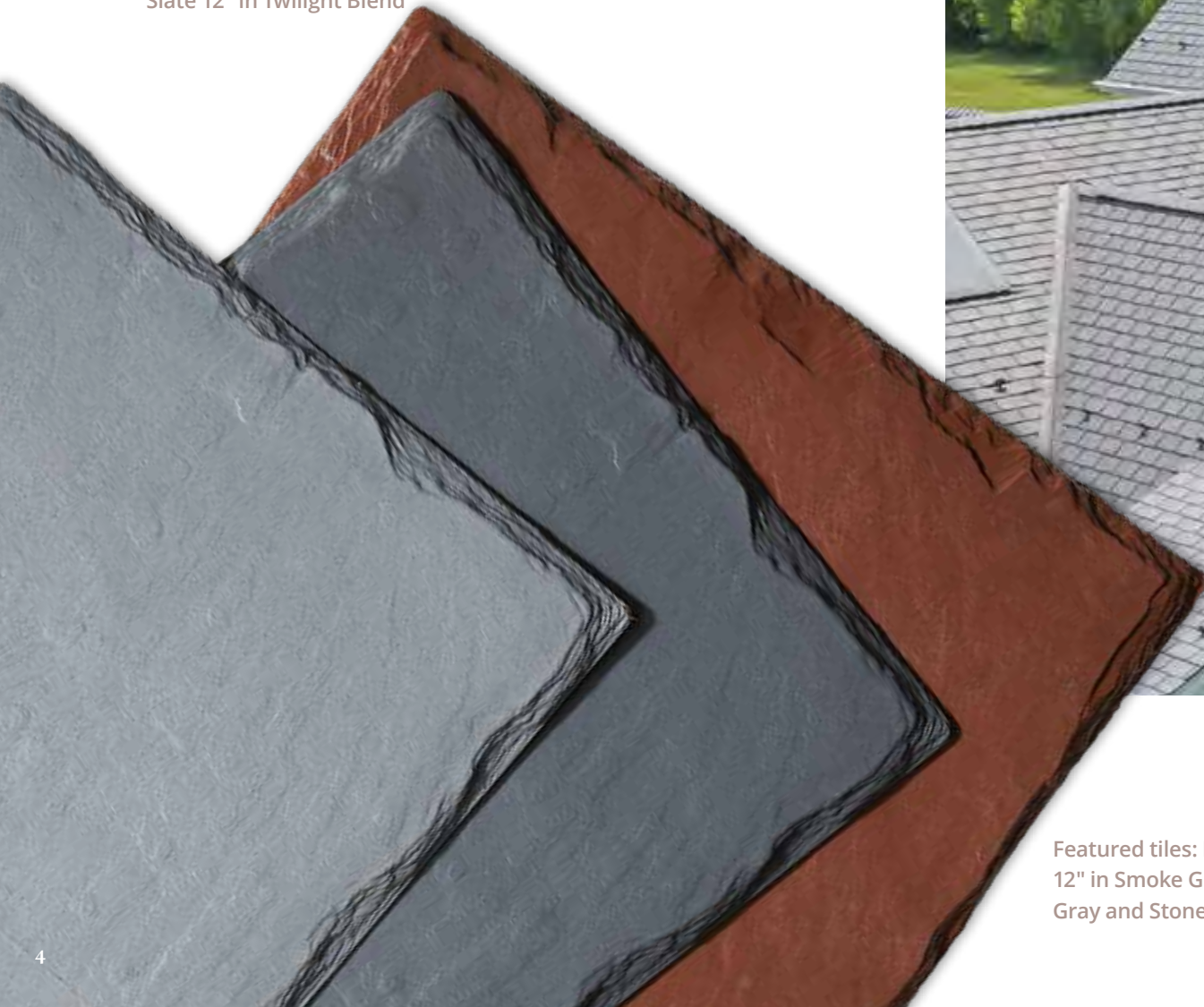
The enduring beauty of slate.

An affordable and environmentally friendly alternative to natural slate, our Traditional Slate lines of recycled roof tiles capture the beauty of natural slate. Traditional Slate is available in single widths (10" and 12"), Designer Tiles (Beveled Edge, Chisel Point and Beaver Tail) and a Random-Width Blend (6", 9" and 12").

Featured image: Majestic Slate 12" in Federal Gray



From left to right: Majestic Slate Beaver Tail in Midnight Gray, Mountain Plum and Chestnut Brown; Majestic Slate 12" in Chestnut Brown; Majestic Slate 12" in Twilight Blend



Featured tiles: Majestic Slate 12" in Smoke Gray, Federal Gray and Stone Red



Discover more design ideas in our online photo gallery by scanning the QR code or visiting ecostarllc.com.



Niagara Slate

The thickest, most natural-looking slate profile.

Bigger is better when it comes to Niagara Slate, EcoStar's largest profile slate, designed to create enhanced shadow lines for maximum aesthetic appeal. Niagara Slate is available in single widths (10", 12" and 14") and a Random-Width Blend.

Featured image: Majestic Niagara Slate 14" in Chestnut Brown



From left to right: Majestic Niagara Slate 12" in Stormy Gray Blend; Majestic Niagara Slate 14" in Chestnut Brown; Majestic Niagara Slate 12" in Midnight Gray



Featured tiles:
Majestic Niagara Slate
in Federal Gray,
Mountain Plum and
Smoke Gray



Discover more design ideas in our online photo gallery by scanning the QR code or visiting ecostarllc.com.



Random-Width Blends

The most realistic slate blends.

Random-Width Blends are available in both Traditional and Niagara product lines. Traditional Random-Width Blend includes 6", 9" and 12" Majestic Slate or Empire Slate tiles. Niagara Random-Width Blend includes 10", 12" and 14" Majestic Niagara Slate or Empire Niagara Slate tiles. An even number of each size tile is included in every bundle for ease of installation on-site. With straight and staggered installation options, these blends provide the look you desire and the protection you need.

Featured image: Majestic Niagara Slate Random-Width Blend in Black



From left to right: Majestic Slate Random-Width Blend in Earth Green; Majestic Niagara Slate Random-Width Blend in Black; Majestic Niagara Slate 14" and 12" Blend in Black



Featured tiles: Majestic Slate Random-Width Blend in Midnight Gray



Discover more design ideas in our online photo gallery by scanning the QR code or visiting ecostarllc.com.



Innovative Design, Classic Slate Look

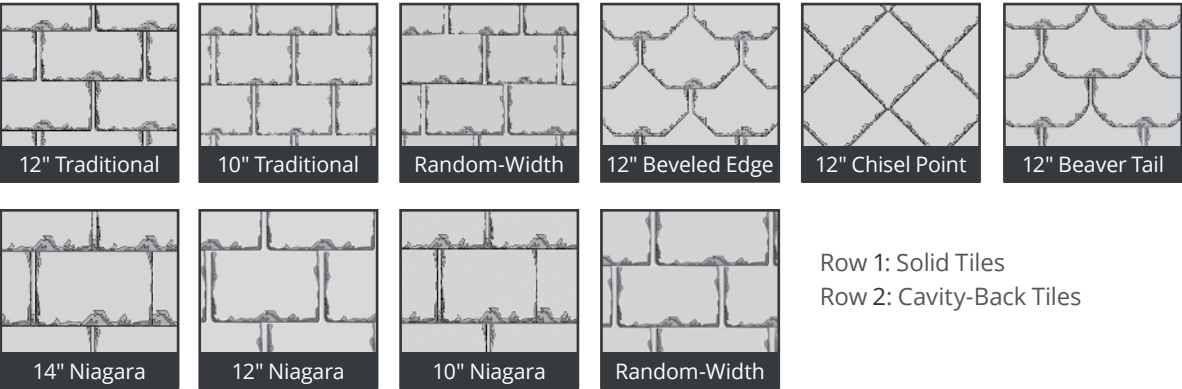
EcoStar Slate

Post-industrial recycled compounds are utilized to create a lightweight and environmentally responsible alternative to natural slate. An EcoStar roof offers beautiful, yet proven protection for your most prized investment. It is an inspiration to homeowners looking for affordable style and uncompromised performance.

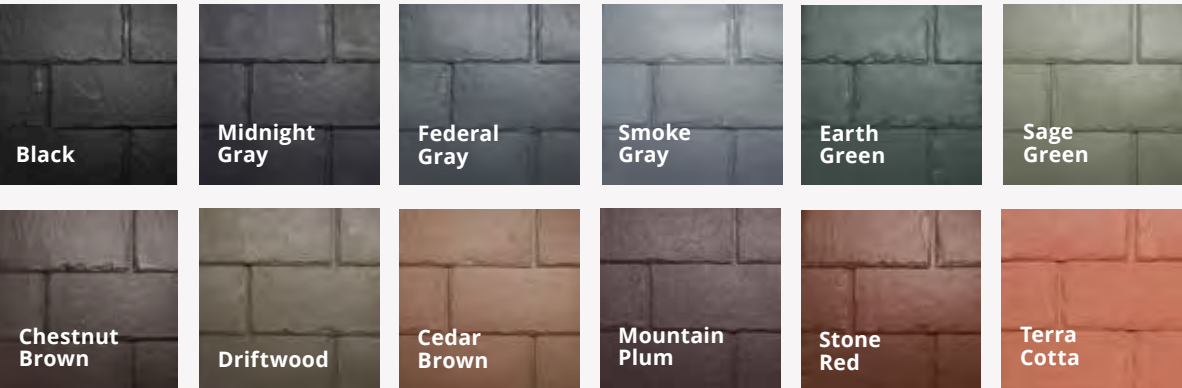
Significant advantages:

- Weighs significantly less than natural slate
- Protects against extreme weather conditions
- Reduces need for maintenance and repair
- Lessens environmental impact
- Exceeds industry performance standards
- 50-year warranty

Profiles



Majestic Standard Colors



Color samples may not accurately represent the true color level or variations of color blends that will appear on the roof. Colors and specifications subject to change without notice. EcoStar is not liable for color variations or shading.



Looking for a more unique look?
Achieve a custom look by combining multiple profiles and/or colors. See page 20 to learn more.

All EcoStar products are factory pre-blended for both color and width.

The right tile for any property

Whether you are looking to elevate the look of a residential property, meet the performance needs of a commercial property, or preserve the look of a historical property, EcoStar offers the right tile.

Majestic Slate

EcoStar's original eco-friendly tile, made of 80% recycled materials, meeting the needs of most residential applications.

Empire Slate

The same classic slate look as Majestic Slate with additional energy-saving benefits, and design features that meet the needs of commercial and historical properties.

Niagara Slate

Niagara Slate is available in the Majestic and Empire formulas and offers an increased tile size and thickness for enhanced shadow lines and increased aesthetic appeal.

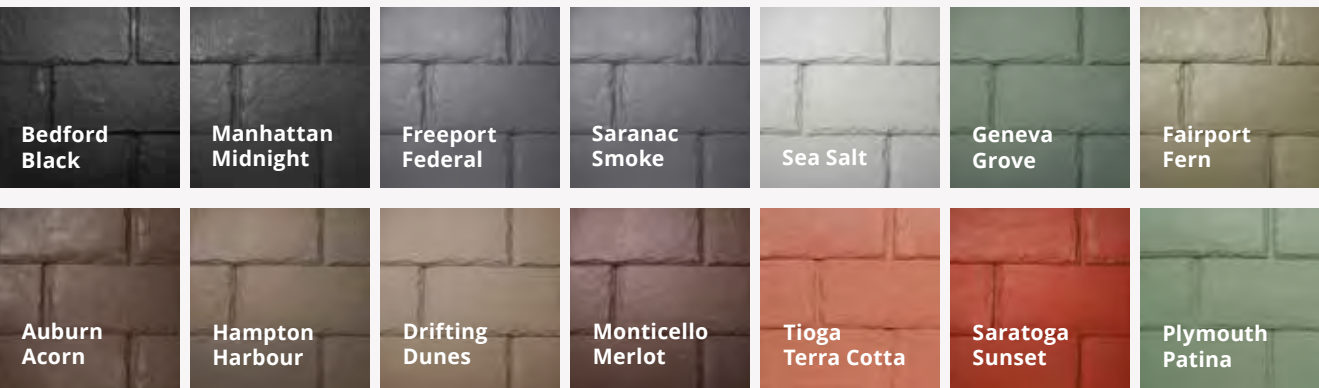
Our slates replicate real slate in so many ways - the beauty and durability, the slight sheen after installation, and the gentle patina of the surface over time.

Tile Features	Majestic Slate		Empire Slate	
	Traditional	Niagara	Traditional	Niagara
Recycled Material	80%	80%	25%	25%
Tile Widths	12", 10", 9", 6"	14", 12", 10"	12", 10", 9", 6"	14", 12", 10"
Profile	Solid	Cavity-back	Solid	Cavity-back
Tile Thickness	1/4"	5/8"	1/4"	5/8"
Reveal	7", 6"	10", 9"	8", 7", 6"	10", 9"
Weight per Square (at maximum reveal)	275 lbs. (12" tile)	250 lbs. (14" tile)	308 lbs. (12" tile)	290 lbs. (14" tile)
Fire Rating	Class C	Class C	Class C/A	Class C/A
Impact Rating	Class 4	Class 4	Class 4	Class 4
Miami-Dade	No	No	Yes	Yes
Standard Colors	12	12	14	14
Cool Roof Colors	No	No	11	11
Custom/Marbled Colors	No	No	Yes	Yes
Designer Tiles	Yes	No	Yes	No

Cool Colors

Enjoy additional energy savings from our line of Cool Colors, available in all Empire colors. (excludes Bedford Black, Tioga Terra Cotta and Plymouth Patina)

Empire Standard & Cool Colors



"EcoStar synthetic slate was just what we were looking for. We were able to select the size, shape, and blend of colors required to give our home the look of a well-preserved nineteenth-century structure."

- Jay Panzer, Homeowner

EcoStar representatives are available for information about energy savings and homeowners insurance discounts. Visit our website to find your local representative.

Color Options to Fit Your Style

Factory Blends*

EcoStar provides unlimited potential to enhance the beauty of your property with the option of color blends - available in all product lines. From “Wide-Range” blends, which include multiple shades of the same color, to completely custom multi-color mixes, you can create a striking roof with unique style.

Slate Color Blends:



Scottish Blend



Tuscan Blend

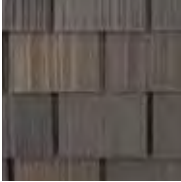


Napa Blend

Shake Color Blends:



Summit Blend



Wood Trail Blend



Sierra Blend

Wide Range Blends:



Stormy Gray Blend



Twilight Blend



Forest Blend



Canyon Blend

Marbled Blends

EcoStar offers eight beautiful marbled blends in our Empire product lines. Each blend contains a minimum of 2-3 different marbled tiles offering a unique look for any project. Our marbled blends are also available in solid colors. Ask your representative for more details.



Riverbed



Vineyard



Rolling Meadow



Harvest Hill



Ancient Quarry



Feathered Driftwood



Fresh Cut Cedar



Hunters Creek Blend



Custom Colors

EcoStar’s production team can create slate and shake tiles with unique hues based on samples of material, paint swatches, or Pantone® color numbers that highlight your property. Design ideas for your project are endless.



Majestic Niagara Slate 12" in Stormy Gray Blend

** All EcoStar products are factory pre-blended for both color and width.*



Top: Empire Slate 12" in Ancient Quarry

Bottom: Aspen Blend in Fresh Cut Cedar

"EcoStar is the cream of the crop. From the people who produce it, to the product, and right down to the installation. It's a product made from recycled material with an authentic look, backed by one of the best warranties in the industry."

- Ronald Cole, The Roof Connection

Commercial and Historic Applications

Exceeding the demands of commercial properties

As a pioneer of synthetic roofing products since 1993, EcoStar has become a favorite for educational buildings, religious facilities and government projects. Designed with up to 6" headlap for installation integrity, EcoStar roof systems exceed best practice roofing techniques, ensuring the longevity of your roof. All EcoStar products are manufactured under strict adherence to ISO 9001 quality management standards.

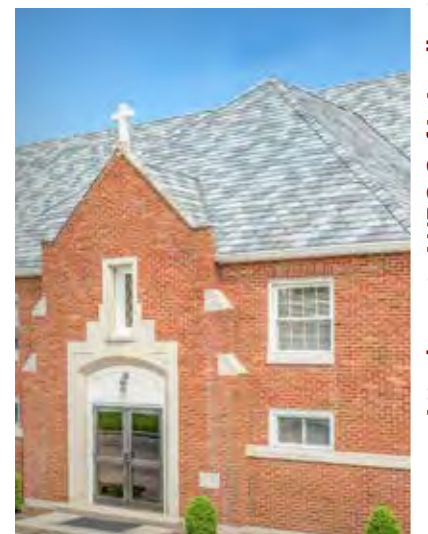
Preservation meets conservation

EcoStar products allow preservationists to match the distinctive look of an original roof while meeting modern day performance expectations, limiting the use of natural resources, reducing waste and minimizing carbon footprint. Focusing on reducing, reusing and recycling promotes the lasting benefits of conservation while allowing us to protect our cultural heritage. EcoStar tiles offer flexible installations, such as staggered and offset, to better match original roof designs. EcoStar has been approved for use in historic preservation projects throughout the United States.

Features and benefits:

- Weighs significantly less than natural slate
- Requires little-to-no maintenance
- Offers energy-saving cool colors
- Includes up to 80% post-industrial recycled content
- Easy application keeps installation costs down
- May contribute toward LEED certification
- Available in a wide variety of profiles and colors
- 50-year warranty is standard

Majestic Slate has been widely accepted by preservationists and historians for nearly 30 years.



Top (Right): Majestic Slate 12" in Stone Red

Bottom: Empire Slate Beveled Edge in Manhattan Midnight Wide Range and Freeport Federal Wide Range

"Our large, historic home had a very old, deteriorating, and unsightly slate roof that needed frequent repairs. Our new EcoStar Majestic Niagara Slate roof matches the original roof perfectly and restores our home to its former beauty."
- **David M., Homeowner**

"We are so pleased with the look and performance of the roofing."

- **Bill Ingram, Land Management, Inc.**



Bottom (Left to Right): Majestic Niagara Slate in Sage Green, Cedar Brown and Mountain

Majestic Slate 12" in Midnight Gray and B

Majestic Niagara Slate 12" in Smoke Gray, Federal Gray, Midnight Gray, and Mountain

1.b

Attachment: AHPC CoFA Application Part II (9-30-2023) (28072 : St. Mary's)



Installation and Accessories

EcoStar's extensive network of Gold Star Applicators have been professionally trained to provide you with a remarkably beautiful installation. Our accessories are designed to complement EcoStar synthetic roofing tiles, and are proven to extend the longevity of a roofing system.

Our reliable protection encompasses every component of the EcoStar roof installation.



Glacier Guard

Glacier Guard is an impermeable self-adhering membrane, offering enhanced protection against moisture penetration. A high-temperature self-adhered membrane is also offered.



Aqua Guard

Aqua Guard is a versatile roofing underlayment offering a stronger and lighter alternative to traditional felt.



Ridge Vent

EcoStar offers a continuous tile-over ridge vent that efficiently removes moisture build-up in the attic space of a building.



EcoStar Fasteners

Our stainless steel fasteners provide superior strength and resistance to corrosion, staining and leaking.

Complete Warranty Protection

A standard 50-year Limited Material Warranty is offered at no extra charge with the purchase of an EcoStar roof. To ensure that your EcoStar roof will perform at its best, consider the benefits of our transferable 50-Year Gold Star Limited Labor and Material Warranty.

Standard Warranty

Non-Transferable, Limited Materials

Gold Star Warranty

Transferable, Limited Labor and Materials

EcoStar representatives are available for information about energy savings and homeowners insurance discounts. Visit our website to find your local representative.

Custom Projects

Whether you're looking for a custom color or shape, EcoStar has the in-house capability to develop a solution for your unique project.



Island Groove Clay Tile

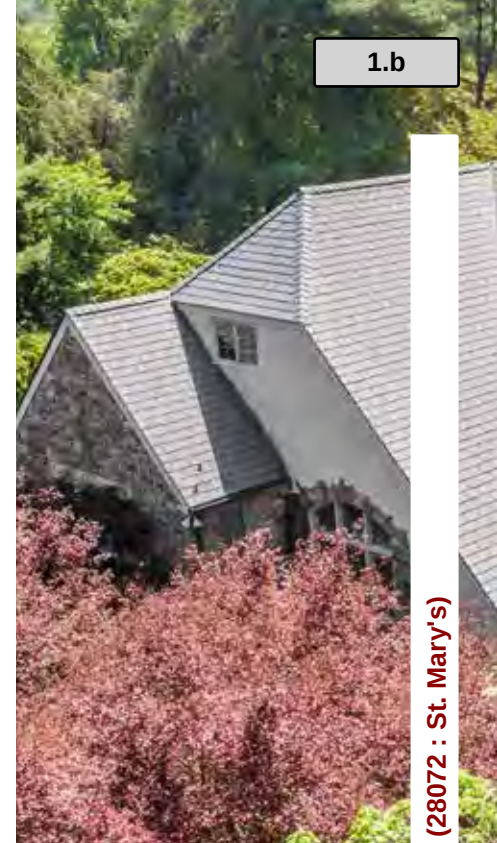


Saw Cut Tile



Fish Scale Tile

Call us today at **800.211.7170** or visit **www.ecostarllc.com** for more information.



Attachment: AHPC CofA Application Part II (9-30-2023) (28072 : St. Mary's)



A roof that is just as reliable as beautiful; the result of opting for our Gold Star Certified Applicators at every installation.

Protection Overview

- Miami Dade prolonged and accelerated weathering @ 4,500 hours
- Job lot control produces uniform roof tile weathering
- Miami Dade Wind TAS100 & TAS125 (NOA # 17_1227_10)
- UL listed Class C or A fire resistance (UL 790)
- UL Class 4 (highest rating) hail impact resistance (UL 2218)
- ISO 9001:2015 Quality Management Standards
- 50-Year Material Warranty
- 50-Year Transferable Labor and Material Warranty available

Proudly approved and certified by the following organizations:



Underwriters Laboratories (UL)®

Texas Department of Insurance

Florida Building Code

Visit www.ecostarllc.com for a complete listing of approvals and certifications.



Top: Majestic Slate 12" in Federal Gray

Bottom: Aspen Blend in Midnight Gray

GRAND MANOR[®]

Luxury Roofing Shingles

Attachment: AHPC CofA Application Part III (9-30-2023) (28072 : St. Mary's)

The Peak of Perfection

Some roofs say more. About you. About your style. About the home that uniquely showcases your life.

Grand Manor says it all with a style and grace that is exceptional from every angle. The luxurious multi-layered laminated shingle replicates the look of slate with the confidence backed by a lifetime warranty.

Your home becomes your castle with one of the heaviest shingles we've ever made. CertainTeed developed Grand Manor to endure all types of weather and always look its best, even on the steepest slopes.

STRIKING LOOKS

Deep shadows and random tabs are the secrets behind the design genius in Grand Manor. The result is a shingle with the incredibly authentic depth and dimension of slate.

LASTING BEAUTY

Our exclusive Super Shingle® construction design results in a shingle that, once installed, offers virtually five layers of protection. Made of the industry's most durable roofing materials, you'll have a roof with unsurpassed defense against the elements.

StreakFighter® PROTECTION

The ultimate in stain protection, CertainTeed's StreakFighter technology uses the power of science to repel algae before it can take hold and spread. StreakFighter's granular blend includes naturally algae-resistant copper to combat the ugly black streaking caused by algae and help your roof maintain its beauty for years to come.

With Grand Manor on your home, you'll have the assurance of being protected by one of CertainTeed's finest, most durable luxury shingles—and the confidence of knowing that whenever you look up at your roof, you'll see something beautiful.



Grand Manor, shown in Gatehouse Slate

NOTE: Due to limitations of printing reproduction, CertainTeed can not guarantee the identical match of the actual product color to the graphic representations throughout this publication.



Elegance Defined with Style and Grace

GRAND MANOR®

- Authentic depth and dimension of natural slate
- Dynamic color options
- Super Shangle® construction offers five layers of protection
- Streakfighter® protection against algae

GRAND MANOR® COLOR PALETTE



Colonial Slate



Gatehouse Slate



Stonegate Gray



Weathered Wood



Black Pearl



Brownstone



Georgian Brick



Sherwood Forest

Attachment: AHPC CofA Application Part III (9-30-2023) (28072 : St. Mary's)



Integrity Roof System™

A COMPLETE APPROACH TO LONG LASTING BEAUTY AND PERFORMANCE



With as much care as you take in selecting the right contractor, choosing the right roof system is equally as important. A CertainTeed Integrity Roof System combines key elements that help ensure you have a well-built roof for long-lasting performance.

1. Waterproofing Underlayment

The first step in your defense against the elements. Self-adhering underlayment is installed at vulnerable areas of your roof to help prevent leaks from wind-driven rain and ice dams.

2. Water-Resistant Underlayment

Provides a protective layer over the roof deck and acts as a secondary barrier against leaks.

3. Starter Shingles

Starter Shingles are the first course of shingles that are installed and designed to work in tandem with the roof shingles above for optimal shingle sealing and performance.

4. Shingles

Choose from a variety of Good-Better-Best styles to complement any roof design and fit your budget.

5. Hip & Ridge Caps

Available in numerous profiles, these accessories are used on the roof's hip and ridge lines for a distinctive finishing touch to your new roof.

6. Ventilation

A roof that breathes is shown to perform better and last longer. Ridge Vents, in combination with Intake Vents, allow air to flow on the underside of your roof deck, keeping the attic cooler in the summer and drier in the winter.

learn more at:

certainteed.com/roofing

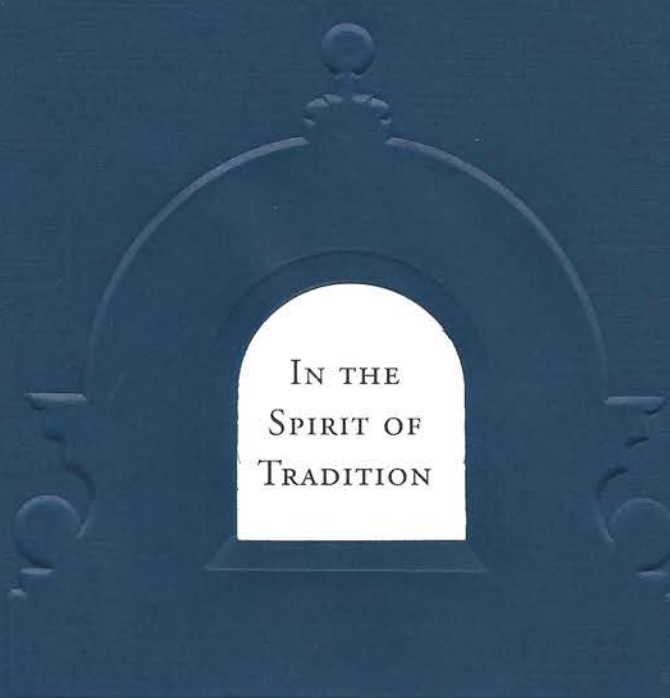


CertainTeed

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20 Moores Road, Malvern, PA 19355 Professional: 800-233-8990 Consumer: 800-782-8777 certainteed.com

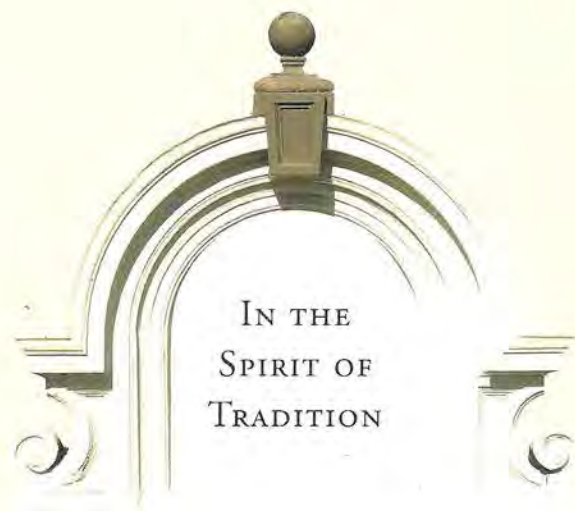
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Packet Pg. 95



IN THE
SPIRIT OF
TRADITION

CERTAINTEED
ROOFING PRODUCTS
FOR HISTORIC
RENOVATION



The decision to renovate a historic building is a decision to keep history, and all that we learn from it, alive. And while the merits of historic renovation are never in question, its practicality often is.

Distinct alternative building materials, such as heavyweight asphalt roofing shingles from CertainTeed, can be cost-effective solutions when original materials of construction are no longer available, or are prohibitively expensive. CertainTeed's unique products simulate the rich depth, texture and weight of yesteryear's slate, tile and cedar shakes at substantial savings while preserving the integrity of the original building.

Historic structures throughout America, many listed on the National Register of Historic Places, have been renovated to perfection using CertainTeed asphalt roofing products. In the pages that follow, nine of these monuments display their gloriously renewed aesthetics and reveal their stories. Enjoy, in the spirit of tradition.

R E S I D E N T I A L

THE HENRY FORD HOUSE

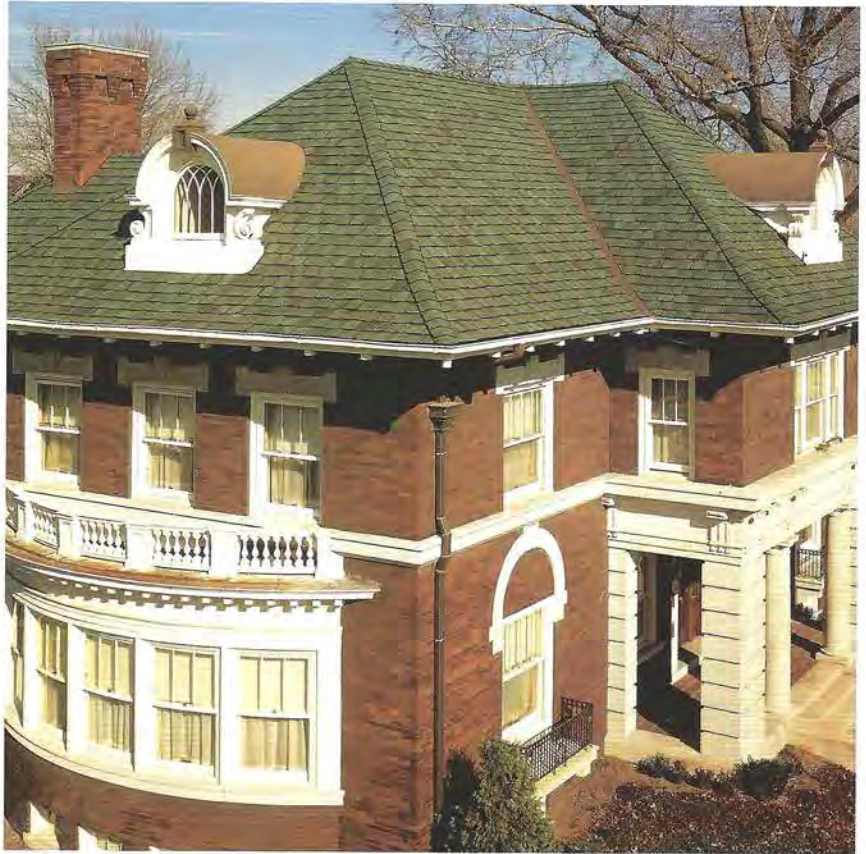
During the 1940s, the original green ceramic tile roof of the Henry Ford House in Detroit, Michigan, was removed and replaced with inexpensive asphalt shingles. Over the next fifty years, more strip shingles were installed. In 1993, the owners, Dr. Jerald Mitchell and family, chose Grand Manor Shingle®, a heavyweight asphalt shingle with the look of natural roofing products, in the color Sherwood Forest.

Notes Dr. Mitchell, a preservationist, historian and scientist, “We considered ceramic tile but the cost of labor and materials was very high. I did a lot of research on my own and found that Grand Manor looked as close to tile as possible and was substantially less expensive. And since Grand Manor has been used in the area for historic renovation, obtaining the approval of the Historic Commission of the City of Detroit was not a problem.”

The house, an example of Italian Renaissance Revival architecture, was designed by the firm Malcomson, Higginbotham and Clement, and completed in 1908. Its lavish gardens were created by landscape architect T. Glenn Phillips. A machine shop was built over the garage for the Ford's son, Edsel, who had a passion for automotive design.

While living in this house between 1908 and 1915, Henry Ford developed the Model T, introduced American business to mass production, and conceived his revolutionary wage-price theories.

Located in the prestigious Boston-Edison district of Detroit, the Henry Ford House is a Registered Michigan Historic Site.



The ground-level front windows feature stone arches and extended platforms surrounded by wrought iron grillwork.



Hand-crafted columns and trim in the Italian Renaissance Revival style highlight the main entrance.



Ornate dormer windows extend from the third story on each side of the house.

THE MONTPELIER WHITE HOUSE



Built in 1877 and located in Montpelier, Ohio, this magnificent Greek Revival house was nearly destroyed by fire in 1906. Records indicate that neighbors and friends saved the home's contents before the arrival of hand-pulled fire-fighting equipment. The west side of the house is original.

J. D. Hill and his descendants lived in the home for over 100 years. A prominent lawyer and businessman, Hill implemented the town's first lighting and water systems during his term as Montpelier's mayor. He was a delegate to the 1904 Republican National Convention. Following his death, his daughter was the home's sole occupant for decades. During those years, she saw Montpelier transform from a small industrial town centered around the Wabash Railroad to a thriving community of over 4,500 people.

When the home changed hands in 1992, the new owners, Laura and Carlton Gray, decided to restore the house back to its original grandeur. They renovated virtually the entire home themselves including re-plastering the walls, stripping and painting the exterior wood, and refinishing the floors.

Three layers of asphalt shingles and two layers of wood shingles painted green were removed from the roof. The Grays considered reroofing with green Vermont slate but the cost and delivery time ruled them out. Says Laura Gray, "With its chamfered edges, CertainTeed's Carriage House Shingle™ in Sherwood Forest fits our needs for shape and color and also offers us virtually maintenance-free performance."



The cornice window frames and their ornate trim are representative of the Greek Revival style of architecture and are original to the house.



The intricate cornice-supporting brackets for the overhanging roof are also original features.

R E S I D E N T I A L

THE ROMEO HOUSE

Built in 1871 and located in Romeo, Michigan, this house is a striking example of Victorian Gothic architecture. Little is known about the home except that it was occupied originally by the town's most prominent builder, George Hipp, and his family.

Always a residence, an addition was built onto the home in the 1920s. In the years that ensued, the home was "modernized" using acoustic tiles and cheap paneling. Virtually all the exterior trim was removed.

In 1992, the run-down home was purchased by local builders with a passion for historic homes, research, details and practicality. Openings in the home's structure provided pieces of the original exterior trim, an invaluable clue to the home's past appearance.

The new windows are the "two-over-two" Victorian Gothic style, the eyebrows over them are hand-bent aluminum. The layers of asphalt shingles and the original cedar shakes were removed from the roof and replaced with CertainTeed's Grand Manor Shingle® in Brownstone, both for its natural looks and limited lifetime warranty.

Owners, Shirley and Lee Engwall, have lived in 11 other houses, but this historic home is clearly their favorite. Says Shirley Engwall, "We've got the best of everything — old world charm and craftsmanship, and next-to-no maintenance."

The home is listed with the Romeo Historic Society.

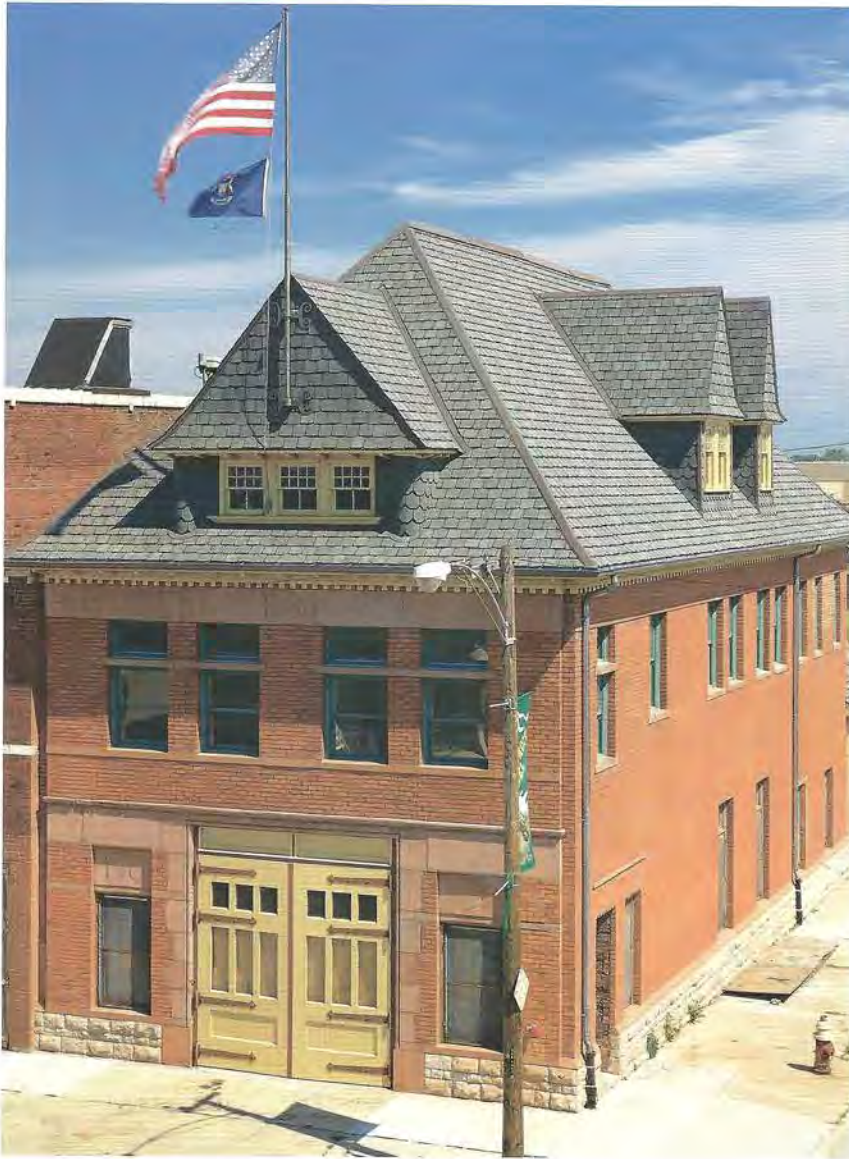


Although not original to the house, the characteristic Victorian "gingerbread" trim was designed to match existing millwork on vintage homes in the neighborhood.



The porch's millings and posts are square with chamfered edges in keeping with the original architectural style.

DETROIT FIRE HOUSE NO. 5



A pair of dormer windows adorns the roof on the south side of the firehouse. Deteriorating wood shingles which covered the walls of these dormer windows had to be replaced.

Built during the Victorian era, this 112-year old building is the former home of the Detroit Fire Department's Ladder Company #5. Used continuously through the 20th Century, the property was recently purchased and renovated by private investors.

The brick firehouse, which was built to serve as an open-air farmers market and the surrounding residential community, sits at the north end of Detroit's Eastern Market, the last of the three public open-air markets that once served the citizens of Detroit. Along with the 1996 renovation of the Eastern Market came the desire to revitalize the surrounding areas as well. Rocky Peanut Company was one of the businesses that stepped up to the plate. Rocky Peanut Company has renovated more than 40,000 square feet of commercial space in Eastern Market, with Fire House #5 being its latest project.

At the time of its purchase in 1996, the 3,200-square-foot firehouse and its additions needed a complete renovation. The roof, in particular, presented a real challenge. Robert Heide, the project's leader explained, "We didn't have the original spec for the roof, but a picture from the 1930s led us to believe it was slate. Slate was out of the question for two reasons: cost and the new third floor design."

To address the cost issue, Bob Heide chose CertainTeed's Grand Manor Shingle® in Stonegate Gray. A heavyweight asphalt roofing shingle, Grand Manor looks like slate when installed. To accommodate the redesigned attic, the roof was raised 3 ½ inches, after which squares of Grand Manor Shingle® were laid. The team also installed CertainTeed's Carriage House Shingle™ on the dormer walls.

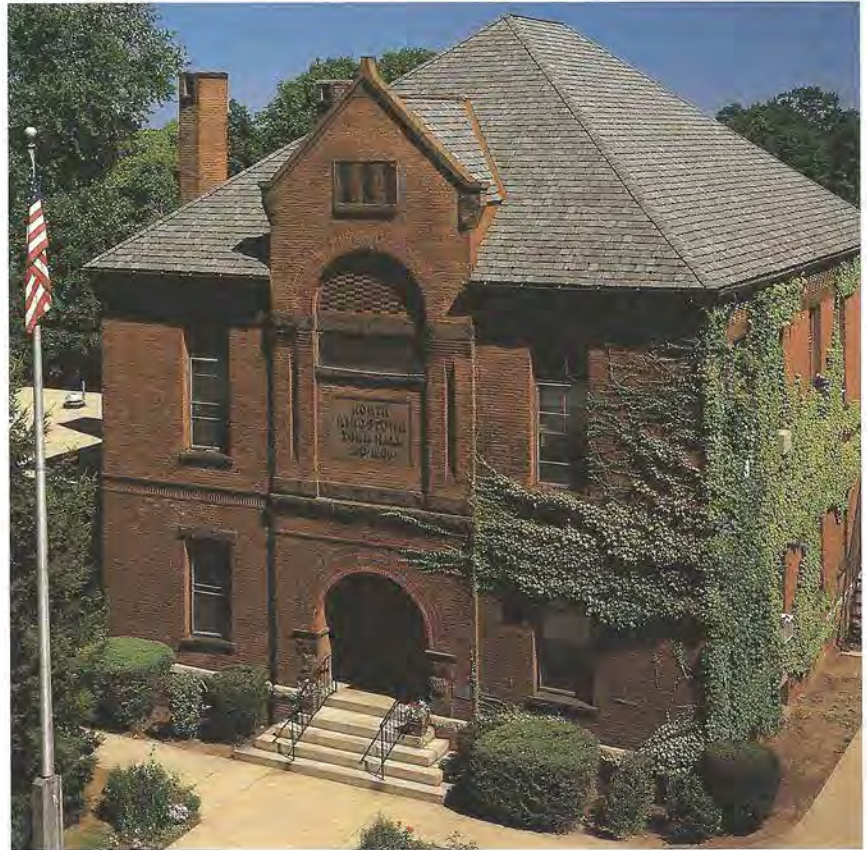
As the project rolled towards completion, the project leader looked towards the future, "These things take time, particularly as the market generates more interest and stakeholders. But I'm certain it can be done — one renovation at a time."

NORTH KINGSTOWN TOWN HALL

Located on the western shore of the Narragansett Bay in Rhode Island, North Kingstown boasts several buildings that are listed on the National Register of Historic places. The North Kingstown Town Hall is one such recognized building. Most of the historic buildings in the town, including the Town Hall, were constructed around the turn-of-the-century, and were built with slate roofs. The age of these roofs, combined with the salt air and the local seagull activity, had taken their toll on the structures. The seagulls presented an unusual challenge; they used the roof as a resting place on which to crack open their clams. The consistent breaking of the shells, however, was wreaking havoc on the roof. It was time to replace the roof on the Town Hall.

Bob Canarri, Facilities Project Manager for North Kingstown, started looking for the right materials. Repairs could be made using slate and slate substitutes, but these materials were costly and might not hold up under the regions' freeze-thaw cycles and persistent seagulls.

When Canarri heard that a local lighthouse had used CertainTeed's Grand Manor Shingle®, he began to realize that he found the answer. Grand Manor Shingle® is a heavyweight asphalt roofing shingle that simulates slate. Because it features two full-size, one-piece base shingles, random 8-inch tabs, and shadow lines, Grand Manor provides the depth and dimension of slate, a requirement for a historic building. Once Canarri saw how Grand Manor performed on the lighthouse, he knew it would work for the Town Hall as well. However, fearing that that asphalt roof would compromise the historic value of the building, the Rhode Island Preservation and Heritage Commission was initially less enthusiastic.



Canarri knew that if the Commission members saw Grand Manor in action, their fears would disappear. He arranged for the Commission to travel with him to Milton, MA, where he showed them a home roofed in Grand Manor Stonegate Gray. The Commission agreed that Grand Manor provided a terrific placement for slate and looked so good on the Milton house, that they approved it for use on the Town Hall.

Canarri is pleased with how the project turned out, "Grand Manor exceeded our expectations. It cost less than slate and offered an outstanding warranty. And its rougher surface seems to be less appealing to the local seagulls."



In this late 19th century adaptation of Romanesque architecture, the patterned brick and bands of rough hewn stone were chosen to give an imposing as well as substantial appearance to the hall.

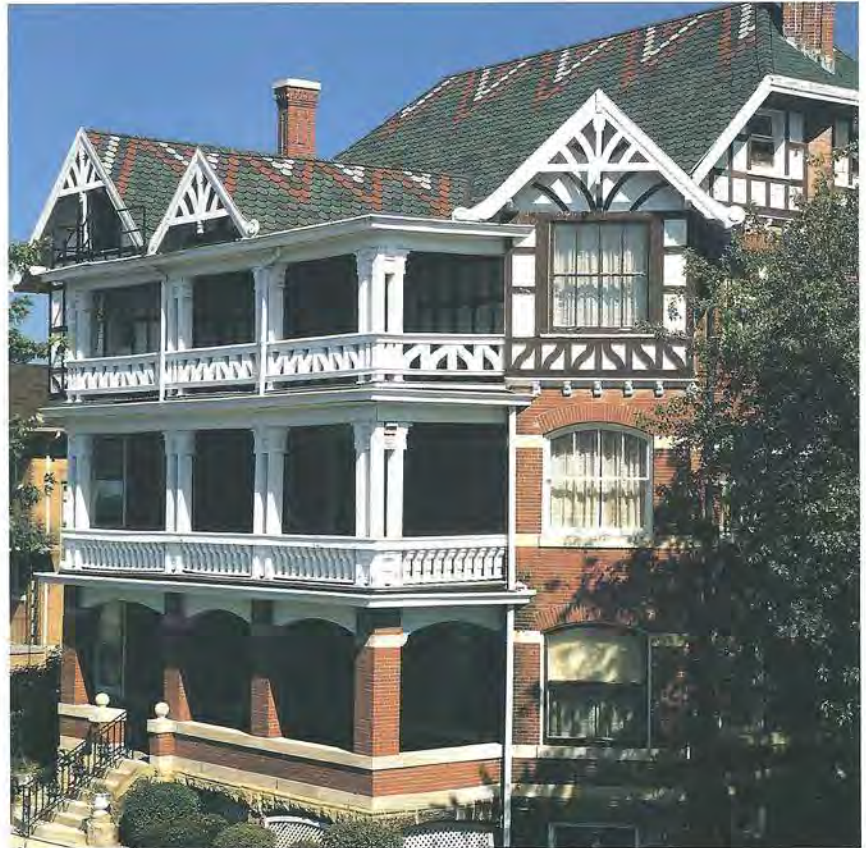
THE SHILOH HOUSE

Reverend John Alexander Dowie designed the roof on Shiloh House, his 1902 parsonage in Zion City, Illinois, to symbolize the Holy Spirit emanating from Zion. Citizens in Zion City wonder if the religious tribute offers heavenly protection to the building as well.

As 33 tornadoes whipped through north-eastern Illinois in April 1996, Tom Pierson of Precision Roofing, held his breath. Would the roof on Shiloh House survive the terrible storms? Thankfully, the answer was yes. Was it the CertainTeed shingle? Or John Alexander Dowie's tribute? "It depends on who you ask," maintains Pierson. "My guess is that it was a little of each." Pierson is a good one to ask because he's a lifelong resident of Zion.

Shortly after purchasing Shiloh House in 1967, Zion Historical Society selected Precision Roofing to reroof the building and to recreate the roof's original look and replicate its heritage.

Precision stripped off the entire roof. The entire deck was then covered with CertainTeed's WinterGuard™ Waterproofing Shingle Underlayment. The back of the roof is not visible from the street, so the team chose a standard three-tab fiber glass shingle for the roofing on the back. The front and east deck was roofed with CertainTeed's Carriage House Shingle™ in Sherwood Forest green. Carriage House was selected for its chamfered edges and deep shadow lines, which replicated the look of the original roof. The valleys were flashed with copper flashing, and the ridge was capped with Grand Manor Shingle®/Carriage House Shingle™ Accessory.

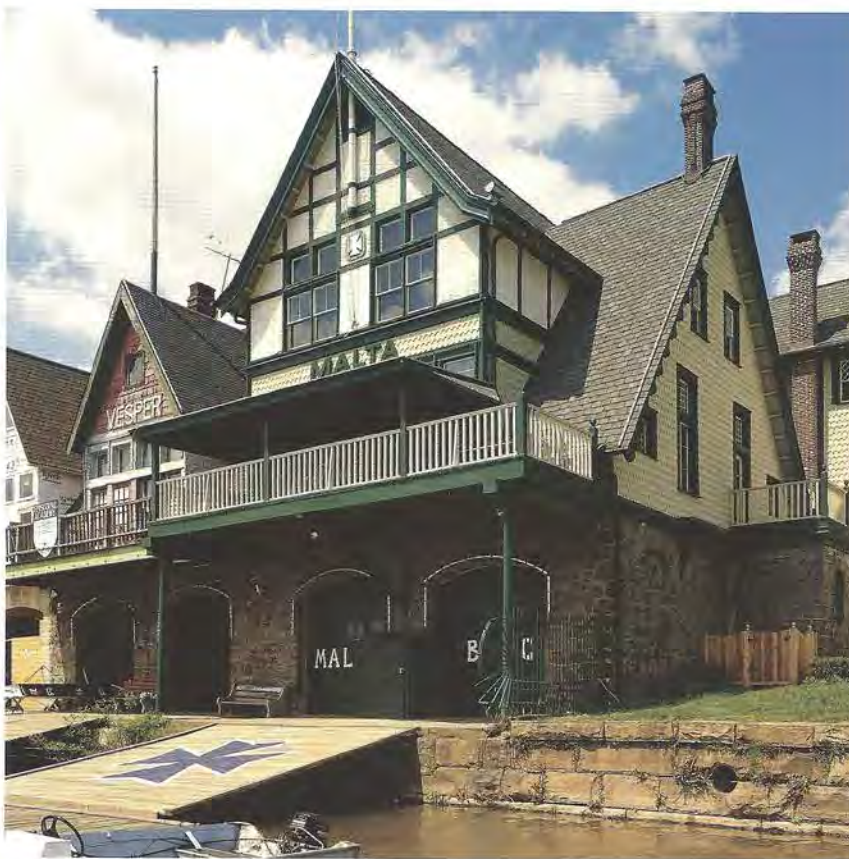


Restorers replicated Dowie's design and the look of the original roof with CertainTeed's Carriage House Shingle™ fiber glass shingles in Sherwood Forest Green, overlaid with individually cut Carriage House tabs in varying colors.

Pierson also used Carriage House to recreate Dowie's design on the roof. The roofers cut Black Pearl, Georgian Brick, and Heirloom Silver Carriage House Shingles into individual tabs and overlaid the design.

Exactly why the roof withstood the 1996 tornadoes is a matter for speculation. Of significance to Tom Pierson is that Shiloh House continues to display the traditions of his hometown.

MALTA BOAT CLUB



These diamond-patterned window lights are original, and characteristic of the Victorian era.



Massive hand-carved brackets extend from the heavy masonry base to support the upper stories.

Most locals consider Boathouse Row, a National Historic Landmark, the true “skyline” of Philadelphia. Running parallel to the Schuylkill River, Boathouse Row encompasses thirteen rowing club buildings, including the Malta Boathouse, and hosts numerous national regattas.

Founded in 1860, the club’s first regular racing crew competed in the Schuylkill Navy Regatta in a six-oared boat, *Intrepid*, five years later. The Malta Boat Club has a long, successful history of competitive rowing, winning its first National Championship in 1924.

In 1865, Malta purchased the Excelsior Club on the present site of the Malta Boat Club. In 1902, the boathouse was expanded to its current size based on a design by architect George W. Hewitt. Characteristic of the Victorian era, the building is distinguished by its hand-carved, scalloped rake boards and cedar siding.

In 1993, a total exterior renovation took place. An inexpensive asphalt roof was removed and replaced by Grand Manor Shingle® in Stonegate Gray. Remarks Anthony Weber, architect and club member, “As the largest building on Boathouse Row, and with a prominent roof, we considered slate but our budget didn’t allow it. Synthetic slates didn’t have the quality we wanted. Grand Manor looks like individual slate, creates depth and is visually rich, and carries an exceptional warranty.”

CertainTeed shingles can also be found on Vesper, which adjoins Malta. Decades ago, Vesper installed Hallmark Shingle, a shingle with the look of hand-split wood shakes. During a recent exterior renovation, they again chose CertainTeed, this time selecting Carriage House Shingle.™

THE FAIRVIEW GERMAN BILINGUAL SCHOOL

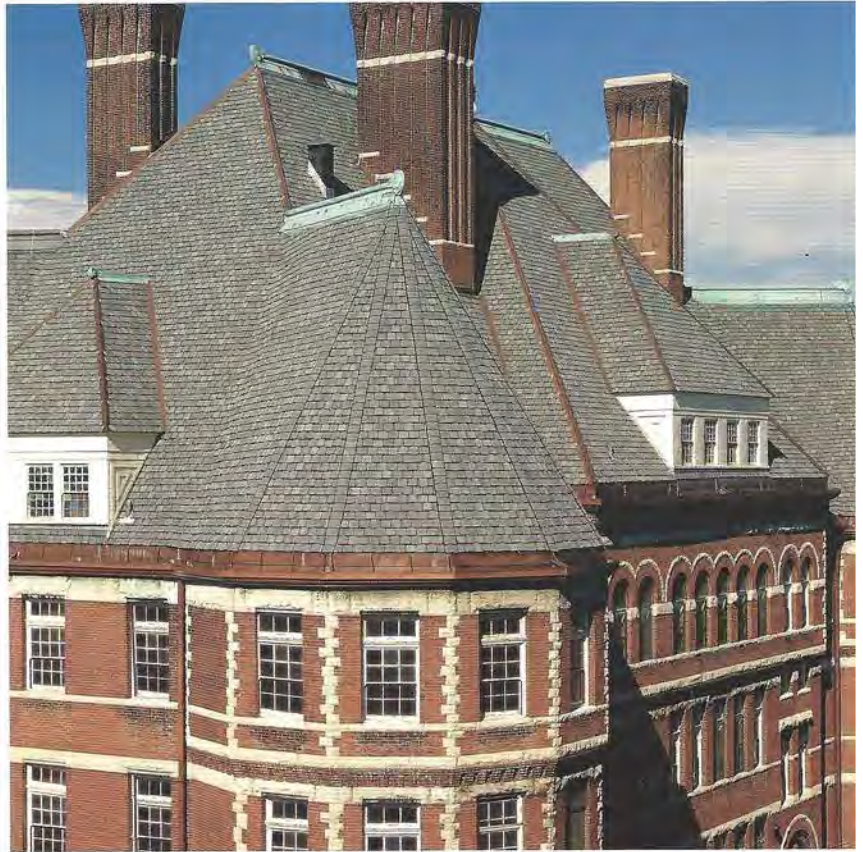
When the Fairview School opened in 1888, its curriculum included instruction in the German language, an offering that embraced and continued the strong German traditions of Cincinnati, Ohio. Classes in German were discontinued with the advent of World War I.

By the early 1970s, Cincinnati developed an alternative school program to promote desegregation and offer parents more educational choices for their children. In 1974, Fairview School once again offered German on a limited basis, and in so doing, became part of the first program in the United States to offer primary students intensive second-language instruction. By 1978, Fairview closed as a neighborhood school to become an alternative school only. The school's consistently high standards of academic achievement earned it recognition from the National Department of Education in 1986.

A testament to the Romanesque Revival style, Fairview's notable architectural features include an imposing roofline, repetitive geometric elements, arched entryways and numerous windows.

When the original slate roof needed replacement, the school board first selected natural slate, a choice it subsequently found unaffordable, then Grand Manor Shingle® in Stonegate Gray. The results were impressive: On viewing the new asphalt shingle roof, some school board members actually thought that natural slate had been used mistakenly!

At approximately 45% less cost than slate, Grand Manor helps protect this educational hallmark and preserves the aesthetics of the original structure — an excellent lesson in any language.



A pair of Palladian windows graces the third floor of the Romanesque Revival school. Heavy overhead arches accentuate the lines for a dramatic touch.

SOURCES AND PUBLICATIONS

National Trust for Historic Preservation
1785 Massachusetts Avenue, N.W.
Washington, D.C.
(202) 588-6000

The only private, non-profit organization chartered by Congress to encourage the public to preserve sites, buildings and objects significant in American culture and history. Membership includes a subscription to the bi-monthly magazine, *Historic Preservation*.

Federal Historic Preservation Laws

A brochure by the U.S. Department of the Interior on legislature concerning National Historic Preservation programs, National Historic Landmarks, Federal Preservation Tax Incentives and more. Available through the U.S. Government Printing Office, Washington, D.C., (202) 512-1800.

Preservation Briefs

#4: *Roofing for Historic Buildings*, S.M. Sweetser, 1978. Published by the U.S. Department of the Interior, this brief discusses alternative roofing materials, among other topics.

Technology & Conservation

A magazine for the analysis, preservation, restoration, protection and documentation of art, architecture and antiques.

Old-House Journal

A practical bi-monthly magazine for homeowners interested in renovating old homes.

SUGGESTIONS FOR HISTORIC RENOVATORS

- ☐ Call your city government to obtain guidelines for historic renovation. Determine if your renovations and materials must be approved by a local review board.
- ☐ Contact your State Historic Preservation Office for additional information, guidelines and resources.
- ☐ Maintain comprehensive files on the history of your home or building, including all historic certifications, photographs and drawings.
- ☐ Prepare a document detailing the proposed renovations. Include materials of construction, past and proposed. Obtain information from the manufacturers for any alternative materials.
- ☐ If your renovations are substantial, consult with historic renovation specialists or architects. An invaluable resource, they can also support you at any hearings and provide information on possible tax incentives.

N O T E S



THE HENRY FORD HOUSE
Detroit, Michigan
Built in 1908
Fasten Right Roofing, Inc.,
Roofing Contractor.
Grand Manor Shangle® in
Sherwood Forest, 78 Squares.
Registered Michigan Historic
Site, 1990.



SHILOH HOUSE
Zion City, Illinois
Built in 1902
Precision Roofing, Inc., Contractor.
Carriage House Shangle™ in
Sherwood Forest, 25 Squares.
Listed with the Zion Historical
Society, 1967.



THE MONTPELIER WHITE HOUSE
Montpelier, Ohio
Built in 1877
Gray's Construction Company,
Contractor.
Carriage House Shangle™ in
Sherwood Forest, 21 Squares.
Application submitted, National
Register of Historic Places.



NORTH KINGSTOWN TOWN HALL
North Kingstown, Rhode Island
Built in 1890
Pezzucio Construction Company,
Contractor.
Grand Manor Shangle® in
Stonegate Gray, 50 Squares.
Listed on the National Register
of Historic Places.



THE ROMEO HOUSE
Romeo, Michigan
Built in 1871
A & G Properties, Inc., Contractor.
Grand Manor Shangle® in
Brownstone, 32 Squares.
Listed with the Romeo Historic
Society, 1994.



THE FAIRVIEW GERMAN
BILINGUAL SCHOOL
Cincinnati, Ohio
Built in 1888
SFA Architects, Project Architect.
Imbus Roofing, Roofing Contractor.
Grand Manor Shangle® in
Stonegate Gray, 230 Squares.



ORCHARD STREET CHURCH
Headquarters for the Baltimore
Urban League
Baltimore, Maryland
Built in 1883
Kelly, Clayton & Mojzisek,
Architects, Project Architect.
Struever Bros., Eccles & Rotuse, Inc.,
General Contractor.
Grand Manor Shangle® in
Stately Black®, 100 Squares.
Listed on the National Register
of Historic Places, 1975.



MALTA BOAT HOUSE
Philadelphia, Pennsylvania
Built in 1883
Anthony Weber Architects,
Project Architect.
Gardner-Fox Associates,
General Contractor.
Grand Manor Shangle® in
Stonegate Gray, 60 Squares.
Listed on the National Register
of Historic Places, 1987.
Declared a National Historic
Landmark, 1987.



DETROIT FIRE HOUSE No. 5
Detroit, Michigan
Built in 1888
Detroit Cornice and Slate,
Contractor.
Grand Manor Shangle® in
Stonegate Gray, 65 Squares.
Listed on the National Register
of Historic Places.