US Army Corps
of Engineers
Louisville District

Solicitation For

Army Reserve National Roofing Program
FY26 Task Order 08

P2: 574437
Design-Build

Volume A – PA175 - Bristol, PA
Volume B – NJ012 - Northfield, NJ (Option 1)

Certified Final

25 June 2026
W912QR261BWJ

MATOC
W912QR24D0054 thru 24D0063

All requirements of the base MATOC Volume 1 of 2 shall apply to this Task Order unless noted otherwise.

ARIMS: 200A
Disposition: Maintain for 15yrs after construction

DEPARTMENT OF THE ARMY
LOUISVILLE DISTRICT, CORPS OF ENGINEERS
P.O. BOX 59
LOUISVILLE, KENTUCKY 40201-0059

REPLY TO
ATTENTION OF

Contracting Division 24 June 2026

AR6-Cram Company, Inc.
Brazos Roofing International of South Dakota
Carmen Roofing Services, LLC
Defense Roofing Solutions, LLC
Reasor Roofing, LLC
South Central Roofing, Inc.
Southwest Construction & Property Management, Inc.
Sustainable Building Solutions, LLC
Tabcon, Inc.
Tri-Coast-Pac Tech JV LLLP

Dear MATOC Contractors:

Reference is made to your Indefinite Delivery Contracts, Numbers W912QR24D0054 - W912QR24D0063, Indefinite Delivery Indefinite Quantity (IDIQ), Design-Build Multiple Award Task Order Contract (MATOC) for Building Envelope, Roof Repair and Replacement Construction in Support of the U.S. Army Reserves National Roofing Program (NRP), Army, and Air Force Reserve Sections.

We request you submit a price proposal for design and construction services required to repair roofs at Bristol, PA (FAC ID: PA175), and Northfield, NJ (FAC ID: NF012), as detailed in the scope of work, drawings, and specifications posted at the System for Award Management (www.SAM.gov). The documents are available for download at www.SAM.gov only. All vendors must be registered in the SAM database at SAM.gov. The RFP can be found by logging into the website as a vendor and searching for the solicitation number (W912QR26R1BWJ). The cost range is between $1,000,000 and $5,000,000.

The basis for award of this task order will be made based on a Best Value Trade-Off basis. Factors that will be reviewed are offeror's past performance, as found within the Contractor Performance Assessment System (CPARS), in addition to price (base plus all options). Price is considered more important than past performance. The Government will be pulling your CPARS reports and will review quality and timeliness provided on prior jobs similar in scope and magnitude in accordance with the attached scope of work. Your proposal should include a price breakdown and/or labor category table demonstrating the use of the binding rates included in your MATOC contract. The submitted price breakdown should include sufficient detail to allow the Government to verify that your proposed price incorporates the binding rates from your base contract. Any level of effort shown in the submitted information will not be used for evaluation

purposes and will be used only to ensure that the proposal is in compliance with the binding rates from the base contract. Proposals that fail to submit a price breakdown or fail to use the binding rates from your MATOC will not be considered. Proposals submitted in response to this RFP shall be good for no less than 120 calendar days.

Proposals are due no later than 1:00 PM ET on 23 July 2026. Submit your proposal by email to Ethan.S.Phillips@usace.army.mil. Proposals not received by the stated date/time will not be considered. Please acknowledge receipt of this RFP by signing below in the space provided and returning to Ethan Phillips via email at Ethan.S.Phillips@usace.army.mil.

Payment and Performance Bonds will be required for this project. Performance and Payment Bonds are required within 10 days after the date of award. The Notice to Proceed will be issued after receipt and approval of the bonds.

All questions regarding this Request for Proposal (RFP) must be submitted via ProjNet. The website to access this system is www.projnet.org and the bidder inquiry key for this specific project is: (**MA95MT-96IVP8**). Please see ProjNet instructions included in this RFP.

If you have contractual questions, please contact Ethan Phillips at Ethan.S.Phillips@usace.army.mil. If an Offeror believes that the requirements in the RFP contain an error, omission, or are otherwise unsound; the offeror shall immediately notify the Contract Specialist in writing with supporting rationale. All Offerors is reminded that the Government reserves the right to award this RFP based on the initial proposals, as received, without discussion.

Sincerely,

WANTLAND.ADAM.M.1539936006 Digitally signed by WANTLAND.ADAM.M.1539936006 Date: 2026.06.24 15:31:58 -04'00'

Adam M. Wantland
Contracting Officer

_____
(Signature) (Date)

_____
(Printed Name)

_____
(Firm Name)

RELEASE OF CLAIMS – FINAL PAYMENT
FOR

Contract No.: _____ Task Order: _____

Pursuant to the terms of Contract No._____, dated_____, (hereinafter called the Contract) the undersigned Contractor _____ (hereinafter called the Contractor) hereby acknowledges that it has requested final payment in the sum certain amount of (Dollars) $_____for Task Order_____under the Contract. The Contractor further understands and agrees that final payment of the above-stated sum to the Contractor, or its assignees, if any, constitutes compensation in full on behalf of the Contractor, and its subcontractors and suppliers, for all costs and markups directly or indirectly attributable to work performed under Task Order_____, including any modifications or changes thereto, except for the following claims:

If NONE, the undersigned Contractor shall initial here: _____

In consideration of final payment of the above-stated sum, which has been or is to be paid under the Contract for Task Order_____to the Contractor or its assignees, if any, the Contractor, upon payment of said sum by the UNITED STATES OF AMERICA (hereinafter called the Government) does hereby release the Government, its officers, agents, and employees from any and all liabilities, obligations, claims, and demands of any kind arising out of or under Task Order_____, except for those expressly reserved above.

Executed this_____day of_____,_____.

By _____
(Signature)

_____
(Printed Name)

_____
(Title)

WITNESSES:

_____	_____
(Signature)	(Signature)
_____	_____
(Printed Name)	(Printed Name)
_____	_____
_____	_____
Address	Address

Section 00 70 00

52.204-27 Prohibition on a ByteDance Covered Application.

As prescribed in 4.2203(c), insert the following clause:

Prohibition on a ByteDance *Covered Application* (Jun 2023)

(a) *Definitions.* As used in this clause-

Covered application means the social networking service TikTok or any successor application or service developed or provided by ByteDance Limited or an entity owned by ByteDance Limited.

Information technology, as defined in 40 U.S.C. 11101(6)-

(1) Means any equipment or interconnected system or subsystem of equipment, used in the automatic *acquisition,* storage, analysis, evaluation, manipulation, management, movement, control, display, switching, interchange, transmission, or reception of data or information by the *executive agency,* if the equipment is used by the *executive agency* directly or is used by a contractor under a contract with the *executive agency* that requires the use-

(i) Of that equipment; or

(ii) Of that equipment to a significant extent in the performance of a service or the furnishing of a product;

(2) Includes computers, ancillary equipment (including imaging peripherals, input, output, and storage devices necessary for security and surveillance), peripheral equipment designed to be controlled by the central processing unit of a computer, software, firmware and similar procedures, services (including support services), and related resources; but

(3) Does not include any equipment acquired by a Federal contractor incidental to a Federal contract.

(b) *Prohibition.* Section 102 of Division R of the Consolidated Appropriations Act, 2023 (Pub. L. 117-328), the No TikTok on Government Devices Act, and its implementing guidance under Office of Management and Budget (0MB) Memorandum M-23-13, dated February 27, 2023, "No TikTok on Government Devices" Implementation Guidance, collectively prohibit the presence or use of a *covered application* on *executive agency information technology,* including certain equipment used by Federal contractors. The Contractor is prohibited from having or

using a *covered application* on any *information technology* owned or managed by the Government, or on any *information technology* used or provided by the Contractor under this contract, including equipment provided by the Contractor's employees; however, this prohibition does not apply if the *Contracting Officer* provides written notification to the Contractor that an exception has been granted in accordance with 0MB Memorandum M-23-13.

(c) *Subcontracts.* The Contractor *shall* insert the substance of this clause, including this paragraph (c), in all subcontracts, including subcontracts for the *acquisition* of *commercial products* or *commercial services.*

(End of clause)

52.211-10 Commencement, Prosecution, and Completion of Work (Apr 1984)

The Contractor shall be required to

(a) commence work under this contract within 10 calendar days after the date the Contractor receives the notice to proceed,

(b) prosecute the work diligently, and

(c) complete the entire work ready for use not later than 325 calendar days from Notice to Proceed. The time stated for completion shall include final cleanup of the premises.

(End of Clause)

52.211-12 Liquidated Damages -- Construction (Sept 2000)

(a) If the Contractor fails to complete the work within the time specified in the contract, the Contractor shall pay liquidated damages to the Government in the amount of $2,725.00 for each calendar day of delay until the work is completed or accepted.

(b) If the Government terminates the Contractor's right to proceed, liquidated damages will continue to accrue until the work is completed. These liquidated damages are in addition to excess costs of repurchase under the Termination clause.

(End of Clause)

52.211-13 Time Extensions -- (Sept 2000)

Time extensions for contract changes will depend upon the extent, if any, by which the changes cause delay in the completion of the various elements of construction. The change order granting

the time extension may provide that the contract completion date will be extended only for those specific elements related to the changed work and that the remaining contract completion dates for all other portions of the work will not be altered. The change order also may provide an equitable readjustment of liquidated damages under the new completion schedule.

(End of Clause)

52.217-5 Evaluation of Options.

Evaluation of Options (Jul 1990)

Except when it is determined in accordance with FAR 17.202(b) not to be in the Government's best interests, the Government will evaluate offers for award purposes by adding the total price for all options to the total price for the basic requirement. Evaluation of options will not obligate the Government to exercise the option(s).

(End of Provision)

52.217-7 Option for Increased Quantity -- Separately Priced Line Item.

The Government may require the delivery of the numbered line item, identified in the Schedule as an option item, in the quantity and at the price stated in the Schedule. The Contracting Officer may exercise the option Reference Price Breakout Schedule. Delivery of added items shall continue at the same rate that like items are called for under the contract, unless the parties otherwise agree.

(End of Clause)

52.236-4 Physical Data (Apr 1984)

Data and information furnished or referred to below is for the Contractor's information. The Government shall not be responsible for any interpretation of or conclusion drawn from the data or information by the Contractor.

(a) The indications of physical conditions on the drawings and in the specifications are the result of site investigations.

(b) Weather conditions: The Contractor shall make his own investigations as to weather conditions at the site. Data may be obtained from various National Weather Service offices located generally at airports of principal cities, the nearest to this project being Bristol, PA and Northfield, NJ.

(c) Transportation facilities: Access ways shall be investigated by the Contractor to satisfy himself as to their existence and allowable use.

(d) Historical data for all areas may be obtained from:

National Weather Service
Philadelphia/Mt Holly
732 Woodlane Rd.
Mount Holly, NJ 08060

(End of Clause)

52.236-27 Site Visit (Construction) (Feb 1995) Alternate I

(a) The clauses at 52.236-2, Differing Site Conditions, and 52.236-3, Site Investigations and Conditions Affecting the Work, will be included in any contract awarded as a result of this solicitation. Accordingly, offerors or quoters are urged and expected to inspect the site where the work will be performed.

Site 1 – Thursday. 09 July at 2:00 PM ET - PA175 Bristol, PA

POC Information
- Mike Laux - michael.v.laux.civ@army.mil 509-562-3230
- Alternate POC: Bruce Belisle bruce.a.belisle.ctr@army.mil 973-346-0274

Meeting Details
- Date: 09 July
- Time: 2:00 PM ET
- Walkthrough Duration: 2 hours

Access Requirements:
- No base access
- Escort not required

Site 2 – Thursday. 09 July at 9:00 AM ET – NJ012 Northfield, NJ

POC Information
- Lou Corbo louis.a.corbo.civ@army.mil Phone - 910-598-2216
- Alternate POC: Bruce Belisle / bruce.a.belisle.ctr@army.mil Phone - 973-346-0274

Meeting Details
- Date: 09 July 2026
- Time: 9:00 AM ET
- Walkthrough Duration: 2 hours

Access Requirements:
- No base access
- Escort not required

(End of provision)

52.246-21 WARRANTY OF CONSTRUCTION (MAR 1994)

(a)In addition to any other warranties in this contract, the Contractor warrants, except as provided in paragraph (i) of this clause, that work performed under this contract conforms to the contract requirements and is free of any defect in equipment, material, or design furnished, or workmanship performed by the Contractor or any subcontractor or supplier at any tier.

(b)This warranty shall continue for a period of 1 year from the date of final acceptance of the work. If the Government takes possession of any part of the work before final acceptance, this warranty shall continue for a period of 1 year from the date the Government takes possession.

(c)The Contractor shall remedy at the Contractor's expense any failure to conform, or any defect. In addition, the Contractor shall remedy at the Contractor's expense any damage to Government-owned or controlled real or personal property, when that damage is the result of-

(1)The Contractor's failure to conform to contract requirements; or

(2)Any defect of equipment, material, workmanship, or design furnished.

(d)The Contractor shall restore any work damaged in fulfilling the terms and conditions of this clause. The Contractor's warranty with respect to work repaired or replaced will run for 1 year from the date of repair or replacement.

(e)The Contracting Officer shall notify the Contractor, in writing, within a reasonable time after the discovery of any failure, defect, or damage.

(f)If the Contractor fails to remedy any failure, defect, or damage within a reasonable time after receipt of notice, the Government shall have the right to replace, repair, or otherwise remedy the failure, defect, or damage at the Contractor's expense.

(g)With respect to all warranties, express or implied, from subcontractors, manufacturers, or suppliers for work performed and materials furnished under this contract, the Contractor shall-

(1)Obtain all warranties that would be given in normal commercial practice;

(2)Require all warranties to be executed, in writing, for the benefit of the Government, if directed by the Contracting Officer; and

(3)Enforce all warranties for the benefit of the Government, if directed by the Contracting Officer.

(h)In the event the Contractor's warranty under paragraph (b) of this clause has expired, the Government may bring suit at its expense to enforce a subcontractor's, manufacturer's, or supplier's warranty.

(i)Unless a defect is caused by the negligence of the Contractor or subcontractor or supplier at any tier, the Contractor shall not be liable for the repair of any defects of material or design furnished by the Government nor for the repair of any damage that results from any defect in Government-furnished material or design.

(j)This warranty shall not limit the Government's rights under the Inspection and Acceptance clause of this contract with respect to latent defects, gross mistakes, or fraud.

(End of clause)

252.236-7001 Contract Drawings and Specifications (AUG 2000)

(a) The Government will provide to the Contractor, without charge, one set of contract drawings and specifications, except publications incorporated into the technical provisions by reference, in electronic or paper media as chosen by the Contracting Officer.

(b) The Contractor shall—

(1) Check all drawings furnished immediately upon receipt;
(2) Compare all drawings and verify the figures before laying out the work;
(3) Promptly notify the Contracting Officer of any discrepancies;
(4) Be responsible for any errors that might have been avoided by complying with this paragraph (b); and
(5) Reproduce and print contract drawings and specifications as needed.

(c) In general--
(1) Large-scale drawings shall govern small-scale drawings; and
(2) The Contractor shall follow figures marked on drawings in preference to scale measurements.

(d) Omissions from the drawings or specifications or the misdescription of details of work that are manifestly necessary to carry out the intent of the drawings and specifications, or that are customarily performed, shall not relieve the Contractor from performing such omitted or misdescribed details of the work. The Contractor shall perform such details as if fully and correctly set forth and described in the drawings and specifications.

(e) The work shall conform to the specifications and the contract drawings identified on the following index of drawings: Not Applicable

(End of clause)

OFFEROR'S QUESTIONS AND COMMENTS

Technical inquiries and questions relating to proposal procedures or bonds are to be submitted via Bidder Inquiry in ProjNet at http://www.ProjNet.org/ProjNet. As noted below, offerors shall not submit their proposals via ProjNet. Offerors shall submit their proposals in accordance with the provisions stated in the solicitation.

To submit and review bid inquiry items, bidders will need to be a current registered user or self-register into system.

The Solicitation Number is: **W912QR26R1BWJ**

The Bidder Inquiry Key is: **MA95MT-96IVP8**

Specific Instructions for ProjNet Bid Inquiry Access:

1. From the ProjNet home page linked above, click on **Quick Add** on the upper right side of the screen.
2. Identify the Agency. This should be marked as **USACE**.
3. Key. Enter the **Bidder Inquiry Key** listed above.
4. Email. Enter the email address you would like to use for communication.
5. Select Continue. A page will then open stating a user account was not found and will ask you to create one using the provided form.
6. Enter your First Name, Last Name, Company, City, State, Phone, Email, Secret Question, Secret Answer, and Time Zone. Make sure to remember your Secret Question and Answer as they will be used from this point on to access the ProjNet system.
7. Select Add User. Once this is completed you are now registered within ProjNet and are currently logged into the system.

Specific Instructions for Future ProjNet Bid Inquiry Access:

1. For future access to ProjNet, you will not be emailed any type of password. You will utilize your Secret Question and Secret Answer to log in.
2. From the ProjNet home page linked above, click on **Quick Add** on the upper right side of the screen.
3. Identify the Agency. This should be marked as **USACE**.
4. Key. Enter the **Bidder Inquiry Key** listed above.
5. Email. Enter the email address you used to register previously in ProjNet.
6. Select Continue. A page will then open asking you to enter the answer to your Secret Question.
7. Enter your Secret Answer and click Login. Once this is completed you are now logged into the system.

From this page you may view all bidder inquiries or add an inquiry.

Bidders will receive an acknowledgement of their question via email, followed by an answer to their question after it has been processed by our technical team.

Offerors are requested to review the specification in its entirety and to review the Bidder Inquiry System for answers to questions prior to submission of a new inquiry.

The call center operates weekdays from 8AM to 5PM U.S. Central Time Zone (Chicago). The telephone number for the Call Center is 800-428-HELP.

NOTES:

1. Offerors shall not submit their proposals via ProjNet, but in accordance with the provisions stated in the solicitation. Any questions regarding acceptable means of submitting offers shall be made directly to the Contract Specialist identified in the solicitation.

2. Government responses to technical inquiries and questions relating to proposal procedures or bonds that are submitted to ProjNet in accordance with the procedures above are not binding on the Government unless an amendment is issued on Standard Form 30. In the case of any conflicts, the solicitation governs. Any changes or revisions to the solicitation will be made by formal amendment.

3. The ability to enter technical inquiries and questions relating to proposal procedures or bonds will be disabled seven (7) calendar days prior to the closing date stated in the solicitation. No Government responses will be entered into the ProjNet system within five (5) calendar days prior to the closing date stated in the solicitation.

SECTION 00010 – PRICE BREAKOUT SCHEDULE

PROJECT: **The Scope of Work (SOW) is for the design and construction services required to repair failed or failing roofs in the United States Army Reserve Command (USARC) roofing inventory under the NRP FY25 Project 08**

LOCATIONS:

FACILITY	LOCATION
PA175	Bristol, PA
NJ012	Northfield, NJ

PROPOSER'S NAME: _____

ITEM NUMBER	Description	UNIT	AMOUNT
BASE	**Work For** PA175		
0001	Construction: All work, materials, and labor required to replace the roof at PA175 Building USAFRC	JOB	$_____
0002	Design: All work and labor required to design the roof at PA175 Building USAFRC	JOB	$_____
0003	Construction: All work, materials, and labor required to replace the roof at PA175 Building OMS	JOB	$_____
0004	Design: All work and labor required to design the roof at PA175 Building OMS	JOB	$_____

TOTAL PROJECT BASE PROPOSAL **$ _____**

OPTIONS: Options may be exercised up to 120 days from Notice to Proceed. Exercising this option will increase the period of performance by 180 calendar days.

OPTION 1	**Work For** NJ012		
0005	Construction: All work, materials, and labor required to replace the roof at NJ012 Building USARC	JOB	$_____
0006	Design: All work and labor required to design the roof at NJ012 Building USARC	JOB	$_____
0007	Construction: All work, materials, and labor required to replace the roof at NJ012 Building OMS	JOB	$_____
0008	Design: All work and labor required to design the roof at NJ012 Building OMS	JOB	$_____
		Total Option 1	**$_____**

TOTAL ALL OPTIONS PROPOSAL **$ _____**

TOTAL PROJECT BASE PLUS OPTIONS PROPOSAL **$ _____**

Provide the binding contract rates and hours included in job prices above for all base and option tasks.

Project Manager	_____	hours	x	_____	= $_____
Superintendent	_____	hours	x	_____	= $_____
CQC Manager	_____	hours	x	_____	= $_____
Site Safety Health Officer	_____	hours	x	_____	= $_____

NOTES FOR CONTRACT LINE ITEM (CLIN) SCHEDULE

NOTE NO. 1. To better facilitate the receipt and proposal process, all modifications to proposals are to be submitted on copies of the latest Contract Line Item (CLIN) schedules as published in the solicitation or the latest amendment thereto. In lieu of indicating additions/deductions to line items, all Offerors should state their revised prices for each item.

NOTE NO. 2. Offerors must insert a price on all numbered items including options of the CLIN Schedule. Failure to do so may result in the offer being unacceptable.

NOTE NO. 3. The Offeror's Base Bid and all Options will be evaluated for best value to the Government. The basis for award is the trade-off process. In accordance with 52.217-5, Evaluation of Options, the Government will evaluate offers for award purposes by adding the total price for all options to the total price for the basic requirement. Evaluation of options will not obligate the Government to exercise the options.

--END OF CLIN SCHEDULE—

W912QR261BWJ_NRP08-0000

"General Decision Number: PA20260078 05/18/2026

State: Pennsylvania

Construction Types: Building

Counties: Pennsylvania Counties of
Bucks

Modification Number	Publication Date
0	01/02/2026
1	05/18/2026

ASBE0014-002 05/01/2025

	Rates	Fringes
ASBESTOS WORKER/HEAT & FROST INSULATOR (MECHANICAL-DUCT, PIPE & MECHANICAL SYSTEM INSULATION)	$ 60.84	48.38

BOIL0013-008 01/01/2025

	Rates	Fringes
BOILERMAKER	$ 55.00	35.48

BRPA0001-016 05/01/2024

	Rates	Fringes
MASON - STONE	$ 48.40	31.95
BRICKLAYER (INCLUDING POINTING, CAULKING, AND CLEANING)	$ 48.70	31.42

BRPA0001-017 05/01/2022

	Rates	Fringes
TILE FINISHER	$ 26.05	21.00
TILE SETTER	$ 51.36	30.02

BRPA0001-017 05/01/2024

	Rates	Fringes
TILE FINISHER	$ 26.05	21.00
TILE SETTER	$ 51.36	30.02

CARP0167-001 05/01/2025

	Rates	Fringes
CARPENTER (INCLUDES, ACOUSTICAL CEILING INSTALLATION, BATT INSULATION, DRYWALL HANGING, METAL STUD INSTALLATION, FIRESTOPPING, FORM WORK, GUTTER INSTALLATION, METAL FLASHING INSTALLATION, METAL ROOF INSTALLATION, SCAFFOLD BUILDING AND SIDING INSTALLATION- METAL, ALUMINUM, AND VINYL)	$ 46.65	29.84

CARP0219-005 05/01/2025

	Rates	Fringes
MILLWRIGHT	$ 54.54	38.78

CARP0251-004 05/01/2025

	Rates	Fringes
CARPENTER (FLOOR LAYING - HARDWOOD, CARPET AND VINYL ONLY)	$ 51.67	31.69

CARP0474-004 05/01/2025

	Rates	Fringes
PILEDRIVERMAN	$ 48.25	44.92

ELEC0098-007 05/05/2025

	Rates	Fringes
ELECTRICIAN (INCLUDING ALARM INSTALLATION, INSTALLATION OF SOUND AND COMMUNICATION SYSTEMS, LOW VOLTAGE WIRING AND SOLAR PANEL WIRING AND INSTALLATION; EXCLUDES HVAC/TEMPERATURE CONTROLS INSTALLATION)	$ 58.63	46.58

ELEC0126-009 06/03/2024

	Rates	Fringes
LINE CONSTRUCTION: LINEMAN	$ 62.54	32.92

ELEV0005-002 01/01/2025

	Rates	Fringes
ELEVATOR MECHANIC FOOTNOTES FOR ELEVATOR MECHANICS: A. PAID VACATION: EMPLOYER CONTRIBUTES 8% OF BASIC HOURLY RATE FOR 5 YEARS OR MORE OF SERVICE OR 6% FOR 6 MONTHS TO 5 YEARS OF SERVICE. B. EIGHT PAID HOLIDAYS (PROVIDED EMPLOYEE HAS WORKED 5 CONSECUTIVE DAYS BEFORE AND THE WORKING DAY AFTER THE HOLIDAY): NEW YEARS'S DAY; MEMORIAL DAY; INDEPENDENCE DAY; LABOR DAY; VETERAN'S DAY; THANKSGIVING DAY AND THE FRIDAY AFTER THANKSGIVING DAY, AND CHRISTMAS DAY	$ 71.85	38.44

ENGI0066-047 07/01/2014

	Rates	Fringes
POWER EQUIPMENT OPERATOR (MECHANIC)	$ 28.37	15.66

ENGI0542-034 05/01/2025

	Rates	Fringes
POWER EQUIPMENT OPERATOR: ROLLER	$ 50.18	33.22
POWER EQUIPMENT OPERATOR (PUMP)	$ 48.16	32.62
POWER EQUIPMENT OPERATOR (OILER, ARTICULATING TRUCK OPERATOR)	$ 47.17	32.33
POWER EQUIPMENT OPERATOR (HOIST (WITH TWO TOWERS))	$ 54.27	34.42
POWER EQUIPMENT OPERATOR (HOIST (SINGLE DRUM), FORKLIFT (ALL TYPES))	$ 50.18	33.22
POWER EQUIPMENT OPERATOR (CRANE, GRADALL, BULLDOZER, BOBCAT/SKID STEER/ SKID LOADER, GRADER/BLADE, LOADER, PAVER (ASPHALT, AGGREGATE, AND CONCRETE), BACKHOE/ EXCAVATOR/ TRACKHOE, BOOM, CONCRETE PUMP, CRUSHER, DRILL RIG CAISSONS, MILLING MACHINE)	$ 54.27	34.42

IRON0401-006 07/01/2025

	Rates	Fringes
IRONWORKER (REINFORCING AND STRUCTURAL)	$ 56.50	45.30

LABO0135-002 05/01/2024

	Rates	Fringes
LABORER: COMMON OR GENERAL	$ 35.85	25.32
LABORER (MASON TENDER- BRICK, CEMENT/CONCRETE)	$ 36.37	25.32

LABO0413-010 05/01/2025

	Rates	Fringes
LABORER: CONCRETE WORKER	$ 37.25	25.42

PAIN0021-029 05/01/2023

	Rates	Fringes
PAINTER (DRYWALL FINISHER)	$ 38.77	30.72

PAIN0252-007 05/01/2022

	Rates	Fringes
GLAZIER	$ 46.09	34.83

PLAS0592-014 05/01/2025

	Rates	Fringes
PLASTERER	$ 45.08	33.59

PLAS0592-037 05/01/2025

	Rates	Fringes
CEMENT MASON/CONCRETE FINISHER	$ 48.70	32.26

PLUM0420-012 05/01/2025

	Rates	Fringes
PIPEFITTER (INCLUDING HVAC PIPE AND HVAC UNIT INSTALLATION)	$ 72.52	44.58

PLUM0420-013 05/01/2025

	Rates	Fringes
PIPEFITTER (MECHANICAL EQUIPMENT SERVICEMAN (HVAC PIPE AND UNIT INSTALLATION ONLY))	$ 72.52	44.58

PLUM0690-011 05/01/2025

	Rates	Fringes
PLUMBER	$ 70.53	38.81

ROOF0030-013 05/01/2021

	Rates	Fringes
ROOFER (INCLUDES WATERPROOFING, EXCLUDES METAL ROOF INSTALLATION)	$ 40.33	32.62

SFPA0692-003 01/01/2025

	Rates	Fringes
SPRINKLER FITTER (FIRE SPRINKLERS)	$ 66.22	34.25

SHEE0019-020 05/01/2025

```
                                                        Rates            Fringes
SHEET METAL WORKER: INCLUDES HVAC DUCT INSTALLATION
  FOOTNOTE: PAID HOLIDAY: ELECTION DAY.............$ 62.62                50.66
----------------------------------------------------------------

 SUPA2011-036 08/20/2014
                                                        Rates            Fringes
TRUCK DRIVER:  DUMP TRUCK........................$ 21.31                 0.00
OPERATOR:  DRILL.................................$ 28.55                15.78
IRONWORKER, ORNAMENTAL...........................$ 34.27                22.55
----------------------------------------------------------------

 UAVGPA0018 01/01/2025
                                                        Rates            Fringes
ELECTRICIAN (HVAC/TEMPERATURE CONTROLS INSTALLATION
ONLY)............................................$ 64.92                41.25
----------------------------------------------------------------

------------------------------------------------------------------------------------------------------
WELDERS - Receive rate prescribed for craft performing
operation to which welding is incidental.
================================================================
Note: Executive Order (EO) 13706, Establishing Paid Sick Leave
for Federal Contractors applies to all contracts subject to the
Davis-Bacon Act for which the contract is awarded (and any
solicitation was issued) on or after January 1, 2017.  If this
contract is covered by the EO, the contractor must provide
employees with 1 hour of paid sick leave for every 30 hours
they work, up to 56 hours of paid sick leave each year.
Employees must be permitted to use paid sick leave for their
own illness, injury or other health-related needs, including
preventive care; to assist a family member (or person who is
like family to the employee) who is ill, injured, or has other
health-related needs, including preventive care; or for reasons
resulting from, or to assist a family member (or person who is
like family to the employee) who is a victim of, domestic
violence, sexual assault, or stalking.  Additional information
on contractor requirements and worker protections under the EO
is available at https://www.dol.gov/agencies/whd/government-contracts.

Note: Executive Order 13658 generally applies to contracts subject
to the Davis-Bacon Act that were awarded on or between January 1,
2015 and January 29, 2022, and that have not been renewed or
extended on or after January 30, 2022. Executive Order 13658 does
not apply to contracts subject only to the Davis-Bacon Related Acts
regardless of when they were awarded. If a contract is subject to
Executive Order 13658, the contractor must pay all covered workers
at least $13.65 per hour (or the applicable wage rate listed on this
wage determination, if it is higher) for all hours spent performing on
the contract from May 11, 2026, through December 31, 2026.  The
applicable Executive Order minimum wage rate will be adjusted annually.
Additional information on contractor requirements and worker
protections under Executive Order 13658 is available at
www.dol.gov/whd/govcontracts.

Unlisted classifications needed for work not included within
the scope of the classifications listed may be added after
award only as provided in the labor standards contract clauses
(29CFR 5.5 (a) (1) (iii)).
------------------------------------------------------------------------------------------------------
The body of each wage determination lists the classifications
and wage rates that have been found to be prevailing for the
type(s) of construction and geographic area covered by the wage
determination. The classifications are listed in alphabetical
order under rate identifiers indicating whether the particular
```

rate is a union rate (current union negotiated rate), a survey rate, a weighted union average rate, a state adopted rate, or a supplemental classification rate.

Union Rate Identifiers

A four-letter identifier beginning with characters other than ⬚SU⬚, ⬚UAVG⬚, ⬚SA⬚, or ⬚SC⬚ denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

Survey Rate Identifiers

The ⬚SU⬚ identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

⬚SU⬚ wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

State Adopted Rate Identifiers

The ⬚SA⬚ identifier indicates that the classifications and

prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the ﾊSAﾊ identifier took effect under state law in the state from which the rates were adopted.

WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

a) a survey underlying a wage determination
b) an existing published wage determination
c) an initial WHD letter setting forth a position on a wage determination matter
d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to davisbaconinfo@dol.gov or by mail to:

Branch of Wage Surveys
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

Regarding any other wage determination matter such as conformance decisions, requests for initial decisions should be directed to the WHD Branch of Construction Wage Determinations. Requests can be submitted via email to BCWD-Office@dol.gov or by mail to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to dba.reconsideration@dol.gov or by mail to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210.

==========

END OF GENERAL DECISION

"

"General Decision Number: NJ20260025 05/18/2026

State: New Jersey

Construction Types: Building

Counties: New Jersey Counties of
Atlantic

Modification Number	Publication Date
0	01/02/2026
1	05/18/2026

ASBE0089-004 07/01/2025

	Rates	Fringes
ASBESTOS WORKER/HEAT & FROST INSULATOR (includes the application of all insulating materials, protective coverings, coatings and finishings to all types of mechanical systems; also, the application of firestopping material to openings and penetrations in walls, floors, ceilings and curtain walls; also, all lead		
PAID HOLIDAYS: The last day prior to the Christmas and New Year's Day observed holiday: 4 hrs. pay.....	$ 55.80	40.80

BRNJ0002-013 05/01/2021

	Rates	Fringes
Work on high stacks: 22% per hour additional.....	$ 45.20	33.26

BRNJ0007-012 07/07/2025

	Rates	Fringes
MARBLE SETTER.....	$ 64.66	40.97

BRNJ0007-013 06/02/2025

	Rates	Fringes
TERRAZZO FINISHER.....	$ 43.63	32.12

BRNJ0007-017 06/02/2025

	Rates	Fringes
TILE SETTER.....	$ 52.31	38.01
TILE FINISHER		
Work grouting all epoxy: $10.00 additional per day.	$ 43.63	32.12

CARP0006-009 05/01/2025

	Rates	Fringes
CARPENTER (SCAFFOLD		
The first sixty feet at the regular rate, 10% per hour additional for each additional fifty feet thereafter.....	$ 57.42	34.17

CARP0006-010 05/01/2025

	Rates	Fringes
CARPENTER, INCLUDING ACOUSTICAL CEILING INSTALLATION, DRYWALL HANGING, FORMWORK, BATT AND BLOWN INSULATION	$ 57.42	34.17

CARP0029-006 05/01/2025

	Rates	Fringes
SOFT FLOOR LAYER	$ 57.42	34.17

CARP0715-007 05/01/2025

	Rates	Fringes
MILLWRIGHT	$ 58.84	35.06

ELEC0351-009 09/01/2024

	Rates	Fringes
ELECTRICIAN: TELEDATA TECHNICIANS: 15 VOICE DATA LINES OR LESS	$ 41.00	32.75
ELECTRICIAN: TELEDATA TECHNICIANS: 16 VOICE DATA LINES OR MORE AND FIBER OPTICS	$ 41.00	32.75

ELEC0351-011 09/30/2024

	Rates	Fringes
ELECTRICIAN AND CABLE SPLICER	$ 55.05	48.76
ELECTRICIAN: CABLE SPLICER ON LEAD CABLE	$ 46.51	34.39

ELEV0005-004 01/01/2025

	Rates	Fringes
ELEVATOR A. PAID VACATION: Employer contributes 8% of basic hourly rate for 5 years or more of service or 6% for 6 months to 5 years of B. Eight Paid Holidays (provided employee has worked 5 consecutive days before and the working day after the holiday): New Years's Day; Memorial Day; Independence Day; Labor Day; Veteran's Day; Thanksgiving Day and the Friday after Thanksgiving Day, and Christmas Day.	$ 71.85	38.44

ENGI0825-017 07/01/2025

	Rates	Fringes
POWER EQUIPMENT OPERATORS: GROUP 5 OILER HAZARDOUS WASTE REMOVAL WORK: WORK ON A STATE OR FEDERALLY DESIGNATED HAZARDOUS WASTE SITE, WHERE THE WORKER IS IN DIRECT CONTACT WITH HAZARDOUS MATERIAL, AND WHEN PERSONAL PROTECTIVE EQUIPMENT IS REQUIRED FOR RESPIRATORY, SKIN AND EYE PROTECTION: 20% PER HOUR ADDITIONAL. PAID HOLIDAYS: NEW YEAR'S DAY, WASHINGTON'S BIRTHDAY OBSERVED, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, PRESIDENTIAL ELECTION DAY, VETERAN'S DAY, THANKSGIVING DAY AND CHRISTMAS DAY; PROVIDED 1) THAT THE WORKER WORKS THREE OF THE PRECEDING FIVE WORK DAYS BEFORE THE HOLIDAY; OR, THE WORK DAY BEFORE THE HOLIDAY AND THE WORK DAY AFTER THE HOLIDAY; AND, 2) THAT THE WORKER WORKS THE WORK DAY BEFORE AND THE WORK DAY AFTER THE HOLIDAY	$ 52.88	37.50

POWER EQUIPMENT OPERATORS: GROUP 4 BOBCAT/SKID LOADER; COMPRESSOR (SINGLE); FARM TRACTOR; FRONT END LOADER (UNDER 1 CU. YD.); HYDROSEEDER; ROLLER, GRADE; PUMP, HYDRAULIC HAZARDOUS WASTE REMOVAL WORK: WORK ON A STATE OR FEDERALLY DESIGNATED HAZARDOUS WASTE SITE, WHERE THE WORKER IS IN DIRECT CONTACT WITH HAZARDOUS MATERIAL, AND WHEN PERSONAL PROTECTIVE EQUIPMENT IS REQUIRED FOR RESPIRATORY, SKIN AND EYE PROTECTION: 20% PER HOUR ADDITIONAL. PAID HOLIDAYS: NEW YEAR'S DAY, WASHINGTON'S BIRTHDAY OBSERVED, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, PRESIDENTIAL ELECTION DAY, VETERAN'S DAY, THANKSGIVING DAY AND CHRISTMAS DAY; PROVIDED 1) THAT THE WORKER WORKS THREE OF THE PRECEDING FIVE WORK DAYS BEFORE THE HOLIDAY; OR, THE WORK DAY BEFORE THE HOLIDAY AND THE WORK DAY AFTER THE HOLIDAY; AND, 2) THAT THE WORKER WORKS THE WORK DAY BEFORE AND THE WORK DAY AFTER THE HOLIDAY.....$ 56.59 37.50

POWER EQUIPMENT OPERATORS: GROUP 3 ASPHALT SPREADER; BULLDOZER;COMPRESSOR(2 OR 3) (IN BATTERY) (WITHIN 100 FT.); FORKLIFT; FRONT END LOADER (1 CU. YD. AND OVER BUT LESS THAN 2 CU. YD.); LULL; MAN LIFT/OUTSIDE ELEVATOR; MECHANIC; PAVER, ASPHALT; ROLLER, BLACKTOP; TRACTOR; HAZARDOUS WASTE REMOVAL WORK: WORK ON A STATE OR FEDERALLY DESIGNATED HAZARDOUS WASTE SITE, WHERE THE WORKER IS IN DIRECT CONTACT WITH HAZARDOUS MATERIAL, AND WHEN PERSONAL PROTECTIVE EQUIPMENT IS REQUIRED FOR RESPIRATORY, SKIN AND EYE PROTECTION: 20% PER HOUR ADDITIONAL. PAID HOLIDAYS: NEW YEAR'S DAY, WASHINGTON'S BIRTHDAY OBSERVED, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, PRESIDENTIAL ELECTION DAY, VETERAN'S DAY, THANKSGIVING DAY AND CHRISTMAS DAY; PROVIDED 1) THAT THE WORKER WORKS THREE OF THE PRECEDING FIVE WORK DAYS BEFORE THE HOLIDAY; OR, THE WORK DAY BEFORE THE HOLIDAY AND THE WORK DAY AFTER THE HOLIDAY; AND, 2) THAT THE WORKER WORKS THE WORK DAY BEFORE AND THE WORK DAY AFTER THE HOLIDAY.....$ 58.22 37.50

POWER EQUIPMENT OPERATORS: GROUP 2 BACKHOE LOADER COMBO; CONCRETE PUMPER; GRADER/BLADE (FINISH); HOIST; HYDRAULIC CRANE, 10 TONS AND UNDER; FRONT END LOADER (2 CU. YD. BUT LESS THAN 5 CU. YD.); SCRAPER; SIDE BOOM HAZARDOUS WASTE REMOVAL WORK: WORK ON A STATE OR FEDERALLY DESIGNATED HAZARDOUS WASTE SITE, WHERE THE WORKER IS IN DIRECT CONTACT WITH HAZARDOUS MATERIAL, AND WHEN PERSONAL PROTECTIVE EQUIPMENT IS REQUIRED FOR RESPIRATORY, SKIN AND EYE PROTECTION: 20% PER HOUR ADDITIONAL. PAID HOLIDAYS: NEW YEAR'S DAY, WASHINGTON'S BIRTHDAY OBSERVED, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, PRESIDENTIAL ELECTION DAY, VETERAN'S DAY, THANKSGIVING DAY AND CHRISTMAS DAY; PROVIDED 1) THAT THE WORKER WORKS THREE OF THE PRECEDING FIVE WORK DAYS BEFORE THE HOLIDAY; OR, THE WORK DAY BEFORE THE HOLIDAY AND THE WORK DAY AFTER THE HOLIDAY; AND, 2) THAT THE WORKER WORKS THE WORK DAY BEFORE AND THE WORK DAY AFTER THE HOLIDAY.....$ 60.13 37.50

POWER EQUIPMENT OPERATORS: GROUP 1 BACKHOE, INCLUDING BACKHOE TRACK; BOOM; CONCRETE PAVING MACHINE; CRANE (ALL TYPES, INCLUDING OVERHEAD AND STRADDLE TRAVELING TYPE); DRILL (DOWN-THE-HOLE DRILL, ROTARY DRILL, SELF-PROPELLED HYDRAULIC DRILL, SELF-POWERED DRILL); ELEVATING GRADER; EXCAVATOR; FRONT END LOADER (5 CU. YD. AND OVER);

PILEDRIVER (LENGTH OF BOOM, INCLUDING LENGTH OF LEADS, SHALL DETERMINE PREMIUM RATE APPLICABLE); TRENCHER HAZARDOUS WASTE REMOVAL WORK: WORK ON A STATE OR FEDERALLY DESIGNATED HAZARDOUS WASTE SITE, WHERE THE WORKER IS IN DIRECT CONTACT WITH HAZARDOUS MATERIAL, AND WHEN PERSONAL PROTECTIVE EQUIPMENT IS REQUIRED FOR RESPIRATORY, SKIN AND EYE PROTECTION: 20% PER HOUR ADDITIONAL. PAID HOLIDAYS: NEW YEAR'S DAY, WASHINGTON'S BIRTHDAY OBSERVED, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, PRESIDENTIAL ELECTION DAY, VETERAN'S DAY, THANKSGIVING DAY AND CHRISTMAS DAY; PROVIDED 1) THAT THE WORKER WORKS THREE OF THE PRECEDING FIVE WORK DAYS BEFORE THE HOLIDAY; OR, THE WORK DAY BEFORE THE HOLIDAY AND THE WORK DAY AFTER THE HOLIDAY; AND, 2) THAT THE WORKER WORKS THE WORK DAY BEFORE AND THE WORK DAY AFTER THE HOLIDAY.....$ 61.72 37.50

ENGI0825-018 07/01/2025

	Rates	Fringes
POWER EQUIPMENT OPERATORS:, STEEL ERECTION: (GROUP 2) ALL CRANES WITH BOOM INCLUDING JIB, LESS THAN 140 FT. HAZARDOUS WASTE REMOVAL WORK: WORK ON A STATE OR FEDERALLY DESIGNATED HAZARDOUS WASTE SITE, WHERE THE WORKER IS IN DIRECT CONTACT WITH HAZARDOUS MATERIAL, AND WHEN PERSONAL PROTECTIVE EQUIPMENT IS REQUIRED FOR RESPIRATORY, SKIN AND EYE PROTECTION: 20% PER HOUR ADDITIONAL. PAID HOLIDAYS: NEW YEAR'S DAY, WASHINGTON'S BIRTHDAY OBSERVED, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, PRESIDENTIAL ELECTION DAY, VETERAN'S DAY, THANKSGIVING DAY AND CHRISTMAS DAY; PROVIDED 1) THAT THE WORKER WORKS THREE OF THE PRECEDING FIVE WORK DAYS BEFORE THE HOLIDAY; OR, THE WORK DAY BEFORE THE HOLIDAY AND THE WORK DAY AFTER THE HOLIDAY; AND, 2) THAT THE WORKER WORKS THE WORK DAY BEFORE AND THE WORK DAY AFTER THE HOLIDAY.....	$ 68.58	37.50
POWER EQUIPMENT OPERATORS:, STEEL ERECTION: (GROUP 1) ALL CRANES WITH BOOM INCLUDING JIB, 140 FT. AND OVER. HAZARDOUS WASTE REMOVAL WORK: WORK ON A STATE OR FEDERALLY DESIGNATED HAZARDOUS WASTE SITE, WHERE THE WORKER IS IN DIRECT CONTACT WITH HAZARDOUS MATERIAL, AND WHEN PERSONAL PROTECTIVE EQUIPMENT IS REQUIRED FOR RESPIRATORY, SKIN AND EYE PROTECTION: 20% PER HOUR ADDITIONAL. PAID HOLIDAYS: NEW YEAR'S DAY, WASHINGTON'S BIRTHDAY OBSERVED, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, PRESIDENTIAL ELECTION DAY, VETERAN'S DAY, THANKSGIVING DAY AND CHRISTMAS DAY; PROVIDED 1) THAT THE WORKER WORKS THREE OF THE PRECEDING FIVE WORK DAYS BEFORE THE HOLIDAY; OR, THE WORK DAY BEFORE THE HOLIDAY AND THE WORK DAY AFTER THE HOLIDAY; AND, 2) THAT THE WORKER WORKS THE WORK DAY BEFORE AND THE WORK DAY AFTER THE HOLIDAY.....	$ 70.24	37.50

IRON0399-011 07/01/2024

	Rates	Fringes
IRONWORKER: REINFORCING.....	$ 53.24	38.40
IRONWORKER: STRUCTURAL AND ORNAMENTAL.....	$ 54.24	38.40

LABO0008-001 05/01/2011

	Rates	Fringes

ASBESTOS REMOVAL
The removal, abatement, enclosure and decontamination of personal protective equipment, chemical protective clothing and machinery relating to asbestos and/or toxic and hazardous waste or materials which shall include but not necessarily be limited to: the erection, moving, servicing and dismantling of all enclosures, scaffolding and barricades; the operation of all tools and equipment normally used in the removal or abatement of asbestos and toxic or hazardous waste or materials; the labeling, bagging, cartoning, crating, or other packaging of materials for disposal; the clean-up of the worksite; and all other work incidental to the removal, abatement, encapsulation, enclosure, and decontamination of asbestos and toxic or hazardous waste or materials; and, in addition, all work tasks involved in the maintenance and operation of energy resource recovery plants (co-generation plants).....$ 28.37 21.62

LABO0077-002 05/01/2022

	Rates	Fringes
LABORER: MASON TENDER: BRICK/CEMENT/CONCRETE.....	$ 36.50	30.22

LABO0077-003 05/01/2022

	Rates	Fringes
LABORER: ASPHALT RAKER, ASPHALT SHOVELER, ASPHALT SPREADER, COMMON OR GENERAL LABORER, LANDSCAPTE LABORER, PIPELAYER, POWER TOOLE OPERATOR AND SCREEDMAN.....	$ 35.75	30.22

PAIN0021-035 05/01/2025

	Rates	Fringes
GLAZIER Work at 30 ft. above the working surface, or on a swing stage: $1.00 per hour additional.....	$ 49.96	35.11

PAIN0711-018 05/01/2025

	Rates	Fringes
DRYWALL FINISHER/TAPER.....	$ 44.87	30.15

PAIN0711-019 05/01/2025

	Rates	Fringes
PAINTER (BRUSH & ROLLER).....	$ 45.55	29.86
PAINTER (SPRAY).....	$ 45.55	29.86

PLAS0008-007 05/01/2021

	Rates	Fringes
PLASTERER.....	$ 38.37	31.64

PLAS0592-036 05/01/2025

	Rates	Fringes
CEMENT MASON/CONCRETE FINISHER.....	$ 53.21	33.42

PLUM0322-009 05/01/2025

	Rates	Fringes

PLUMBER (EXCLUDING HVAC PIPE INSTALLATION).....$ 56.30 50.76
PIPEFITTER (INCLUDING HVAC PIPE INSTALLATION).....$ 56.30 50.76

ROOF0030-027 05/01/2025

	Rates	Fringes
ROOFER:		
Mopper, and operator of felt-laying machine: $.50 per hour		
Work applying roofing material, on any new construction job, on those days on which a felt-laying machine or slag dispensing machine is used: $.50 per hour		
PAID HOLIDAY: The last working day before Christmas, to be paid at the rate of four hours pay	$ 35.95	21.85
ROOFER: SLATE AND		
Mopper, and operator of felt-laying machine: $.50 per hour		
Work applying roofing material, on any new construction job, on those days on which a felt-laying machine or slag dispensing machine is used: $.50 per hour		
PAID HOLIDAY: The last working day before Christmas, to be paid at the rate of four hours pay	$ 38.95	21.85
ROOFER: ALL OTHER		
Mopper, and operator of felt-laying machine: $.50 per hour		
Work applying roofing material, on any new construction job, on those days on which a felt-laying machine or slag dispensing machine is used: $.50 per hour		
PAID HOLIDAY: The last working day before Christmas, to be paid at the rate of four hours pay	$ 46.03	34.27

SFNJ0669-006 04/01/2025

	Rates	Fringes
SPRINKLER FITTER (FIRE SPRINKLERS)	$ 59.19	36.51

SHEE0027-009 06/01/2024

	Rates	Fringes
SHEET METAL WORKER (INCLUDING HVAC DUCT INSTALLATION)	$ 59.08	47.06

TEAM0331-002 05/01/2025

	Rates	Fringes
TRUCK DRIVER: DUMP TRUCK		
HAZARDOUS WASTE REMOVAL WORK: Work on a state or federally designated hazardous waste site, where the worker is in direct contact with hazardous material, and when personal protective equipment is required for respiratory, skin and eye protection: $3.00 per hour		
Work on a state or federally designated hazardous waste site where the worker is not working in a zone requiring Level A, B or C personal protection: $1.00 per hour		
PAID HOLIDAYS: New Year's Day, Washington's Birthday, Memorial Day, Independence Day, Labor Day, Presidential Election Day, Veteran's Day,		

Thanksgiving Day and Christmas
BEREAVEMENT LEAVE: Any worker having a death in his
or her immediate family (parent, spouse, child,
brother or sister, mother-in-law or father-in-law)
shall be given three days time off with pay at the
time of death upon furnishing proof of said death.
This provision shall also apply to grandparents,
when living with the worker.....$ 48.23 25.98
TRUCK DRIVER: OFF THE ROAD
HAZARDOUS WASTE REMOVAL WORK: Work on a state or
federally designated hazardous waste site, where
the worker is in direct contact with hazardous
material, and when personal protective equipment is
required for respiratory, skin and eye protection:
$3.00 per hour
Work on a state or federally designated hazardous
waste site where the worker is not working in a
zone requiring Level A, B or C personal protection:
$1.00 per hour
PAID HOLIDAYS: New Year's Day, Washington's
Birthday, Memorial Day, Independence Day, Labor
Day, Presidential Election Day, Veteran's Day,
Thanksgiving Day and Christmas
BEREAVEMENT LEAVE: Any worker having a death in his
or her immediate family (parent, spouse, child,
brother or sister, mother-in-law or father-in-law)
shall be given three days time off with pay at the
time of death upon furnishing proof of said death.
This provision shall also apply to grandparents,
when living with the worker.....$ 48.58 25.98

WELDERS - Receive rate prescribed for craft performing
operation to which welding is incidental.
==========
Note: Executive Order (EO) 13706, Establishing Paid Sick Leave
for Federal Contractors applies to all contracts subject to the
Davis-Bacon Act for which the contract is awarded (and any
solicitation was issued) on or after January 1, 2017. If this
contract is covered by the EO, the contractor must provide
employees with 1 hour of paid sick leave for every 30 hours
they work, up to 56 hours of paid sick leave each year.
Employees must be permitted to use paid sick leave for their
own illness, injury or other health-related needs, including
preventive care; to assist a family member (or person who is
like family to the employee) who is ill, injured, or has other
health-related needs, including preventive care; or for reasons
resulting from, or to assist a family member (or person who is
like family to the employee) who is a victim of, domestic
violence, sexual assault, or stalking. Additional information
on contractor requirements and worker protections under the EO
is available at https://www.dol.gov/agencies/whd/government-contracts.

Note: Executive Order 13658 generally applies to contracts subject
to the Davis-Bacon Act that were awarded on or between January 1,
2015 and January 29, 2022, and that have not been renewed or
extended on or after January 30, 2022. Executive Order 13658 does
not apply to contracts subject only to the Davis-Bacon Related Acts
regardless of when they were awarded. If a contract is subject to
Executive Order 13658, the contractor must pay all covered workers
at least $13.65 per hour (or the applicable wage rate listed on this
wage determination, if it is higher) for all hours spent performing on
the contract from May 11, 2026, through December 31, 2026. The
applicable Executive Order minimum wage rate will be adjusted annually.

Additional information on contractor requirements and worker protections under Executive Order 13658 is available at www.dol.gov/whd/govcontracts.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

The body of each wage determination lists the classifications and wage rates that have been found to be prevailing for the type(s) of construction and geographic area covered by the wage determination. The classifications are listed in alphabetical order under rate identifiers indicating whether the particular rate is a union rate (current union negotiated rate), a survey rate, a weighted union average rate, a state adopted rate, or a supplemental classification rate.

Union Rate Identifiers

A four-letter identifier beginning with characters other than ⿰SU⿰, ⿰UAVG⿰, ⿰SA⿰, or ⿰SC⿰ denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

Survey Rate Identifiers

The ⿰SU⿰ identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that

classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

SU wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

State Adopted Rate Identifiers

The SA identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the SA identifier took effect under state law in the state from which the rates were adopted.

WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

a) a survey underlying a wage determination
b) an existing published wage determination
c) an initial WHD letter setting forth a position on a wage determination matter
d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to davisbaconinfo@dol.gov or by mail to:

Branch of Wage Surveys
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

Regarding any other wage determination matter such as conformance decisions, requests for initial decisions should be directed to the WHD Branch of Construction Wage Determinations. Requests can be submitted via email to BCWD-Office@dol.gov or by mail to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to dba.reconsideration@dol.gov or by mail to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the

interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210.

==========

END OF GENERAL DECISION

"

National Roofing Program (NRP)
FY26 Project 08 P2 574437
PA175, NJ012 US

TABLE OF CONTENTS

VOLUME A: PA175 – Bristol, PA

DIVISION 00 – PROCUREMENT AND CONTRACTING REQUIREMENTS

00 80 50.00 06 SPECIAL PROVISIONS FOR TASK ORDERS
00 80 50.00 06 Submittal Register

DIVISION 01 – GENERAL REQUIREMENTS

01 11 50.00 06 Task Order SCOPE OF WORK

ATTACHMENTS

ATTACHMENT A: Site Location
ATTACHMENT B: Building Layout
ATTACHMENT C: Site Inspection Report, 13 April. 2026(For Information Only)

VOLUME B: NJ012, Northfield, NJ

DIVISION 00 – PROCUREMENT AND CONTRACTING REQUIREMENTS

00 80 50.00 06 SPECIAL PROVISIONS FOR TASK ORDERS
00 80 50.00 06 Submittal Register

DIVISION 01 – GENERAL REQUIREMENTS

01 11 50.00 06 Task Order SCOPE OF WORK

ATTACHMENTS

ATTACHMENT A: Site Location
ATTACHMENT B: Building Layout
ATTACHMENT C: Site Inspection Report, 13 April, 2026 (For Information Only)

--End of Table of Contents--

US Army Corps
of Engineers
Louisville District

Army Reserve National Roofing Program
FY26 Task Order 8

Volume A

PA175 Bristol, PA

DIVISION 00 – PROCUREMENT AND CONTRACTING REQUIREMENTS

00 80 50.00 06 SPECIAL PROVISIONS FOR TASK ORDERS
00 80 50.00 06 Submittal Register

DIVISION 01 – GENERAL REQUIREMENTS

01 11 50.00 06 Task Order SCOPE OF WORK

ATTACHMENTS

ATTACHMENT A:	Site Location
ATTACHMENT B:	Building Layout
ATTACHMENT C:	Site Inspection Report, April 13, 2026 (For Information Only)
ATTACHMENT D:	Supplemental Inspection Information (For Information Only)

May 2026 Solicitation

ARIMS: 200A
Disposition: Maintain for 15 yrs after construction

NRP FY26 Project 08
PA175 Bristol, PA
P2 574437
4-May-26

SECTION
00 80 50.00 06

SPECIAL PROVISIONS FOR TASK ORDERS
08/19

1. PART 1 GENERAL

1.1. SUBMITTALS

Government approval/acceptance is required for submittals with a "GOVT" designation; submittals not having a "GOVT" designation are for information only. When used, a designation following the "GOVT" designation identifies the office that will review the submittal for the Government. The submittals listed in the Submittal Register at the end of this specification section shall be submitted in accordance with Section 01 33 00.00 06.

SD-01 Preconstruction Submittals

SD-02 Shop Drawings

SD-05 Design Data

SD-07 Certificates

SD-11 Closeout Submittals

1.2. NOT USED

1.3. COMMENCEMENT, PROSECUTION AND COMPLETION OF WORK - Paragraph 1.3 of Section 00 80 00.00 06 is replaced with the following:

1.3.1 Notice to Proceed (NTP) will be issued to the contractor upon receipt and approval of the bonds. Under this NTP, the contractor shall be required to commence work within 10 calendar days from the NTP and complete the work within the period of performance outlined in the Price Breakout Schedule.
1.3.2 Refer to FAR 52.211-12 "LIQUIDATED DAMAGES" in Section 00 70 50 for the amount of Liquidated Damages for the Task order project.
1.3.3 Refer to FAR 52.211-10 "Commencement, Prosecution, and Completion of Work" in Section 00 70 50 for a notification of significant contract dates.
1.3.4 Additional Requirements/Clarifications of Work Included Within the Contract
The time stated in FAR 52.211-10 "Commencement, Prosecution, and Completion of Work" in Section 00 70 50 for completion shall include

as-built drawings, O&M manuals, operational tests/reports/training/instructions, and equipment lists.

1.4. TIME EXTENSIONS FOR UNUSUALLY SEVERE WEATHER. ER 415-1-15

This provision specifies the procedure for the determination of time extensions for unusually severe weather in accordance with the "Default (Fixed-Price Construction)" as discussed in Section 00 70 00 of the base contract and Section 00 70 50 of this task order. In order for the Contracting Officer to award a time extension under this clause, the following conditions must be satisfied:

The weather experienced at the project site during the contract period must be found to be unusually severe, that is, more severe than the adverse weather anticipated for the project location during any given month.

The unusually severe weather must actually cause a delay to the completion of the project. The delay must be beyond the control and without the fault or negligence of the Contractor.

The following schedule of monthly anticipated adverse weather delays is based on National Oceanic and Atmospheric Administration (NOAA) or similar data for the project location and will constitute the base line for monthly weather time evaluations. The Contractor's progress schedule must reflect these anticipated adverse weather delays in weather dependent activities.

MONTHLY ANTICIPATED ADVERSE WEATHER DELAY WORKDAYS BASED ON (5) DAY WORK WEEK

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PA175	22	20	16	9	5	4	2	3	4	4	15	22

Upon acknowledgment of the Notice to Proceed (NTP) and continuing throughout the contract, the Contractor will record on the daily CQC report, the occurrence of adverse weather and resultant impact to normally scheduled work. Actual adverse weather delay days must prevent work on critical activities for 50 percent or more of the Contractor's scheduled workday. The number of actual adverse weather delay days shall include days impacted by actual adverse weather (even if adverse weather occurred in previous month), be calculated chronologically from the first to the last day of each month and be recorded as full days. If the number of actual adverse weather delay days exceeds the number of days anticipated listed above, the Contracting Officer will convert any qualifying delays to calendar

days, giving full consideration for equivalent fair-weather workdays, and issue a modification in accordance with the "Default (Fixed-Price Construction)" in section 00 70 00 of the base contract, Volume 1 .

1.5. WAGE RATES

The decision of the Secretary of Labor, covering rates of wages, including fringe benefits to be paid laborers and mechanics performing work under this contract, is attached to this solicitation. The payment for all classes of laborers and mechanics actually employed to perform work under the contract will be specified in the following contract provisions: "Contract Work Hours and Safety Standards -- Overtime Compensation"; "Construction Wage Rate Requirements"; and "Compliance with Copeland Act Requirements" in Section 00 70 00 of the base contract.

Wage decision included: PA20260078 Building

The work to be performed is located in Bristol, PA, Bucks County.

1.6. NOT USED

1.7. Antiterrorism (AT) and Operations Security (OPSEC)- Paragraph 1.7 of Section 00 80 00.00 06 is replaced with the following:

1.7.1 AT Level I training. This standard language is for contractor employees with an area of performance within an Army-controlled installation, facility, or area. All contractor employees, including subcontractor employees, requiring access to Army installations, facilities, and controlled access areas shall complete AT Level I awareness training within 30 calendar days after contract start date or effective date of incorporation of this requirement into the contract, whichever is applicable. The contractor shall submit certificates of completion for each affected contractor employee and subcontractor employee to the COR or to the contracting officer, if a COR is not assigned, within 30 calendar days after completion of training by all employees and subcontractor personnel. AT Level I awareness training is available at the following website: http://jko.jten.mil.

1.7.2 Access and general protection/security policy and procedures. This standard language is for contractor employees with an area of performance within an Army-controlled installation, facility, or area. Contractor and all associated subcontractor employees shall provide all information required for background checks to meet installation access requirements to be accomplished by the installation Provost Marshal Office, Director of Emergency Services, or Security Office. Contractor workforce must comply with all personal identity verification requirements (CFR clause 52.204-9, Personal Identity Verification of Contract Personnel) as directed by DoD, HQDA and/or local policy. In

addition to the changes otherwise authorized by the changes clause of this contract, should the Force Protection Condition (FPCON) at any individual facility or installation change, the Government may require changes in contractor security matters or processes.

1.7.3 AT Awareness Training for Contractor Personnel Traveling Overseas. This standard language requires U.S.-based contractor employees and associated subcontractor employees to make available and to receive Government-provided area of responsibility (AOR)-specific AT awareness training as directed by AR 525-13. Specific AOR training content is directed by the combatant commander, with the unit ATO being the local point of contact.

1.7.4 Army Training Certification Tracking System (ATCTS) registration for contractor employees who require access to Government information systems. All contractor employees with access to a Government info system must be registered in the ATCTS at commencement of services and must successfully complete the DoD Information Assurance Awareness prior to access to the information system and annually thereafter.

1.7.5 For contracts that require a formal OPSEC program. The contractor shall develop an OPSEC Standing Operating Procedure (SOP)/Plan within 90 calendar days of contract award, to be reviewed and approved by the responsible Government OPSEC officer. This plan will include a process to identify critical information, where it is located, who is responsible for it, how to protect it, and why it needs to be protected. The contractor shall implement OPSEC measures as ordered by the commander. In addition, the contractor shall have an identified certified Level II OPSEC coordinator per AR 530-1.

1.7.6 Controlled Unclassified Information (CUI). Include DFARS clause 252.204-7012, which requires the contractor to comply with NIST 800-171. Also include DFARS provision 252.204-2019 into solicitations. Acquisition officials should follow procedures outlined in DFARS 204.73 and verify vendors have an adequate NIST SP 800-171 summary assessment score within the Supplier Performance Risk System (within PIEE). If the score doesn’t show a medium- or high-level assessment with a score of 110 or better (as described in the “NIST SP 800-171 DoD Assessment Methodology”), include clause252.204-7020 and obtain the vendor’s “system security plan” and “plan of action” for NIST SP 800-171 verification and assurance by Army security officials.

1.8. NOT USED

1.9. NOT USED

1.10. NOT USED

1.11. NOT USED

1.12. NOT USED

1.13. NOT USED

1.14. NOT USED

1.15. NOT USED

1.16. NOT USED

1.17. NOT USED

1.18. NOT USED

1.19. NOT USED

1.20. NOT USED

1.21. NOT USED

1.22. NOT USED

1.23. NOT USED

1.24. NOT USED

1.25. NOT USED

1.26. NOT USED

2. PART 2 PRODUCTS NOT USED

3. PART 3 EXECUTION NOT USED

TITLE: NRP FY26 Project 08
JOB NAME: PA175
LOCATION: Bristol, PA
CONTRACT NO:
CONTRACTOR:

SUBMITTAL REGISTER

SB MATOC									CONTRACTOR SCHEDULE DATES			CONTRACTOR ACTION			APPROVING AUTHORITY					
Line	Act-ivity #	Trans-mittal #	Specification Section	SD #	SD Description	Item Submitted	Paragraph #	Classi-fication: GA for GOVT or A/E Revwr	Submit	Approval Needed By	Material Needed By	Action Code	Date Of Action	Date FWD to APPR / Auth - Date RCD From CONTR	Date FWD To Other Revwr	Date RCD From Other Revwr	Action Code	Date Of Action	Mailed To CONTR/ Date RCD From APPR Authority	Remarks
			01 32 01.00 06	SD-01	Preconstruction Submittal	Project Schedule	3.4	GA												
			01 35 26.00 06	SD-01	Preconstruction Submittal	Accident Prevention Plan (APP)	1.7	GA												
			01 35 26.00 06	SD-01	Preconstruction Submittal	Activity Hazard Analysis (AHA)	1.8	F												
			01 45 04.10 06	SD-01	Preconstruction Submittal	Design Quality Control Plan	3.2	GA												
			01 45 04.10 06	SD-01	Preconstruction Submittal	Construction Quality Control Plan	3.3	GA												
			01 50 00	SD-01	Preconstruction Submittal	Construction Site Plan	1.3	GA												
			01 57 19.00 06	SD-01	Preconstruction Submittal	Environmental Protection Plan	1.7	GA												
			01 74 19	SD-01	Preconstruction Submittal	Construction Waste Management Plan	1.7	GA												
			00 80 00.00 06	SD-07	Certificates	No Asbestos - Containing Material (ACM) Certification	1.14	F												
			00 80 00.00 06	SD-07	Certificates	Insurance	1.31	F												
			00 80 00.00 06	SD-07	Certificates	Warranties	1.15	GA												
			00 80 00.00 06	SD-11	Closeout Submittals	Preliminary (Working) As-Built Drawings	3.4	GA												
			00 80 00.00 06	SD-11	Closeout Submittals	Final As-Built Drawings	3.4	GA												

FY26 NRP Project 08
PA175, 2501 Ford Rd, Bristol, PA
P2 574437
4-May-26

SECTION
01 11 50.00 06
Task Order SCOPE OF WORK
Updated 6 Feb 2025

1. PROJECT INFORMATION

1.1. GENERAL

Design/Build: The Contractor shall provide all labor, equipment, supplies, and consultant services and all site investigations, surveys, analysis, sampling, testing and verification of existing field conditions as required for design and construction of the Roof Replacement Project at PA175 to result in a complete and useable Facility. Contractor shall provide complete design analysis incorporating all engineering computations, analysis, test, and survey results, building code (including fire protection, life safety, environmental and accessibility) review as it pertains/affects/relates to this project, equipment and material data and documentation of existing conditions.

1.2. SCOPE OF WORK

Unless specifically noted otherwise in this Specification Section or in the base MATOC contract Volume 1 of 2 itself, all requirements of the base MATOC contract Volume 1 of 2 shall apply to this Task Order. The work includes design and construction to replace the following roof systems located at PA175:

Building RFID (SF)	Section(s)	Existing Roof System
USAFRC (72,081)	1 & 3	Architectural Shingle
USAFRC (482)	2	EPDM/TPO
OMS (10,763)	1	Architectural Shingle

Design/Build: Design and construction shall comply with the requirements contained in this Task Order Request for Proposal (RFP). The design and technical criteria contained and cited in this RFP and the Unified Facilities Guide Specifications (UFGS) establish minimum standards for design and construction quality. The Designers of Record shall use the Unified Facilities Guide Specifications (UFGS) and the requirements contained in this RFP to fully develop the technical specifications and construction drawings. The objective of this solicitation is to obtain an energy efficient, durable, maintainable, and sustainable space.

Design/Build: The illustrations and exhibits included in this RFP illustrate the conceptual design of the project and are provided to define the scope of work and budget. The concepts provided shall be further developed by the Design/Build Contractor to comply with the customer’s functional needs.

All demolition required to construct the project is included as part of the work of this Contract.

1.3. SITE LOCATION

This project is located at 2501 Ford Rd, Bristol, PA.

1.4. EXISTING SITE UTILITIES

1.4.1. The contractor shall verify the location of all utilities serving the building. Upgrading the existing utilities, (unless noted otherwise) outside the limits of construction, is not a part of this project.

1.5. BID OPTIONS

1.6. NOT USED

1.7. ATTACHMENTS

Design/Build: Information provided in the Attachments is intended to guide the completion of the design by establishing existing conditions, and the desired character, appearance, and function of the new construction. The following Attachments are included and shall be used and strictly adhered-to in completing the design and construction of the project.

a. ATTACHMENT A: Site Location
b. ATTACHMENT B: Building Layout Plans
c. ATTACHMENT C: Site Inspection Report, 13-Apr-26

1.8. NOT USED

1.9. NOT USED

1.10. NOT USED

1.11. NOT USED

1.12. NOT USED

1.13. NOT USED

1.14. PERSONNEL REQUIREMENTS AND QUALIFICATIONS

1.15. Registered Roof Consultant (RRC) (Designer of Record) shall have a degree in Architecture or Engineering and have at least ten (10) years of experience in roof repairs. The RRC must be currently licensed by the International Institute of Building Envelope Enclosures (IIBEC).

1.16. NOT USED

1.17. NOT USED

1.18. NOT USED

1.19. NOT USED

2. DESIGN REQUIREMENTS

2.1. GENERAL

The Contractor shall prepare complete construction documents for all work designed as required by the RFP. The construction documents to be prepared shall include, but are not limited to, construction drawings, specifications, submittals, and design analysis as required in Section 01 33 16.00 10 DESIGN DATA (DESIGN AFTER AWARD), Volume 1. Materials and equipment shall be limited to those specified except that where no specific material and equipment is specified or no basis of design is identified, the Contractor shall use materials and equipment accepted within the construction industry and in compliance with Design Criteria.

2.2. DESIGN

2.2.1. The Contractor shall prepare a 100% design for the project in accordance with the RFP using industry standard materials and efficient practices. The design of the materials selected shall be high quality, durable and easily maintained. The Contractor shall be responsible for the professional quality, code compliance, technical accuracy, and coordination of all designs, drawings, specifications, and other documents or publications upon which the design and construction are based. It shall be the responsibility of the Design/ Build Contractor to verify the accuracy of the documents provided.

2.2.2 CAD/BIM Requirement

The contractor will not be required to produce advanced modeling and design drawings will be limited to CAD files.

2.2.3 Design Submittal Requirements

The contractor will not be required to produce charette or interim design submittals. The contractor will submit a final design, a corrected final design, and a certified final design. The independent Registered Roof Observer (RRO) identified under Section 01 11 00.00 06 Paragraph 3.3..2.3 shall review the final design as part of the contractor design QC review team. The RRO shall attend the final design plan-in-hand review meeting.

2.1.4 Design Professionals

General Scope of work for most task orders will be for roof replacement and exterior water proofing with associated work. Roof replacement design will be certified by a RRC and have a professional engineer or architectural

stamp. Structural analysis will only be required if there is a change in the dead load for the structural system or if called out in the task order scope of work. Electrical and mechanical design will be limited to relocating existing systems.

2.2.2. Design Milestone Schedule

Notice to Proceed (NTP)	Day 0
Design Quality Control Plan (DQCP)	NTP + 14 Days
Charette Report (FIO no review)	NTP + 60 Days
Final Submittal	NTP + 120 Days
Final Plan in Hand Meeting (on-site)	NTP + 138 Days
Corrected Final Submittal	NTP + 152 Days
Certified Final Submittal	NTP + 160 Days

2.3. REQUEST FOR PROPOSAL (RFP) INTENT

The intent of this RFP section is to describe the requirements for appearance, function, materials, and types of construction in sufficient detail to enable engineering and design to be completed by the Contractor.

2.4. Design Milestone Meetings

2.4.1. Charette / Kickoff Meeting

2.4.1.1. Shall be in person and on-site.

2.4.2. Final Design / Plan-in-hand Review Meeting

2.4.2.1. Shall be in person and on-site.

2.5. NOT USED

2.6. NOT USED

2.7. NOT USED

2.8. NOT USED

2.9. NOT USED

2.10. NOT USED

2.11. Insert any additional REQUIRED DESIGN PROFESSIONALS beyond RRC

2.12. GOVERNMENT FURNISHED MATERIALS

2.12.1. GFM Handover

The GFM has been provided as part of the Solicitation package.

2.12.2. GFM File Formats

GFM are provided only in PDF format.

2.13. (See Paragraph 2.1 Section 01 11 00.00 06)DESIGN SUBMITTAL DISTRIBUTION MATRIX

Submittal Reviewers & Mailing Addresses

U.S. Army Corps of Engineers
Ryan Fagan, PE
RYAN.A.FAGAN@USACE.ARMY.MIL
LRL-ED-MA Room 414
600 Doctor Martin Luther King Junior Place
Louisville, KY 40202

U.S. Army Corps of Engineers
Timothy M. McClellan, P.E., RRC
Timothy.m.mcclellan@usace.army.mil
LRL-ED-MA Room 414
600 Doctor Martin Luther King Junior Place
Louisville, KY 40202

John P. Hearn
John.P.Hearn@usace.army.mil
LRL-CD
2475 K Street Bldg 52
WPAFB OH 45433

U.S. Army Corps of Engineers
Michael Brooks
Michael.s.brooks@usace.army.mil
LRL-CDR
600 Doctor Martin Luther King Junior Place
Louisville, KY 40202

U.S. Army Corps of Engineers
Jeffrey E. Bayers, P.E., P.M.P.
Jeffrey.e.bayers@usace.army.mil
LRL-PM-R
600 Doctor Martin Luther King Junior Place
Louisville, KY 40202

Steve Coffey, PE
USARC G 3/5/7 Engineers - Desk 4N-4001-62
4700 Knox Street, Bldg 8-8108
Ft. Bragg, NC 28310
Phone: 910-570-8961
Email: steven.w.coffey3.civ@army.mil

Justin Reeder, PE, RRC, RRO, CDT

FY26 NRP Project 08
PA175, 2501 Ford Rd, Bristol, PA
P2 574437
4-May-26

USARC-ARIMD Engineering Branch / SAIN Engineering
USAR National Roofing Program REM
Phone: 843.813.2423
Email: justin.reeder@saineng.com

99th RD (OH, MI)
William (Bill) Markey
5231 South Scott Plaza
Joint Base McGuire-Dix-Lakehurst, NJ 08640
Phone: 609-997-5271
Email: william.f.markey4.civ@army.mil

3. GENERAL CONSTRUCTION REQUIREMENTS

3.1. SUMMARY

3.1.1. The requirements include:

a. Construction considerations and use of the premises.
b. Protection of personnel and Government property.
c. Construction facilities and job site standards.
d. The requirements of this section apply to the entire project including all amendments or modifications that may be issued to modify the contract documents.

3.2. GENERAL INFORMATION

3.2.1. NOT USED

3.2.2. NOT USED

3.2.3. Coordinate all construction activities with:

a. Contracting Officer’s Representative
b. Building Occupants

3.2.4. NOT USED

3.2.5. NOT USED

3.2.6. NOT USED

3.2.7. NOT USED

3.2.8. NOT USED

3.2.9. Project and Safety Signs. See 01 50 00, Paragraph 2.1.3.

3.3. DOCUMENTATION

3.3.1. NOT USED

3.3.2. NOT USED

3.4. NOT USED

3.5. Work Schedule under Section 01 11 00.00 06 Paragraph 3.9.1.2 is changed to "Work S WORK SCHEDULE: The Contractor shall schedule the work between the hours of 7:00 a.m. and 4:30 p.m. Monday through Friday except Federal Holidays.

3.5.1. Permission to perform any work outside of these hours must be in writing and submitted five (5) calendar days in advance for approval by the Contracting Officer.

3.5.2. The Government may or may not grant such permission at its discretion.

3.6. Contractor Personal Vehicle Parking under Section 01 11 00.00 06 Paragraph 3.9.1.7 is changed to Contractor Personal Vehicle Parking: The contractor may use a limited number of parking spaces in the existing lots for the contractor's employee parking of personal vehicles. The Contractor shall coordinate with the Government on the exact number of available spaces, and shall make provisions to transport employees to the site should inadequate parking spaces be available on site. Parking in these areas is available on a first-come first served basis.

4. NOT USED

5. NOT USED

6. EXTERIOR EQUIPMENT

6.1. Properly support rooftop mini splits that are not installed correctly on Section 2 of the USAFRC.
6.2. Install sacrificial sheet that is missing for rooftop equipment (satellite dish) at the USAFRC.
6.3. Confirm with COR of any equipment that is abandoned during design phase.

7. ARCHITECTURAL / BUILDING ENVELOPE

7.1. Approximately 3100 LF of deteriorated joint sealant to be replaced around the USAFRC.
7.2. Approximately 750 LF of deteriorated joint sealant to be replaced around the OMS.
7.3. Contractor to provide a flush seam metal wall panel system with manufacturer's 30 year PVDF (polyvinlidine fluoride) finish warranty for walls that transition from a lower roof section to a higher roof section.
7.4 DOR to include 3 site visits during construction in bid. One of these visits shall be during final inspection.
7.5 Contractor to apply self-adhering waterproofing membrane underlayment across entire roof under architectural shingles.

7.6 The weep holes on the west side of the roof need to be cleared of sealant and new weeps installed into the brick.

7.7 14. There is an expansion joint on the roof, but expansion is not installed the full length. As currently installed the water has no way of exiting cleanly from the roof in these areas. Additionally, the shingles possibly the OSB decking appear to be buckling since there is no expansion installed. A new method should be devised on how to install the expansion.

7.8 Hand nail all architectural shingles.

7.9 Contractor to apply self-adhering waterproofing membrane underlayment across entire roof under architectural shingles.

8. NOT USED

9. NOT USED

10. NOT USED

11. NOT USED

12. NOT USED

13. NOT USED

14. Roof System

Roof system installed shall comply with UFC 3-110-03 Roofing, with Change 5, or the latest version available. Where they do not exist, contractor shall install roof access ladders from the ground to roof and between roof sections to allow access to all sections. Contractors shall install new concrete splash blocks at all downspout terminations. Contractor shall investigate and design gutters and downspouts on the USAFRC building so that they do not deposit water on the roof surface.

Contractor bids shall include removal of 2-8 inches of insulation. Existing roof systems may be multi-layered with differing roof system types below the surface membrane. Contractor is responsible for identifying all equipment mounted directly below the deck and to utilize a connection method that either avoids the deck or relocates equipment in a way that complies with current building codes.

Modified Bitumen systems shall be two ply systems

Building RFID (SF)	Section(s)	New Roof System
USAFRC (72,081)	1 & 3	Architectural Shingle
USAFRC (482)	2	Modified Bitumen
OMS (10,763)	1	Architectural Shingle

14.1. NOT USED

14.2 ROOF DECK REPAIR

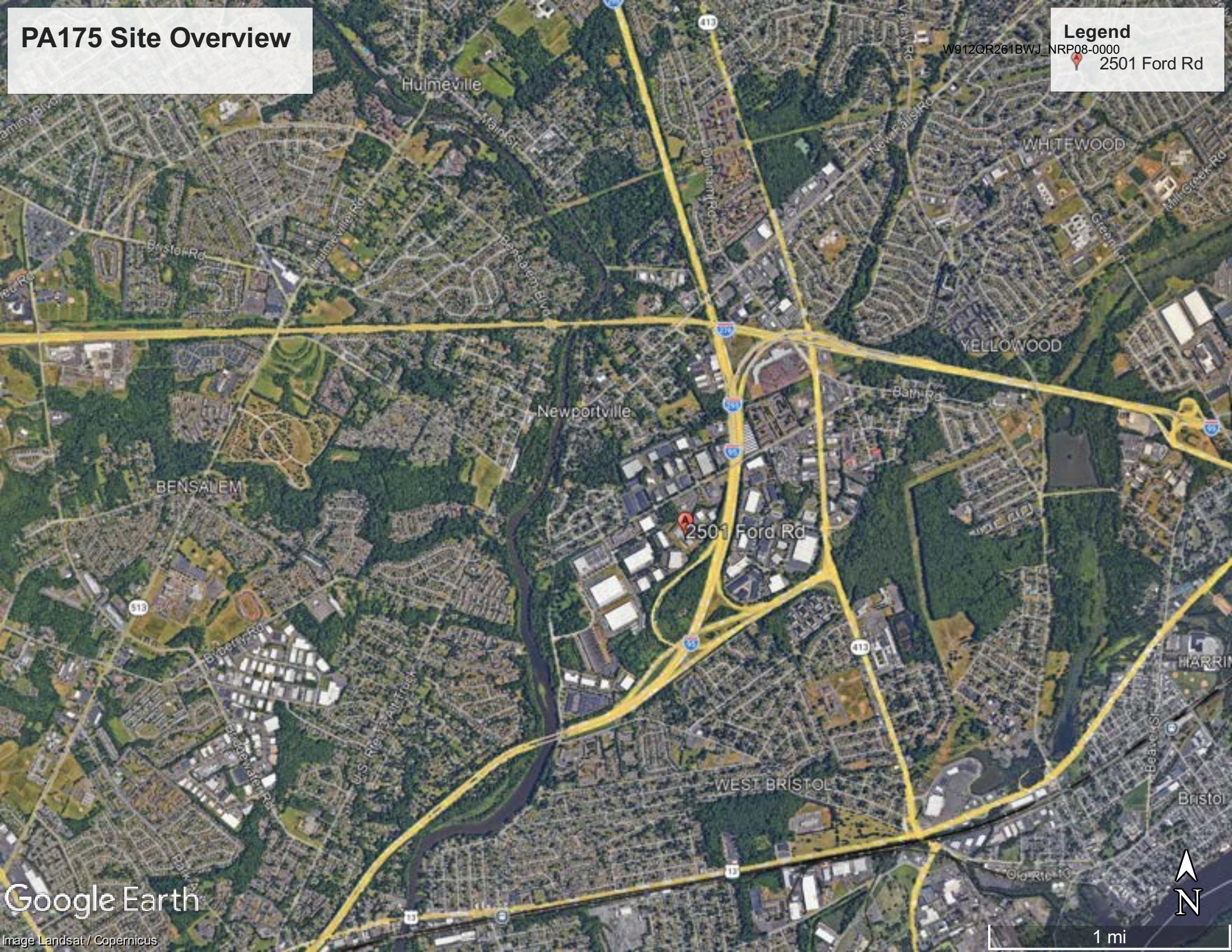
Inspect the roof deck carefully. If there are roof deck areas which require repair or replacement, notify the Contracting Officer. Do not proceed with repair or replacement until directed by the Contracting Officer. Assume replacement up to 60% damaged decking, 50% wood nailers, and 15% of furring strips.

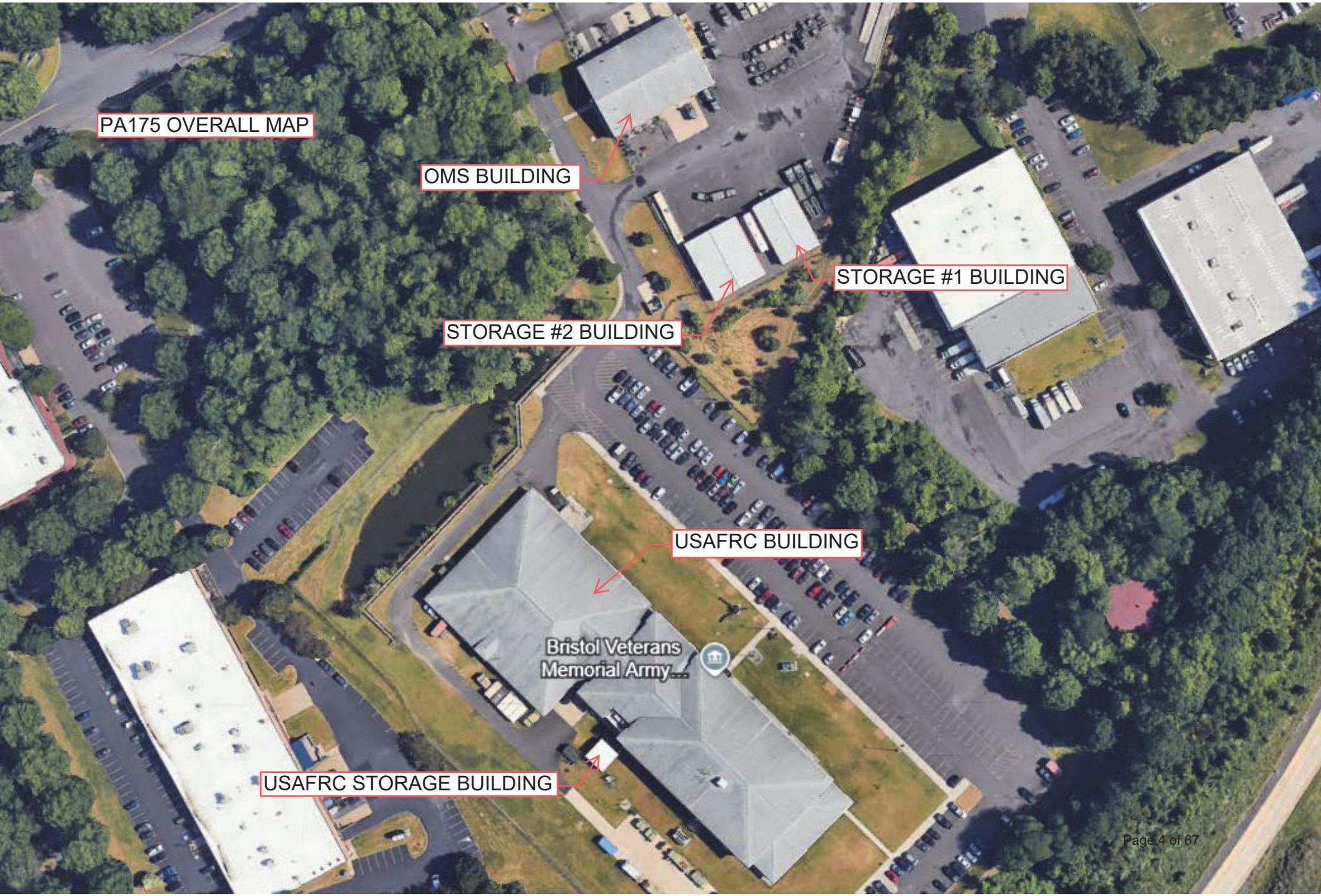
--End of Section --

Attachment A

Site Location

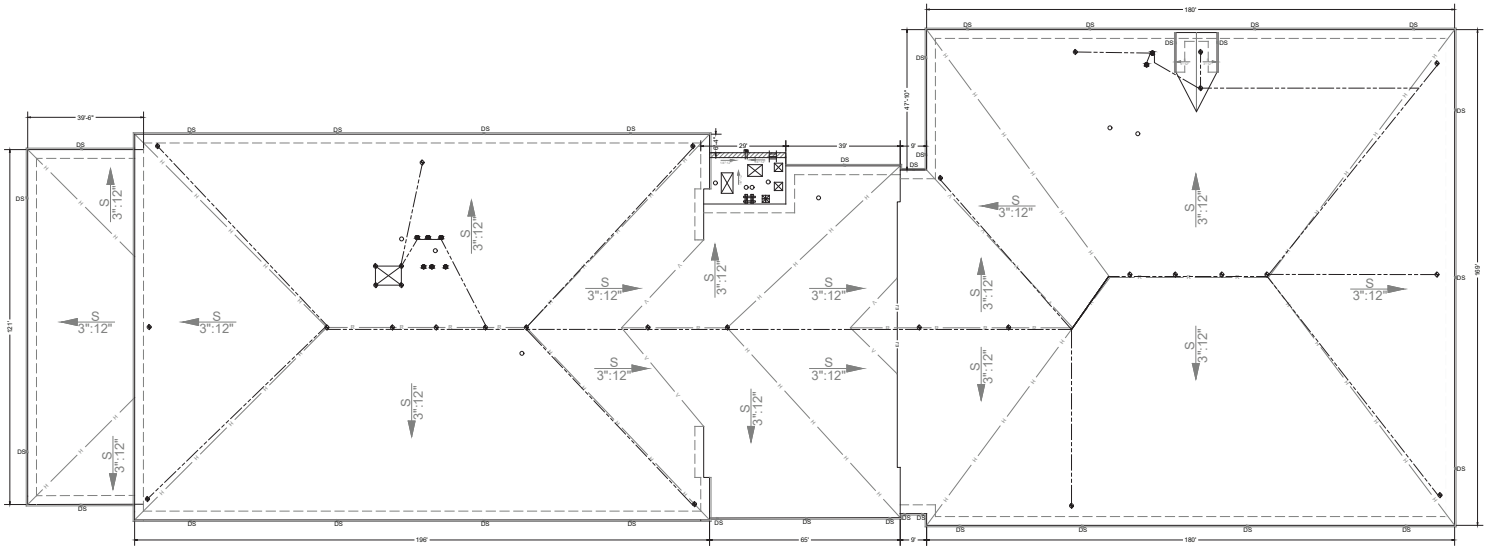
PA175 Site Overview




PA175 OVERALL MAP
OMS BUILDING
STORAGE #1 BUILDING
STORAGE #2 BUILDING
USAFRC BUILDING
Bristol Veterans
Memorial Army...
USAFRC STORAGE BUILDING

Attachment B

Building Layout Plans



A USAFRC - ROOF PLAN
SCALE: 1"=20'

PLAN NORTH

1"=20' 20 0 20 40

GENERAL NOTES:

1. SECTION 1 AND 3 DECK TYPE:
   a. METAL DECK
      STRUCTURAL SLOPE 3":12"
2. SECTION 2 DECK TYPE:
   a. METAL DECK
      FLAT SLOPE, TAPER 1/4":12"

4. SECTION 1 EAVE HEIGHT: 14' - 0"
   SECTION 2 EAVE HEIGHT: 20' - 0"
   SECTION 3 EAVE HEIGHT: (VARIES)
   13' -0"
   22' - 0"
   28' - 0"

EQUIPMENT CURB SIZES	
EQUIPMENT CURB (INCHES)	QUANTITY
18 X 18	1
34 X 34	1
48 X 60	1
48 X 72	1
78 X 106	1
6 X 36 SUPPORT CURB	2

PIPE PENETRATION SIZES	
PIPE SIZE (INCHES)	QUANTITY
1	4
3	2
4	4

HOT STACK PENETRATION SIZES	
PIPE SIZE (INCHES)	QUANTITY
6	3
7	2
8	3

KEY

- ROOF EDGE
- PARAPET WALL
- EXPANSION JOINT
- GUTTER EDGE WITH DOWNSPOUTS
- RIDGE
- VALLEY
- HIP
- STRUCTURAL SLOPE
- LIGHTNING PROTECTION CABLE ROOF OVERHANG
- ROOF ACCESS LADDER
- EQUIPMENT SUPPORT CURB
- ANTENNA
- SCUPPER W/ COLLECTOR HEAD
- PIPE PENETRATION
- LIGHTNING PROTECTION ROD
- HIGH HEAT PENETRATION
- MECHANICAL CURB
- ROOF AREA INDICATOR

REI ENGINEERS
Engineering solutions for tomorrow®
4995 Lacross Rd. | Suite 1325
Charleston, SC 29406
SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION #1906
www.reiengineers.com

SEALS:

PROJECT NAME:
US ARMY RESERVE

PA175
ROOF ASSESSMENT

2501 FORD ROAD
BRISTOL, PA

PROJECT NO:
23CHS-021

ISSUE:

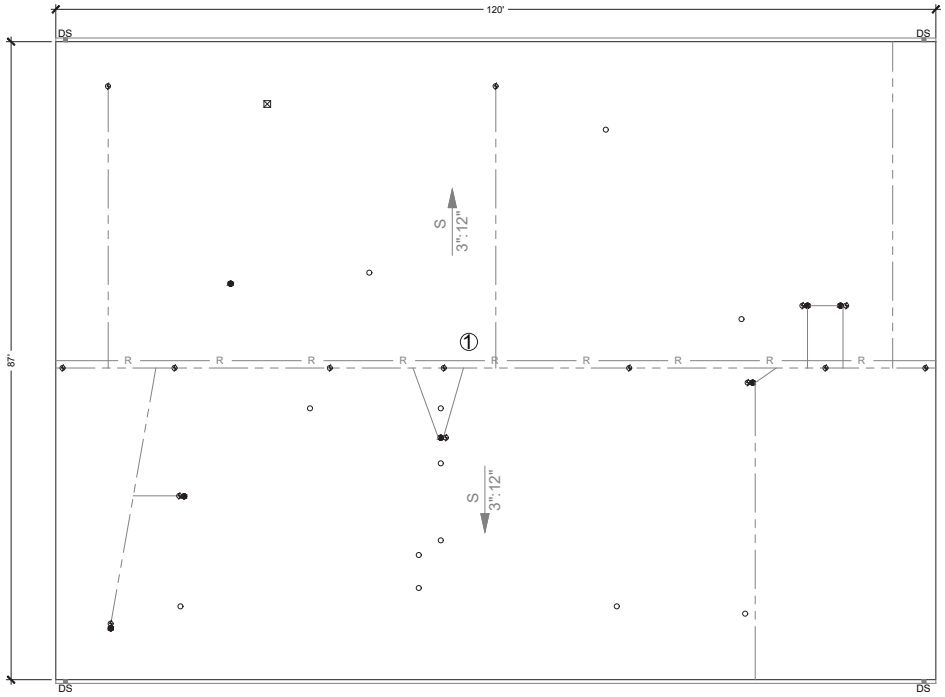
NO.	DATE	DESCRIPTION
CD	XX-XX-XX	CONTRACT DOCUMENTS

THIS LINE IS 1 INCH ON THE ORIGINAL DRAWING

IF IT IS NOT 1 INCH ON THIS PAGE, SCALE DRAWING ACCORDINGLY.

SHEET TITLE
USAFTC
ROOF PLAN

DRAWING
A-001



A OMS - ROOF PLAN
SCALE: 1/8" = 1'-0"

PLAN NORTH

1/8" = 1'-0" 8 0 8 16

GENERAL NOTES:

1. SECTION 1 DECK TYPE:
   a. METAL DECK
      STRUCTURAL SLOPE 3":12"
2. SECTION 1 EAVE HEIGHT: 18' - 0"

EQUIPMENT CURB SIZES	
EQUIPMENT CURB (INCHES)	QUANTITY
11 X 11	1

PIPE PENETRATION SIZES	
PIPE SIZE (INCHES)	QUANTITY
2	3
3	4
4	6

HOT STACK PENETRATION SIZES	
PIPE SIZE (INCHES)	QUANTITY
7	6

KEY

- ROOF EDGE
- GUTTER EDGE WITH DOWNSPOUTS
- RIDGE
- STRUCTURAL SLOPE
- LIGHTNING PROTECTION CABLE
- PIPE PENETRATION
- LIGHTNING PROTECTION ROD
- HIGH HEAT PENETRATION
- MECHANICAL CURB
- ROOF AREA INDICATOR

REI ENGINEERS
Engineering solutions for tomorrow®
4995 Lacross Rd. | Suite 1325
Charleston, SC 29406
SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION #1906
www.reiengineers.com

SEALS:

PROJECT NAME:
US ARMY RESERVE

PA175
ROOF ASSESSMENT

2501 FORD ROAD
BRISTOL, PA

PROJECT NO:
23CHS-021

ISSUE:

NO.	DATE	DESCRIPTION
CD	XX-XX-XX	CONTRACT DOCUMENTS

THIS LINE IS 1 INCH ON THE ORIGINAL DRAWING

IF IT IS NOT 1 INCH ON THIS PAGE, SCALE DRAWING ACCORDINGLY.

SHEET TITLE
OMS
ROOF PLAN

DRAWING
A-002

Attachment C

Site Inspection Report
17 July 2020

Note: This attachment is for documentation of existing conditions. The requirements of the 01 11 50.00 06 and the base MATOC take precedence over any recommended repairs included in this inspection report.

ENGINEERS

ROOF ASSESSMENT REPORT

FOR

US Army Corps of Engineers

NATIONAL ROOFING PROGRAM (NRP) FY23 1-N, PA175 2501 FORD RD BRISTOL, PA 19007

APRIL 13, 2026

REI PROJECT NO. 23CHS-021

Relationships | Expertise | Integrity™

SC Engineers COA #1906

4995 Lacross Road | Suite 1325
North Charleston, SC 29406

reiengineers.com
843.225.6272

ENGINEERS

ROOF ASSESSMENT REPORT

TABLE OF CONTENTS

I. OVERALL MAP 4
II. USAFRC BUILDING SITE OVERVIEW 5
III. USAFRC BUILDING SECTION 1 6
- A. SECTION 1 COMPOSITION 6
- B. SECTION 1 OBSERVATION 7
- C. SECTION 1 DEFICIENCIES 8
- D. SECTION 1 SUMMARY 11

IV. USAFRC BUILDING SECTION 2 13
- A. SECTION 2 COMPOSITION 13
- B. SECTION 2 OBSERVATION 14
- C. SECTION 2 DEFICIENCIES 15
- D. SECTION 2 SUMMARY 18

V. USAFRC BUILDING SECTION 3 20
- A. SECTION 3 COMPOSITION 20
- B. SECTION 3 OBSERVATION 21
- C. SECTION 3 DEFICIENCIES 24
- D. SECTION 3 SUMMARY 32

VI. USAFRC STORAGE BUILDING SITE OVERVIEW 36
VII. USAFRC STORAGE BUILDING SECTION 1 37
- A. SECTION 1 COMPOSITION 37
- B. SECTION 1 OBSERVATION 38
- C. SECTION 1 SUMMARY 39

VIII. OMS BUILDING SITE OVERVIEW 40
IX. OMS BUILDING SECTION 1 41
- A. SECTION 1 COMPOSITION 41
- B. SECTION 1 OBSERVATION 42
- C. SECTION 1 DEFICIENCIES 44
- D. SECTION 1 SUMMARY 47

REI ENGINEERS

X. STORAGE BUILDING #1 SITE OVERVIEW....50
XI. STORAGE BUILDING #1 SECTION 1....51
A. SECTION 1 COMPOSITION....51
B. SECTION 1 OBSERVATION....52
C. SECTION 1 DEFICIENCIES....53
D. SECTION 1 SUMMARY....54
XII. STORAGE BUILDING #2 SITE OVERVIEW....57
XIII. STORAGE BUILDING #2 SECTION 4....58
A. SECTION 1 COMPOSITION....58
B. SECTION 1 OBSERVATION....59
C. SECTION 1 SUMMARY....61
XIV. ROOF PLANS....63
A. USAFRC BUILDING....63
B. USAFRC STORAGE BUILDING....64
C. OMS BUILDING....65
D. STORAGE BUILDING #1....66
E. STORAGE BUILDING #2....67

PA175-USAFRC
2501 Ford Rd
Bristol, PA 19007

Site Overview

Total Sections: 3
Total Sq Ft: 72,081

Map	Name	Sq Ft	Est Install
1	Section 1	4,924	2011
2	Section 2	482	2011
3	Section 3	66,675	2011

PA175-USAFRC
2501 Ford Rd
Bristol, PA 19007

Composition

Section: Section 1
Size: 4924

Inspection Date: 03/18/2026
Inspector: Daniel McQueen

Architectural Asphalt Shingles

Metal Decking

PA175-USAFRC
2501 Ford Rd
Bristol, PA 19007

Observations

Section: Section 1
Size: 4924

Inspection Date: 03/18/2026
Inspector: Daniel McQueen

Overview

Overview

Overview

PA175-USAFRC
2501 Ford Rd
Bristol, PA 19007

Deficiencies

Section: Section 1
Size: 4924

Inspection Date: 03/18/2026
Inspector: Daniel McQueen

Shingles - Detached Shingles (Remedial)
Quantity: 3 EA
Deficiency:
Shingles were observed to be detached at headwall.
Corrective Action:
Due to the current condition of the roof system, it is nearing the end of its life cycle and should be budgeted for roof replacement within one year.

Shingles - Ventilation (Remedial)
Quantity: 1 EA
Deficiency:
Existing ventilation is non existent or suspected to be under-designed. Shingles installed are blocking vent at head wall.
Corrective Action:
Ventilation calculations should be performed and proper ventilation components should be installed in accordance with all applicable building codes.

PA175-USAFRC
2501 Ford Rd
Bristol, PA 19007

Deficiencies (continued)

Section: Section 1
Size: 4924

Inspection Date: 03/18/2026
Inspector: Daniel McQueen

Shingles - Damaged Shingles (Remedial)
Quantity: 4 EA
Deficiency:
Splits, tears, punctures, or impact damage was observed.
Corrective Action:
Individual damaged shingles need to be replaced. Damage throughout the system may be cause for roof replacement.

Shingles - Exposed Fasteners (Remedial)
Quantity: 75 EA
Deficiency:
Exposed nails where noted, it appears a tarp was attached at some point.
Corrective Action:
Due to the current condition with special circumstances the roof is nearing the end of its life cycle and should be budgeted for roof replacement.

PA175-USAFRC
2501 Ford Rd
Bristol, PA 19007

Deficiencies (continued)

Section: Section 1
Size: 4924

Inspection Date: 03/18/2026
Inspector: Daniel McQueen

Roofing - Leak Location Photo (Remedial)
Quantity: 1 EA
Deficiency:
Photo to show leak location seen during assessment. Multiple leaks were noted.
Corrective Action:
Leak location shown was of a reoccurring leak that may or may not be active.

PA175-USAFRC
2501 Ford Rd
Bristol, PA 19007

Summary

Section: Section 1
Size: 4924

Inspection Date: 03/18/2026
Inspector: Daniel McQueen

Condition Summary
Estimated Replacement: 2026

Recommendations
The observations and recommendations submitted for the subject roofs are based upon visual observations and recommendations are based on the condition of the installed roof system and roof sheet metal flashings as they exist today.

The building was constructed in approximately 2011. The roof is an architectural shingle over a cool vent insulation system on a metal deck. The current roof system is approximately 15 years old and is original to buildings construction.

Associated sheet metal details were observed to be made from painted aluminum. Access to the roof area is provided by portable ladder from ground. Lightning protection was observed.

The overall condition of the architectural shingles roof is poor and due to existing leaks and the current condition with special circumstances the roof is nearing the end of its life cycle and should be budgeted for roof replacement.

PA175-USAFRC
2501 Ford Rd
Bristol, PA 19007

Summary

Section: Section 1
Size: 4924

Inspection Date: 03/18/2026
Inspector: Daniel McQueen

1 - Section 1 (4,924 Sq Ft)

Deficiency	Qty	Replacement
Detached Shingles	3 EA	
Ventilation	1 EA	
Damaged Shingles	4 EA	
Exposed Fasteners	75 EA	
Leak Location Photo	1 EA	
Full Replacement	4,924 Sq Ft	
Total		

PA175-USAFRC
2501 Ford Rd
Bristol, PA 19007

Composition

Section: Section 2
Size: 482

Inspection Date: 03/18/2026
Inspector: Daniel McQueen

Coated EPDM Single Ply Membrane

PA175-USAFRC
2501 Ford Rd
Bristol, PA 19007

Observations

Section: Section 2
Size: 482

Inspection Date: 03/18/2026
Inspector: Daniel McQueen

Overview

Overview

PA175-USAFRC
2501 Ford Rd
Bristol, PA 19007

Deficiencies

Section: Section 2
Size: 482

Inspection Date: 03/18/2026
Inspector: Daniel McQueen

General - Ponding Water (Remedial)
Quantity: 1 EA
Deficiency:
A ponding water condition is typically due to a flaw in the original drainage design/installation, or the underlying insulation has collapsed due to age or weight and created a low lying area on the roof which is now holding water.
Corrective Action:
A ponding water condition is best corrected during a re-roof project.

Drainage - No Dedicated Secondary Overflow (Remedial)
Quantity: 1 EA
Deficiency:
No emergency overflow drainage is present. In the event of the primary drainage becoming blocked, water will collect on the roof and add unnecessary weight to the structure.
Corrective Action:
Install emergency overflow provisions per industry standards and to meet all applicable codes. This would be corrected during reroof project.

PA175-USAFRC
2501 Ford Rd
Bristol, PA 19007

Deficiencies (continued)

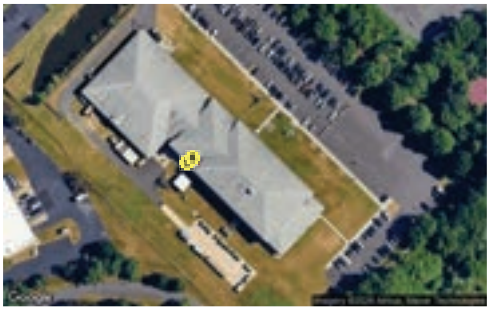
Section: Section 2
Size: 482

Inspection Date: 03/18/2026
Inspector: Daniel McQueen

General - Previous Repair (Remedial)
Quantity: 1 EA
Deficiency:
Repairs observed to existing roof system. Coating installed.
Corrective Action:
The low slope roof system is nearing the end of its life cycle and should be budgeted for replacement.

Rooftop Equipment - Missing/ Improperly Installed Rooftop Equipment Support (Remedial)
Quantity: 1 EA
Deficiency:
Rooftop equipment support is improperly sloped, damaged or not fully secured.
Corrective Action:
Install supports into existing framing and flash per industry standards.

PA175-USAFRC
2501 Ford Rd
Bristol, PA 19007



Deficiencies (continued)

Section: Section 2
Size: 482

Inspection Date: 03/18/2026
Inspector: Daniel McQueen

Drainage - Obstructed Drainage (Remedial)
Quantity: 1 EA
Deficiency:
Roof scupper is not draining due to poor placement.
Corrective Action:
Scupper opening should be set to proper height to allow for unobstructed drainage. This would be corrected during reroof project.

Single Ply - Sacrificial sheet missing (Remedial)
Quantity: 1 Sq Ft
Deficiency:
Sacrificial sheet not under equipment support.
Corrective Action:
Install sacrificial sheet compatible with roof membrane under equipment support.

PA175-USAFRC
2501 Ford Rd
Bristol, PA 19007

Summary

Section: Section 2
Size: 482

Inspection Date: 03/18/2026
Inspector: Daniel McQueen

Condition Summary
Estimated Replacement: 2026

Recommendations
The observations and recommendations submitted for the subject roofs are based upon visual observations and recommendations are based on the condition of the installed roof system and roof sheet metal flashings as they exist today.

Building was constructed in or around 2011. Roof is a fully adhered Coated EPDM membrane over insulation on a metal deck. The current roof system is approximately 15 years old and is original to building construction.

Associated sheet metal details were observed to be made from painted steel. Access to roof area is provided by portable ladder from ground. No lightning protection was observed.

The coated EPDM membrane is in poor condition and due to the current condition and poor drainage design of the roof it is nearing the end of its life cycle and should be budgeted for roof replacement. REI recommends that roof system be replaced using a PVC single ply roof membrane.

PA175-USAFRC
2501 Ford Rd
Bristol, PA 19007

Summary

Section: Section 2
Size: 482

Inspection Date: 03/18/2026
Inspector: Daniel McQueen

2 - Section 2 (482 Sq Ft)

Deficiency	Qty	Replacement
Ponding Water	1 EA	
No Dedicated Secondary Overflo...	1 EA	
Previous Repair	1 EA	
Missing/ Improperly Installed ...	1 EA	
Obstructed Drainage	1 EA	
Sacrificial sheet missing	1 Sq Ft	
Full Replacement	482 Sq Ft	
Total		

PA175-USAFRC
2501 Ford Rd
Bristol, PA 19007

Composition

Section: Section 3
Size: 66675

Inspection Date: 03/18/2026
Inspector: Daniel McQueen

Architectural Asphalt Shingles

Metal Decking

PA175-USAFRC
2501 Ford Rd
Bristol, PA 19007

Observations

Section: Section 3
Size: 66675

Inspection Date: 03/18/2026
Inspector: Daniel McQueen

Overview

Overview

Overview

Overview

PA175-USAFRC
2501 Ford Rd
Bristol, PA 19007

Observations (continued)

Section: Section 3
Size: 66675

Inspection Date: 03/18/2026
Inspector: Daniel McQueen

Electrical Panels

Electrical Panels

Electrical Panels

Electrical Panels

PA175-USAFRC
2501 Ford Rd
Bristol, PA 19007

Observations (continued)

Section: Section 3
Size: 66675

Inspection Date: 03/18/2026
Inspector: Daniel McQueen

Electrical Panels

PA175-USAFRC
2501 Ford Rd
Bristol, PA 19007

Deficiencies

Section: Section 3
Size: 66675

Inspection Date: 03/18/2026
Inspector: Daniel McQueen

Roofing - Previous Repair- (For Information Only) (Remedial)
Quantity: 6 EA
Deficiency:
Areas of repair to existing roof was noted.
Corrective Action:
This information was added to report for information only. These areas should be monitored along with rest of roof sector.

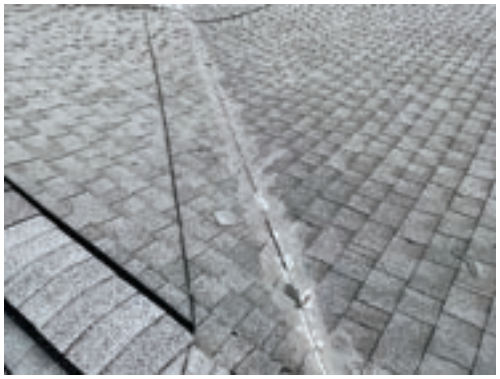
Shingles - Deteriorated or Missing Sealant at Fasteners at Cap Shingle (Remedial)
Quantity: 2 EA
Deficiency:
Sealant is either missing or deteriorated at fasteners attaching cap shingle at ridge cap.
Corrective Action:
This would be corrected during reroof project.

PA175-USAFRC
2501 Ford Rd
Bristol, PA 19007

Deficiencies (continued)

Section: Section 3
Size: 66675

Inspection Date: 03/18/2026
Inspector: Daniel McQueen



Shingles - Poor Repair (Remedial)
Quantity: 1 EA
Deficiency:
A repair using dissimilar materials was noted. This repair is in poor condition and will fail in time.
Corrective Action:
Due to the current condition of the roof system, it is nearing the end of its life cycle and should be budgeted for roof replacement.

Shingles - Damaged Shingles (Remedial)
Quantity: 100 EA
Deficiency:
Splits, tears, punctures, or impact damage was observed.
Corrective Action:
Due to the current condition of the roof system, it is nearing the end of its life cycle and should be budgeted for roof replacement.

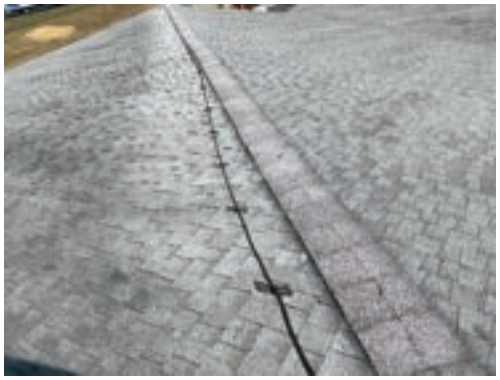
PA175-USAFRC
2501 Ford Rd
Bristol, PA 19007

Deficiencies (continued)

Section: Section 3
Size: 66675

Inspection Date: 03/18/2026
Inspector: Daniel McQueen

Shingles - Poor Valley Repair (Remedial)
Quantity: 1 EA
Deficiency:
Valley cut at top and woven toward bottom. This is a poor installation method.
Corrective Action:
Due to the current condition of the roof system, it is nearing the end of its life cycle and should be budgeted for roof replacement.



Rooftop Equipment - Lightning protection not secured (Remedial)
Quantity: 120 LF
Deficiency:
Lightning protection components laying loose on membrane can cause damage to membrane.
Corrective Action:
Properly secure lightning protection components per industry standards. This would be corrected during reroof project.

PA175-USAFRC
2501 Ford Rd
Bristol, PA 19007

Deficiencies (continued)

Section: Section 3
Size: 66675

Inspection Date: 03/18/2026
Inspector: Daniel McQueen

Shingles - Deteriorated Substrate Below Shingles (Remedial)
Quantity: 11 EA
Deficiency:
Depressions were noted in roof system, it appears that plywood substrate is deteriorated. No visible damage to shingle was noted in these areas.
Corrective Action:
Cause of deterioration is unknown, further investigation into installation or design is warranted.

Drainage - Debris in Gutter (Remedial)
Quantity: 1 LF
Deficiency:
Debris can obstruct drainage and can lead to a downspout being clogged. Additional weight in gutter may cause damage to the assembly.
Corrective Action:
Debris should be removed from the gutter system on a regular basis.

PA175-USAFRC
2501 Ford Rd
Bristol, PA 19007

Deficiencies (continued)

Section: Section 3
Size: 66675

Inspection Date: 03/18/2026
Inspector: Daniel McQueen

Shingles - Poor Repair (Remedial)
Quantity: 3 EA
Deficiency:
A repair using dissimilar materials was noted. This repair is in poor condition and will fail in time.
Corrective Action:
Old repair patch should be removed and membrane cleaned and repaired using same materials as installed. This would be corrected during reroof project.

General - Previous Repair (Remedial)
Quantity: 31 EA
Deficiency:
Repairs observed to existing roof system, sealant at fasteners.
Corrective Action:
The low slope roof system is nearing the end of its life cycle and should be budgeted for replacement.

PA175-USAFRC
2501 Ford Rd
Bristol, PA 19007

Deficiencies (continued)

Section: Section 3
Size: 66675

Inspection Date: 03/18/2026
Inspector: Daniel McQueen

General - Previous Repair (Remedial)
Quantity: 6 EA
Deficiency:
Repairs observed to existing roof system.
Corrective Action:
The low slope roof system is nearing the end of its life cycle and should be budgeted for replacement.

Exterior Envelope - Sealant Deterioration Significant (Remedial)
Quantity: 3086 LF
Deficiency:
Sealant is deteriorated to the point of failure and no longer provides a watertight condition.
Corrective Action:
Remove existing sealant and replace per industry standard.

PA175-USAFRC
2501 Ford Rd
Bristol, PA 19007

Deficiencies (continued)

Section: Section 3
Size: 66675

Inspection Date: 03/18/2026
Inspector: Daniel McQueen

Shingles - Leak Location Photo (Remedial)
Quantity: 1 EA
Deficiency:
Photo to show leak location seen during assessment.
Corrective Action:
Leak location shown was of a reoccurring leak that may or maynot be active.

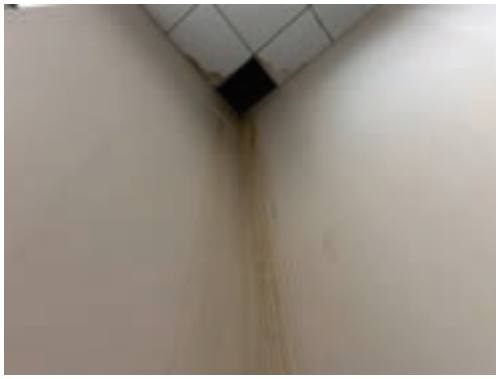
Shingles - Leak Location Photo (Remedial)
Quantity: 1 EA
Deficiency:
Photo to show leak location seen during assessment.
Corrective Action:
Leak location shown was of a reoccurring leak that may or maynot be active.

PA175-USAFRC
2501 Ford Rd
Bristol, PA 19007

Deficiencies (continued)

Section: Section 3
Size: 66675

Inspection Date: 03/18/2026
Inspector: Daniel McQueen



Shingles - Leak Location Photo (Remedial)
Quantity: 1 EA
Deficiency:
Photo to show leak location seen during assessment.
Corrective Action:
Leak location shown was of a reoccurring leak that may or may not be active.

Shingles - Leak Location Photo (Remedial)
Quantity: 1 EA
Deficiency:
Photo to show leak location seen during assessment.
Corrective Action:
Leak location shown was of a reoccurring leak that may or may not be active.

PA175-USAFRC
2501 Ford Rd
Bristol, PA 19007

Summary

Section: Section 3
Size: 66675

Inspection Date: 03/18/2026
Inspector: Daniel McQueen

Condition Summary
Estimated Replacement: 2026

Recommendations
The observations and recommendations submitted for the subject roofs are based upon visual observations and recommendations are based on the condition of the installed roof system and roof sheet metal flashings as they exist today.

The building was constructed in approximately 2011. The roof is an architectural shingle over a cool vent insulation system on a metal deck. The current roof system is approximately 15 years old and is original to buildings construction.

Associated sheet metal details were observed to be made from painted aluminum. Access to the roof area is provided by portable ladder from ground. Lightning protection was observed.

The overall condition of the architectural shingles roof is poor and due to existing leaks and the current condition with special circumstances the roof is nearing the end of its life cycle and should be budgeted for roof replacement.

Exterior sealants are in poor condition and should be budgeted for replacement in the next year. This is for all elevations.

PA175-USAFRC
2501 Ford Rd
Bristol, PA 19007

Summary

Section: Section 3
Size: 66675

Inspection Date: 03/18/2026
Inspector: Daniel McQueen

3 - Section 3 (66,675 Sq Ft)

Deficiency	Qty	Remedial	Replacement
Previous Repair- (For Informat...	6 EA		
Deteriorated or Missing Sealan...	2 EA		
Poor Repair	1 EA		
Damaged Shingles	100 EA		
Poor Valley Repair	1 EA		
Lightning protection not secur...	120 LF		
Deteriorated Substrate Below S...	11 EA		
Debris in Gutter	1 LF		
Poor Repair	3 EA		
Previous Repair	31 EA		
Previous Repair	6 EA		
Sealant Deterioration Signific...	3086 LF		
Leak Location Photo	1 EA		
Leak Location Photo	1 EA		
Leak Location Photo	1 EA		
Leak Location Photo	1 EA		
Full Replacement	66,675 Sq Ft		
Total			

PA175-USAFRC
2501 Ford Rd
Bristol, PA 19007

Budget Matrix
PA175-USAFRC
Bristol, PA
72081Sq Ft

Replacement

1 - Section 1 (4,924 Sq Ft)

Projected Replacement: 2026

Deficiency	Qty
Detached Shingles	3 EA
Ventilation	1 EA
Damaged Shingles	4 EA
Exposed Fasteners	75 EA
Leak Location Photo	1 EA
Full Replacement	4,924 Sq Ft
Total	

2 - Section 2 (482 Sq Ft)

Projected Replacement: 2026

Deficiency	Qty
Ponding Water	1 EA
No Dedicated Secondary Overflo...	1 EA
Previous Repair	1 EA
Missing/ Improperly Installed ...	1 EA
Obstructed Drainage	1 EA
Sacrificial sheet missing	1 Sq Ft
Full Replacement	482 Sq Ft
Total	

3 - Section 3 (66,675 Sq Ft)

Projected Replacement: 2026

Deficiency	Qty
Previous Repair- (For Informat...	6 EA
Deteriorated or Missing Sealan...	2 EA
Poor Repair	1 EA
Damaged Shingles	100 EA
Poor Valley Repair	1 EA
Lightning protection not secur...	120 LF
Deteriorated Substrate Below S... Debris	11 EA
in Gutter	1 LF

Poor Repair	3 EA	W912QR261BWJ_NRP08-0000
Previous Repair	31 EA	
Previous Repair	6 EA	
Sealant Deterioration Signific...	3086 LF	
Leak Location Photo	1 EA	
Leak Location Photo	1 EA	
Leak Location Photo	1 EA	
Leak Location Photo	1 EA	
Full Replacement	66,675 Sq Ft	
Total		

PA175 - USAFRC Storage
2501 Ford Rd.
Bristol, PA 19007

Site Overview

Total Sections: 1
Total Sq Ft: 625

Map	Name	Sq Ft	Est Install
1	Section 1	625	2013

PA175 - USAFRC Storage
2501 Ford Rd.
Bristol, PA 19007

Composition

Section: Section 1
Size: 625

Inspection Date: 03/18/2026
Inspector: Daniel McQueen

Purlins

R-Panel w/ Exposed Fasteners

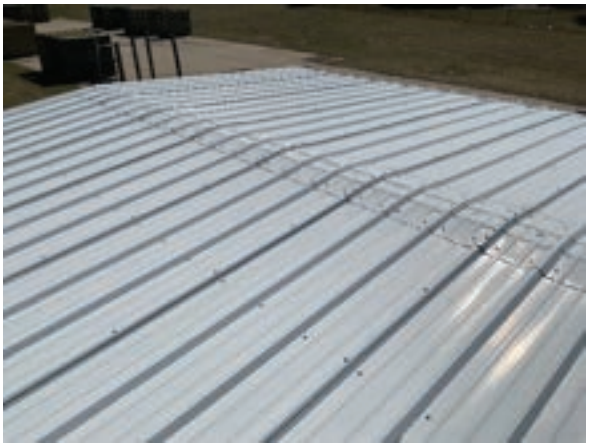
PA175 - USAFRC Storage
2501 Ford Rd.
Bristol, PA 19007

Observations

Section: Section 1
Size: 625

Inspection Date: 03/18/2026
Inspector: Daniel McQueen

Electrical Panel


Overview

Overview

PA175 - USAFRC Storage
2501 Ford Rd.
Bristol, PA 19007

Summary

Section: Section 1
Size: 625

Inspection Date: 03/18/2026
Inspector: Daniel McQueen

Condition Summary
Estimated Replacement: 2038

Recommendations
The observations and recommendations submitted for the subject roofs are based upon visual observations and recommendations are based on the condition of the installed roof system and roof sheet metal flashings as they exist today.

The building appears to have been constructed around 2013. The building is premanufactured, and the roof is a R-panel with exposed fasteners over batten insulation with vinyl backing which is original to construction.

Associated sheet metal details were observed to be made from painted steel. Access to the roof is provided by a portable ladder from the ground. No lightning protection was observed.

R-Panel roof system is in good condition, and it is recommended that roof be monitored.

No sealants were noted at the exterior of the building.

PA175-OMS
2501 Ford Rd
Bristol, PA 19007

Site Overview

Total Sections: 1
Total Sq Ft: 10,763

Map	Name	Sq Ft	Est Install
1	Section 1	10,763	2011

PA175-OMS
2501 Ford Rd
Bristol, PA 19007

Composition

Section: Section 1
Size: 10763

Inspection Date: 03/19/2026
Inspector: Daniel McQueen

Metal Decking

Architectural Asphalt Shingles

PA175-OMS
2501 Ford Rd
Bristol, PA 19007

Observations

Section: Section 1
Size: 10763

Inspection Date: 03/19/2026
Inspector: Daniel McQueen

Overview

Overview

Overview

Overview

PA175-OMS
2501 Ford Rd
Bristol, PA 19007

Observations (continued)

Section: Section 1
Size: 10763

Inspection Date: 03/19/2026
Inspector: Daniel McQueen

Partial Electrical Room

Partial Electrical Room

Partial Electrical Room

PA175-OMS
2501 Ford Rd
Bristol, PA 19007

Deficiencies

Section: Section 1
Size: 10763

Inspection Date: 03/19/2026
Inspector: Daniel McQueen

Shingles - Damaged Shingles (Remedial)
Quantity: 2 EA
Deficiency:
Splits, tears, punctures, or impact damage was observed.
Corrective Action:
Individual damaged shingles need to be replaced. Damage throughout the system may be cause for roof replacement.

Shingles - Low or Exposed Nail (Remedial)
Quantity: 9 EA
Deficiency:
Low or exposed nail was observed in shingle. Poor placement of nail may allow water intrusion.
Corrective Action:
Nail and affected shingle should be removed and replaced per manufacturer requirements.

PA175-OMS
2501 Ford Rd
Bristol, PA 19007

Deficiencies (continued)

Section: Section 1
Size: 10763

Inspection Date: 03/19/2026
Inspector: Daniel McQueen

Penetration - Sealant Deterioration at Pipe Penetration (Remedial)
Quantity: 17 EA
Deficiency:
Sealant has reached the end of its service life at exposed pipe boot fasteners.
Corrective Action:
Contractor to remove old sealant from penetration, clean surface, and install grommet end fasteners in place of nails.

Rooftop Equipment - Lightning protection not secured (Remedial)
Quantity: 6 LF
Deficiency:
Lightning protection components laying loose on membrane can cause damage to membrane.
Corrective Action:
Properly secure lightning protection components per industry standards.

PA175-OMS
2501 Ford Rd
Bristol, PA 19007

Deficiencies (continued)

Section: Section 1
Size: 10763

Inspection Date: 03/19/2026
Inspector: Daniel McQueen

Shingles - Deteriorated or Missing Sealant at Fasteners at Cap Shingle (Remedial)
Quantity: 1 EA
Deficiency:
Sealant is either missing or deteriorated at fasteners attaching cap shingle at ridge cap.
Corrective Action:
Remove deteriorated sealant if necessary and install sealant over fasteners to prevent water intrusion.

Exterior Envelope - Sealant Deterioration Significant (Remedial)
Quantity: 709 LF
Deficiency:
Sealant is deteriorated to the point of failure and no longer provides a watertight condition.
Corrective Action:
Remove existing sealant and replace per industry standard.

PA175-OMS
2501 Ford Rd
Bristol, PA 19007

Summary

Section: Section 1
Size: 10763

Inspection Date: 03/19/2026
Inspector: Daniel McQueen

Condition Summary
Estimated Replacement: 2035

Recommendations
The observations and recommendations submitted for the subject roofs are based upon visual observations and recommendations are based on the condition of the installed roof system and roof sheet metal flashings as they exist today.

The building was constructed in approximately 2011. The roof is an architectural shingle over a cool vent insulation system on a metal deck. The current roof system is approximately 15 years old and is original to buildings construction.

Associated sheet metal details were observed to be made from painted aluminum. Access to the roof area is provided by portable ladder from ground. Lightning protection was observed.

The overall condition of the architectural shingles roof is fair and it is recommended that deficiencies in this report be repaired to extend the serviceable life of system.

Exterior sealants are in poor condition and should be budgeted for replacement in the next year. This is for all elevations.

PA175-OMS
2501 Ford Rd
Bristol, PA 19007

Summary

Section: Section 1
Size: 10763

Inspection Date: 03/19/2026
Inspector: Daniel McQueen

1 - Section 1 (10,763 Sq Ft)

Deficiency	Qty
Damaged Shingles	2 EA
Low or Exposed Nail	9 EA
Sealant Deterioration at Pipe ...	17 EA
Lightning protection not secur...	6 LF
Deteriorated or Missing Sealan...	1 EA
Sealant Deterioration Signific...	709 LF
Total	

PA175-OMS
2501 Ford Rd
Bristol, PA 19007

Budget Matrix
PA175-OMS
Bristol, PA
10763Sq Ft

Remedial

1 - Section 1 (10,763 Sq Ft)

Projected Replacement: 2035

Deficiency	Qty
Damaged Shingles	2 EA
Low or Exposed Nail	9 EA
Sealant Deterioration at Pipe ...	17 EA
Lightning protection not secur...	6 LF
Deteriorated or Missing Sealan...	1 EA
Sealant Deterioration Signific...	709 LF
Total	

PA175-Storage #1
2501 Ford Rd
Bristol, PA 19007

Site Overview

Total Sections: 1
Total Sq Ft: 3,197

Map	Name	Sq Ft	Est Install
1	Section 1	3,197	2011

PA175-Storage #1
2501 Ford Rd
Bristol, PA 19007

Composition

Section: Section 1
Size: 3197

Inspection Date: 03/19/2026
Inspector: Daniel McQueen

Purlin with Batten Insulation with Vinyl Backing

Double LockTrapezoidal Metal Roof Panel

PA175-Storage #1
2501 Ford Rd
Bristol, PA 19007

Observations

Section: Section 1
Size: 3197

Inspection Date: 03/19/2026
Inspector: Daniel McQueen

Electrical

Overview

Overview

PA175-Storage #1
2501 Ford Rd
Bristol, PA 19007

Deficiencies

Section: Section 1
Size: 3197

Inspection Date: 03/19/2026
Inspector: Daniel McQueen

Metal Roof Systems - Fasteners - Rusting or Deteriorated (Remedial)
Quantity: 50 EA
Deficiency:
Fasteners rusting or deteriorated.
Corrective Action:
Remove incorrect fasteners and install new oversized stainless steel fasteners with EPDM washers.

PA175-Storage #1
2501 Ford Rd
Bristol, PA 19007

Summary

Section: Section 1
Size: 3197

Inspection Date: 03/19/2026
Inspector: Daniel McQueen

Condition Summary
Estimated Replacement: 2036

Recommendations
The observations and recommendations submitted for the subject roofs are based upon visual observations and recommendations are based on the condition of the installed roof system and roof sheet metal flashings as they exist today.

The building appears to have been constructed in or around 2011 as and is a premanufactured building. The roof is a trapezoidal standing seam metal roof over batten insulation with vinyl backer on purlins. The roof system is original to construction.

Associated sheet metal details were observed to be made from painted steel. Access to roof area is provided by a portable ladder from the ground. Lightning protection was observed.

Trapezoidal standing seam metal panel system is in fair condition, and it is recommended that deficiencies in this report be repaired to extend the serviceable life of system.

No sealants were noted at the exterior of the building.

PA175-Storage #1
2501 Ford Rd
Bristol, PA 19007

Summary

Section: Section 1
Size: 3197

Inspection Date: 03/19/2026
Inspector: Daniel McQueen

1 - Section 1 (3,197 Sq Ft)

Deficiency	Qty
Fasteners - Rusting or Deterio...	50 EA
Total	

PA175-Storage #1
2501 Ford Rd
Bristol, PA 19007

Budget Matrix
PA175-Storage #1
Bristol, PA
3197Sq Ft

Remedial

1 - Section 1 (3,197 Sq Ft)
Projected Replacement: 2036

Deficiency	Qty
Fasteners - Rusting or Deterio...	50 EA
Total	

PA175-Storage #2
2501 Ford Rd
Bristol, PA 19007

Site Overview

Total Sections: 1
Total Sq Ft: 4,240

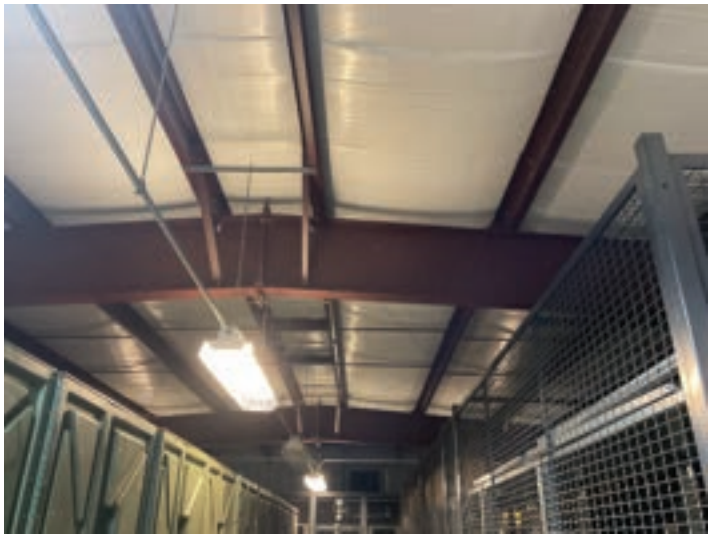
Map	Name	Sq Ft	Est Install
1	Section 1	4,240	2011

PA175-Storage #2
2501 Ford Rd
Bristol, PA 19007

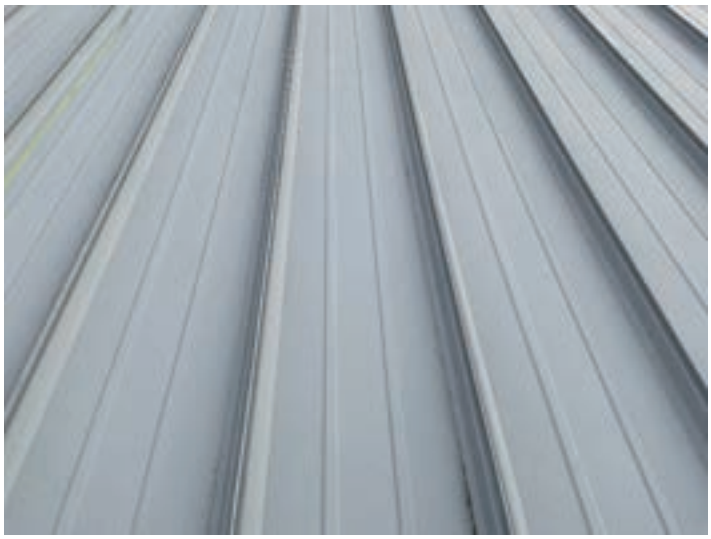
Composition

Section: Section 1
Size: 4240

Inspection Date: 03/19/2026
Inspector: Daniel McQueen



Purlin with Batten Insulation with Vinyl Backing



Double Lock Trapezoidal Metal Roof Panel

PA175-Storage #2
2501 Ford Rd
Bristol, PA 19007

Observations

Section: Section 1
Size: 4240

Inspection Date: 03/19/2026
Inspector: Daniel McQueen

Electrical

Overview

Overview

Overview

PA175-Storage #2
2501 Ford Rd
Bristol, PA 19007

Observations (continued)

Section: Section 1
Size: 4240

Inspection Date: 03/19/2026
Inspector: Daniel McQueen

Overview

PA175-Storage #2
2501 Ford Rd
Bristol, PA 19007

Summary

Section: Section 1
Size: 4240

Inspection Date: 03/19/2026
Inspector: Daniel McQueen

Condition Summary
Estimated Replacement: 2036

Recommendations
The observations and recommendations submitted for the subject roofs are based upon visual observations and recommendations are based on the condition of the installed roof system and roof sheet metal flashings as they exist today.

The building appears to have been constructed in or around 2011 as and is a premanufactured building. The roof is a trapezoidal standing seam metal roof over batten insulation with vinyl backer on purlins. The roof system is original to construction.

Associated sheet metal details were observed to be made from painted steel. Access to roof area is provided by a portable ladder from the ground. No lightning protection was observed.

Trapezoidal standing seam metal panel system is in good condition, and it is recommended that roof be monitored.

No sealants were noted at the exterior of the building.

PA175-Storage #2
2501 Ford Rd
Bristol, PA 19007

Budget Matrix
PA175-Storage #2
Bristol, PA
4240Sq Ft

1 - Section 1 (4,240 Sq Ft)
Projected Replacement: 2036

Deficiency	**Qty**
Total	

US Army Corps
of Engineers
Louisville District

Army Reserve National Roofing Program
FY26 Task Order 8

Volume B

NJ012 Northfield, NJ

DIVISION 00 – PROCUREMENT AND CONTRACTING REQUIREMENTS

00 80 50.00 06 SPECIAL PROVISIONS FOR TASK ORDERS
00 80 50.00 06 Submittal Register

DIVISION 01 – GENERAL REQUIREMENTS

01 11 50.00 06 Task Order SCOPE OF WORK

ATTACHMENTS

ATTACHMENT A:	Site Location
ATTACHMENT B:	Building Layout
ATTACHMENT C:	Site Inspection Report, April 13, 2026 (For Information Only)
ATTACHMENT D:	Supplemental Inspection Information (For Information Only)

May 2026 Solicitation

ARIMS: 200A
Disposition: Maintain for 15 yrs after construction

NRP FY22 Project 08
NJ012 Northfield, NJ
P2 574437
4-May-26

SECTION
00 80 50.00 06

SPECIAL PROVISIONS FOR TASK ORDERS
08/19

1. PART 1 GENERAL

1.1. SUBMITTALS

Government approval/acceptance is required for submittals with a "GOVT" designation; submittals not having a "GOVT" designation are for information only. When used, a designation following the "GOVT" designation identifies the office that will review the submittal for the Government. The submittals listed in the Submittal Register at the end of this specification section shall be submitted in accordance with Section 01 33 00.00 06.

SD-01 Preconstruction Submittals

SD-02 Shop Drawings

SD-05 Design Data

SD-07 Certificates

SD-11 Closeout Submittals

1.2. NOT USED

1.3. COMMENCEMENT, PROSECUTION AND COMPLETION OF WORK - Paragraph 1.3 of Section 00 80 00.00 06 is replaced with the following:

1.3.1 Notice to Proceed (NTP) will be issued to the contractor upon receipt and approval of the bonds. Under this NTP, the contractor shall be required to commence work within 10 calendar days from the NTP and complete the work within the period of performance outlined in the Price Breakout Schedule.
1.3.2 Refer to FAR 52.211-12 "LIQUIDATED DAMAGES" in Section 00 70 50 for the amount of Liquidated Damages for the Task order project.
1.3.3 Refer to FAR 52.211-10 "Commencement, Prosecution, and Completion of Work" in Section 00 70 50 for a notification of significant contract dates.
1.3.4 Additional Requirements/Clarifications of Work Included Within the Contract
The time stated in FAR 52.211-10 "Commencement, Prosecution, and Completion of Work" in Section 00 70 50 for completion shall include

as-built drawings, O&M manuals, operational tests/reports/training/instructions, and equipment lists.

1.4. TIME EXTENSIONS FOR UNUSUALLY SEVERE WEATHER. ER 415-1-15

This provision specifies the procedure for the determination of time extensions for unusually severe weather in accordance with the "Default (Fixed-Price Construction)" as discussed in Section 00 70 00 of the base contract and Section 00 70 50 of this task order. In order for the Contracting Officer to award a time extension under this clause, the following conditions must be satisfied:

The weather experienced at the project site during the contract period must be found to be unusually severe, that is, more severe than the adverse weather anticipated for the project location during any given month.

The unusually severe weather must actually cause a delay to the completion of the project. The delay must be beyond the control and without the fault or negligence of the Contractor.

The following schedule of monthly anticipated adverse weather delays is based on National Oceanic and Atmospheric Administration (NOAA) or similar data for the project location and will constitute the base line for monthly weather time evaluations. The Contractor's progress schedule must reflect these anticipated adverse weather delays in weather dependent activities.

MONTHLY ANTICIPATED ADVERSE WEATHER DELAY WORKDAYS BASED ON (5) DAY WORK WEEK

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
NJ012	22	20	16	9	5	4	2	3	4	4	15	22

Upon acknowledgment of the Notice to Proceed (NTP) and continuing throughout the contract, the Contractor will record on the daily CQC report, the occurrence of adverse weather and resultant impact to normally scheduled work. Actual adverse weather delay days must prevent work on critical activities for 50 percent or more of the Contractor's scheduled workday. The number of actual adverse weather delay days shall include days impacted by actual adverse weather (even if adverse weather occurred in previous month), be calculated chronologically from the first to the last day of each month and be recorded as full days. If the number of actual adverse weather delay days exceeds the number of days anticipated listed above, the Contracting Officer will convert any qualifying delays to calendar

days, giving full consideration for equivalent fair-weather workdays, and issue a modification in accordance with the "Default (Fixed-Price Construction)" in section 00 70 00 of the base contract, Volume 1 .

1.5. WAGE RATES

The decision of the Secretary of Labor, covering rates of wages, including fringe benefits to be paid laborers and mechanics performing work under this contract, is attached to this solicitation. The payment for all classes of laborers and mechanics actually employed to perform work under the contract will be specified in the following contract provisions: "Contract Work Hours and Safety Standards -- Overtime Compensation"; "Construction Wage Rate Requirements"; and "Compliance with Copeland Act Requirements" in Section 00 70 00 of the base contract.

Wage decision included: NJ20260025 Building

The work to be performed is located in Northfield, NJ, Atlantic County.

1.6. NOT USED

1.7. Antiterrorism (AT) and Operations Security (OPSEC)- Paragraph 1.7 of Section 00 80 00.00 06 is replaced with the following:

1.7.1 AT Level I training. This standard language is for contractor employees with an area of performance within an Army-controlled installation, facility, or area. All contractor employees, including subcontractor employees, requiring access to Army installations, facilities, and controlled access areas shall complete AT Level I awareness training within 30 calendar days after contract start date or effective date of incorporation of this requirement into the contract, whichever is applicable. The contractor shall submit certificates of completion for each affected contractor employee and subcontractor employee to the COR or to the contracting officer, if a COR is not assigned, within 30 calendar days after completion of training by all employees and subcontractor personnel. AT Level I awareness training is available at the following website: http://jko.jten.mil.

1.7.2 Access and general protection/security policy and procedures. This standard language is for contractor employees with an area of performance within an Army-controlled installation, facility, or area. Contractor and all associated subcontractor employees shall provide all information required for background checks to meet installation access requirements to be accomplished by the installation Provost Marshal Office, Director of Emergency Services, or Security Office. Contractor workforce must comply with all personal identity verification requirements (CFR clause 52.204-9, Personal Identity Verification of Contract Personnel) as directed by DoD, HQDA and/or local policy. In

addition to the changes otherwise authorized by the changes clause of this contract, should the Force Protection Condition (FPCON) at any individual facility or installation change, the Government may require changes in contractor security matters or processes.

1.7.3 AT Awareness Training for Contractor Personnel Traveling Overseas. This standard language requires U.S.-based contractor employees and associated subcontractor employees to make available and to receive Government-provided area of responsibility (AOR)-specific AT awareness training as directed by AR 525-13. Specific AOR training content is directed by the combatant commander, with the unit ATO being the local point of contact.

1.7.4 Army Training Certification Tracking System (ATCTS) registration for contractor employees who require access to Government information systems. All contractor employees with access to a Government info system must be registered in the ATCTS at commencement of services and must successfully complete the DoD Information Assurance Awareness prior to access to the information system and annually thereafter.

1.7.5 For contracts that require a formal OPSEC program. The contractor shall develop an OPSEC Standing Operating Procedure (SOP)/Plan within 90 calendar days of contract award, to be reviewed and approved by the responsible Government OPSEC officer. This plan will include a process to identify critical information, where it is located, who is responsible for it, how to protect it, and why it needs to be protected. The contractor shall implement OPSEC measures as ordered by the commander. In addition, the contractor shall have an identified certified Level II OPSEC coordinator per AR 530-1.

1.7.6 Controlled Unclassified Information (CUI). Include DFARS clause 252.204-7012, which requires the contractor to comply with NIST 800-171. Also include DFARS provision 252.204-2019 into solicitations. Acquisition officials should follow procedures outlined in DFARS 204.73 and verify vendors have an adequate NIST SP 800-171 summary assessment score within the Supplier Performance Risk System (within PIEE). If the score doesn’t show a medium- or high-level assessment with a score of 110 or better (as described in the “NIST SP 800-171 DoD Assessment Methodology”), include clause252.204-7020 and obtain the vendor’s “system security plan” and “plan of action” for NIST SP 800-171 verification and assurance by Army security officials.

1.8. NOT USED

1.9. NOT USED

1.10. NOT USED

1.11. NOT USED

1.12. NOT USED

1.13. NOT USED

1.14. NOT USED

1.15. NOT USED

1.16. NOT USED

1.17. NOT USED

1.18. NOT USED

1.19. NOT USED

1.20. NOT USED

1.21. NOT USED

1.22. NOT USED

1.23. NOT USED

1.24. NOT USED

1.25. NOT USED

1.26. NOT USED

2. PART 2 PRODUCTS NOT USED

3. PART 3 EXECUTION NOT USED

SUBMITTAL REGISTER

TITLE: NRP FY26 Project 08
JOB NAME: NJ012
LOCATION: Northfield, NJ
CONTRACT NO:
CONTRACTOR:

SB MATOC									CONTRACTOR SCHEDULE DATES			CONTRACTOR ACTION			APPROVING AUTHORITY					
Line	Act-ivity #	Trans-mittal #	Specification Section	SD #	SD Description	Item Submitted	Paragraph #	Classi-fication: GA for GOVT or A/E Revwr	Submit	Approval Needed By	Material Needed By	Action Code	Date Of Action	Date FWD to APPR / Auth - Date RCD From CONTR	Date FWD To Other Revwr	Date RCD From Other Revwr	Action Code	Date Of Action	Mailed To CONTR/ Date RCD From APPR Authority	Remarks
			01 35 26.00 06	SD-01	Preconstruction Submittal	Activity Hazard Analysis (AHA)	1.8	F												
			01 50 00	SD-01	Preconstruction Submittal	Construction Site Plan	1.3	GA												
			00 80 00.00 06	SD-07	Certificates	No Asbestos - Containing Material (ACM) Certification	1.14	F												
			00 80 00.00 06	SD-07	Certificates	Insurance	1.31	F												
			00 80 00.00 06	SD-07	Certificates	Warranties	1.15	GA												
			00 80 00.00 06	SD-11	Closeout Submittals	Preliminary (Working) As-Built Drawings	3.4	GA												
			00 80 00.00 06	SD-11	Closeout Submittals	Final As-Built Drawings	3.4	GA												

FY26 NRP Project 08
NJ012, 100 Shore Rd, Northfield, NJ
P2 574437
4-May-26

SECTION
01 11 50.00 06
Task Order SCOPE OF WORK
Updated 6 Feb 2025

1. PROJECT INFORMATION

1.1. GENERAL

Design/Build: The Contractor shall provide all labor, equipment, supplies, and consultant services and all site investigations, surveys, analysis, sampling, testing and verification of existing field conditions as required for design and construction of the Roof Replacement Project at NJ012 to result in a complete and useable Facility. Contractor shall provide complete design analysis incorporating all engineering computations, analysis, test, and survey results, building code (including fire protection, life safety, environmental and accessibility) review as it pertains/affects/relates to this project, equipment and material data and documentation of existing conditions.

1.2. SCOPE OF WORK

Unless specifically noted otherwise in this Specification Section or in the base MATOC contract Volume 1 of 2 itself, all requirements of the base MATOC contract Volume 1 of 2 shall apply to this Task Order. The work includes design and construction to replace the following roof systems located at NJ012:

Building RFID (SF)	Section(s)	Existing Roof System
USARC (23,389)	1 & 2	TPO Single Ply
OMS (4,620)	1	TPO Single Ply

Design/Build: Design and construction shall comply with the requirements contained in this Task Order Request for Proposal (RFP). The design and technical criteria contained and cited in this RFP and the Unified Facilities Guide Specifications (UFGS) establish minimum standards for design and construction quality. The Designers of Record shall use the Unified Facilities Guide Specifications (UFGS) and the requirements contained in this RFP to fully develop the technical specifications and construction drawings. The objective of this solicitation is to obtain an energy efficient, durable, maintainable, and sustainable space.

Design/Build: The illustrations and exhibits included in this RFP illustrate the conceptual design of the project and are provided to define the scope of work and budget. The concepts provided shall be further developed by the Design/Build Contractor to comply with the customer’s functional needs.

All demolition required to construct the project is included as part of the work of this Contract.

1.3. SITE LOCATION

This project is located at 100 Shore Rd, Northfield, NJ.

1.4. EXISTING SITE UTILITIES

1.4.1. The contractor shall verify the location of all utilities serving the building. Upgrading the existing utilities, (unless noted otherwise) outside the limits of construction, is not a part of this project.

1.5. BID OPTIONS

1.6. NOT USED

1.7. ATTACHMENTS

Design/Build: Information provided in the Attachments is intended to guide the completion of the design by establishing existing conditions, and the desired character, appearance, and function of the new construction. The following Attachments are included and shall be used and strictly adhered-to in completing the design and construction of the project.

a. ATTACHMENT A: Site Location
b. ATTACHMENT B: Building Layout Plans
c. ATTACHMENT C: Site Inspection Report, 13-Apr-26

1.8. NOT USED

1.9. NOT USED

1.10. NOT USED

1.11. NOT USED

1.12. NOT USED

1.13. NOT USED

1.14. PERSONNEL REQUIREMENTS AND QUALIFICATIONS

1.15. Registered Roof Consultant (RRC) (Designer of Record) shall have a degree in Architecture or Engineering and have at least ten (10) years of experience in roof repairs. The RRC must be currently licensed by the International Institute of Building Envelope Enclosures (IIBEC).

1.16. NOT USED

1.17. NOT USED

1.18. NOT USED

1.19. NOT USED

2. DESIGN REQUIREMENTS

2.1. GENERAL

The Contractor shall prepare complete construction documents for all work designed as required by the RFP. The construction documents to be prepared shall include, but are not limited to, construction drawings, specifications, submittals, and design analysis as required in Section 01 33 16.00 10 DESIGN DATA (DESIGN AFTER AWARD), Volume 1. Materials and equipment shall be limited to those specified except that where no specific material and equipment is specified or no basis of design is identified, the Contractor shall use materials and equipment accepted within the construction industry and in compliance with Design Criteria.

2.2. DESIGN

2.2.1. The Contractor shall prepare a 100% design for the project in accordance with the RFP using industry standard materials and efficient practices. The design of the materials selected shall be high quality, durable and easily maintained. The Contractor shall be responsible for the professional quality, code compliance, technical accuracy, and coordination of all designs, drawings, specifications, and other documents or publications upon which the design and construction are based. It shall be the responsibility of the Design/ Build Contractor to verify the accuracy of the documents provided.

2.2.2 CAD/BIM Requirement

The contractor will not be required to produce advanced modeling and design drawings will be limited to CAD files.

2.2.3 Design Submittal Requirements

The contractor will not be required to produce charette or interim design submittals. The contractor will submit a final design, a corrected final design, and a certified final design. The independent Registered Roof Observer (RRO) identified under Section 01 11 00.00 06 Paragraph 3.3..2.3 shall review the final design as part of the contractor design QC review team. The RRO shall attend the final design plan-in-hand review meeting.

2.1.4 Design Professionals

General Scope of work for most task orders will be for roof replacement and exterior water proofing with associated work. Roof replacement design will be certified by a RRC and have a professional engineer or architectural stamp. Structural analysis will only be required if there is a change in the dead load for the structural system or if called out in the task order scope

of work. Electrical and mechanical design will be limited to relocating existing systems.

2.2.2. Design Milestone Schedule

Notice to Proceed (NTP)	Day 0
Design Quality Control Plan (DQCP)	NTP + 14 Days
Charette Report (FIO no review)	NTP + 60 Days
Final Submittal	NTP + 120 Days
Final Plan in Hand Meeting (on-site)	NTP + 138 Days
Corrected Final Submittal	NTP + 152 Days
Certified Final Submittal	NTP + 160 Days

2.3. REQUEST FOR PROPOSAL (RFP) INTENT

The intent of this RFP section is to describe the requirements for appearance, function, materials, and types of construction in sufficient detail to enable engineering and design to be completed by the Contractor.

2.4. Design Milestone Meetings

2.4.1. Charette / Kickoff Meeting

2.4.1.1. Shall be in person and on-site.

2.4.2. Final Design / Plan-in-hand Review Meeting

2.4.2.1. Shall be in person and on-site.

2.5. NOT USED

2.6. NOT USED

2.7. NOT USED

2.8. NOT USED

2.9. NOT USED

2.10. NOT USED

2.11. Insert any additional REQUIRED DESIGN PROFESSIONALS beyond RRC

2.12. GOVERNMENT FURNISHED MATERIALS

2.12.1. GFM Handover

The GFM has been provided as part of the Solicitation package.

2.12.2. GFM File Formats

GFM are provided only in PDF format.

2.13. (See Paragraph 2.1 Section 01 11 00.00 06)DESIGN SUBMITTAL DISTRIBUTION MATRIX

Submittal Reviewers & Mailing Addresses

U.S. Army Corps of Engineers
Ryan Fagan, PE
RYAN.A.FAGAN@USACE.ARMY.MIL
LRL-ED-MA Room 414
600 Doctor Martin Luther King Junior Place
Louisville, KY 40202

U.S. Army Corps of Engineers
Timothy M. McClellan, P.E., RRC
Timothy.m.mcclellan@usace.army.mil
LRL-ED-MA Room 414
600 Doctor Martin Luther King Junior Place
Louisville, KY 40202

John P. Hearn
John.P.Hearn@usace.army.mil
LRL-CD
2475 K Street Bldg 52
WPAFB OH 45433

U.S. Army Corps of Engineers
Michael Brooks
Michael.s.brooks@usace.army.mil
LRL-CDR
600 Doctor Martin Luther King Junior Place
Louisville, KY 40202

U.S. Army Corps of Engineers
Jeffrey E. Bayers, P.E., P.M.P.
Jeffrey.e.bayers@usace.army.mil
LRL-PM-R
600 Doctor Martin Luther King Junior Place
Louisville, KY 40202

Steve Coffey, PE
USARC G 3/5/7 Engineers - Desk 4N-4001-62
4700 Knox Street, Bldg 8-8108
Ft. Bragg, NC 28310
Phone: 910-570-8961
Email: steven.w.coffey3.civ@army.mil

Justin Reeder, PE, RRC, RRO, CDT
USARC-ARIMD Engineering Branch / SAIN Engineering
USAR National Roofing Program REM

FY26 NRP Project 08
NJ012, 100 Shore Rd, Northfield, NJ
P2 574437
4-May-26

Phone: 843.813.2423
Email: justin.reeder@saineng.com

99th RD (OH, MI)
William (Bill) Markey
5231 South Scott Plaza
Joint Base McGuire-Dix-Lakehurst, NJ 08640
Phone: 609-997-5271
Email: william.f.markey4.civ@army.mil

3. GENERAL CONSTRUCTION REQUIREMENTS

3.1. SUMMARY

3.1.1. The requirements include:

a. Construction considerations and use of the premises.
b. Protection of personnel and Government property.
c. Construction facilities and job site standards.
d. The requirements of this section apply to the entire project including all amendments or modifications that may be issued to modify the contract documents.

3.2. GENERAL INFORMATION

3.2.1. NOT USED

3.2.2. NOT USED

3.2.3. Coordinate all construction activities with:

a. Contracting Officer’s Representative
b. Building Occupants

3.2.4. NOT USED

3.2.5. NOT USED

3.2.6. NOT USED

3.2.7. NOT USED

3.2.8. NOT USED

3.2.9. Project and Safety Signs. See 01 50 00, Paragraph 2.1.3.

3.3. DOCUMENTATION

3.3.1. NOT USED

3.3.2. NOT USED

3.4. NOT USED

3.5. Work Schedule under Section 01 11 00.00 06 Paragraph 3.9.1.2 is changed to "Work S WORK SCHEDULE: The Contractor shall schedule the work between the hours of 7:00 a.m. and 4:30 p.m. Monday through Friday except Federal Holidays.

3.5.1. Permission to perform any work outside of these hours must be in writing and submitted five (5) calendar days in advance for approval by the Contracting Officer.

3.5.2. The Government may or may not grant such permission at its discretion.

3.6. Contractor Personal Vehicle Parking under Section 01 11 00.00 06 Paragraph 3.9.1.7 is changed to Contractor Personal Vehicle Parking: The contractor may use a limited number of parking spaces in the existing lots for the contractor's employee parking of personal vehicles. The Contractor shall coordinate with the Government on the exact number of available spaces, and shall make provisions to transport employees to the site should inadequate parking spaces be available on site. Parking in these areas is available on a first-come first served basis.

4. NOT USED

5. NOT USED

6. EXTERIOR EQUIPMENT

6.1. Properly support rooftop 4 units that are not installed correctly on Section 2 of the USARC.

7. ARCHITECTURAL / BUILDING ENVELOPE

7.1. Approximately 800 LF of deteriorated joint sealant to be replaced around the USARC.
7.2. Approximately 300 LF of deteriorated joint sealant to be replaced around the OMS.
7.3. Contractor to provide a flush seam metal wall panel system with manufacturer's 30 year PVDF (polyvinlidine fluoride) finish warranty for walls that transition from a lower roof section to a higher roof section.
7.4 DOR to include 3 site visits during construction in bid. One of these visits shall be during final inspection.

8. NOT USED

9. NOT USED

10. NOT USED

11. NOT USED

12. NOT USED

13. NOT USED

14. Roof System

Roof system installed shall comply with UFC 3-110-03 Roofing, with Change 5, or the latest version available. Where they do not exist, contractor shall install roof access ladders from the ground to roof and between roof sections to allow access to all sections. Contractors shall install new concrete splash blocks at all downspout terminations.

Contractor bids shall include removal of 2-8 inches of insulation. Existing roof systems may be multi-layered with differing roof system types below the surface membrane. Contractor is responsible for identifying all equipment mounted directly below the deck and to utilize a connection method that either avoids the deck or relocates equipment in a way that complies with current building codes.

Modified Bitumen systems shall be two ply systems

Building RFID (SF)	Section(s)	New Roof System
USARC (23,389)	1 & 2	Modified Bitumen
OMS (4,620)	1	Modified Bitumen

14.1. BUILDING

14.1.1. Cut back tree that overgrows Section 2 of the USARC.

14.2 ROOF DECK REPAIR

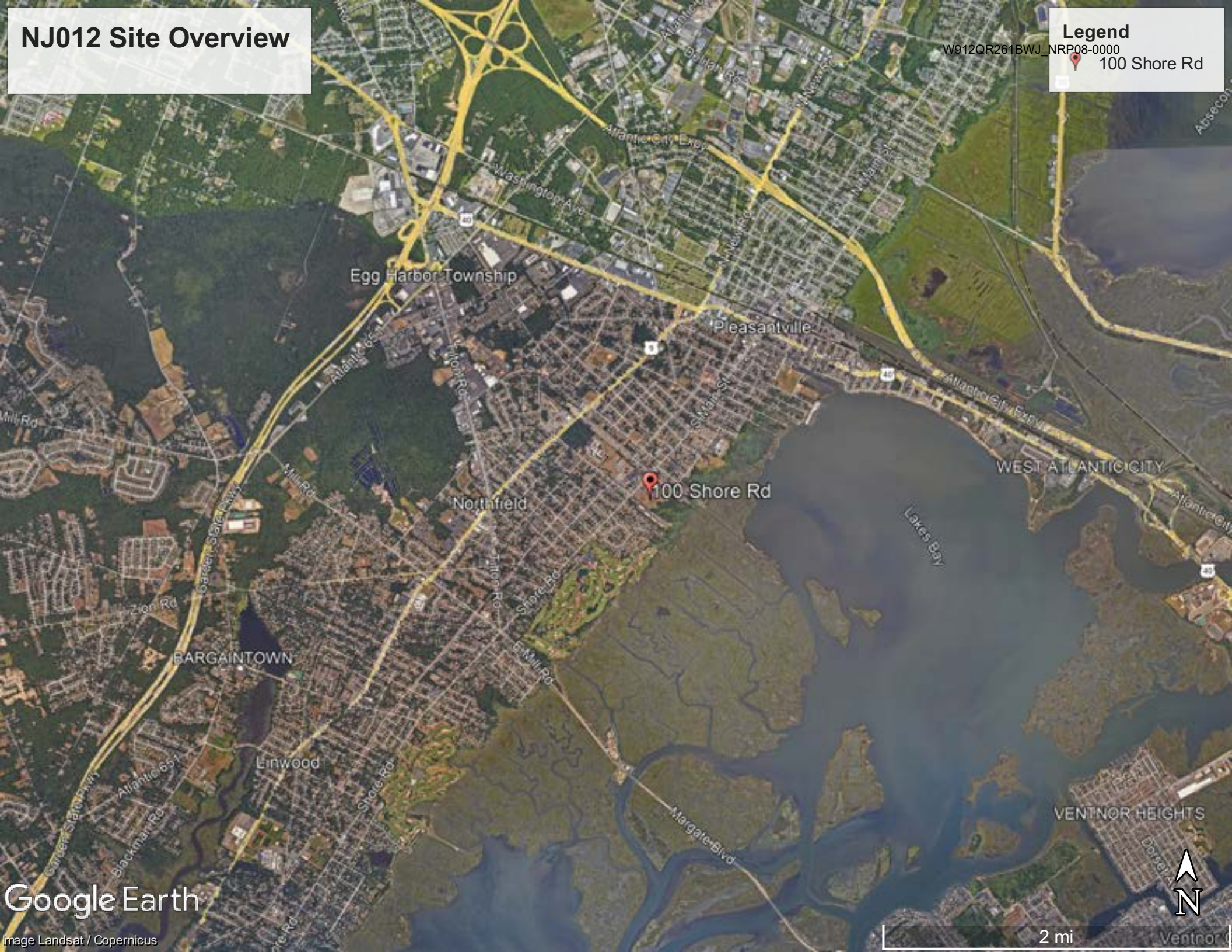
Inspect the roof deck carefully. If there are roof deck areas which require repair or replacement, notify the Contracting Officer. Do not proceed with repair or replacement until directed by the Contracting Officer. Assume replacement up to 30% damaged decking and 50% wood nailers.

--End of Section --

Attachment A

Site Location

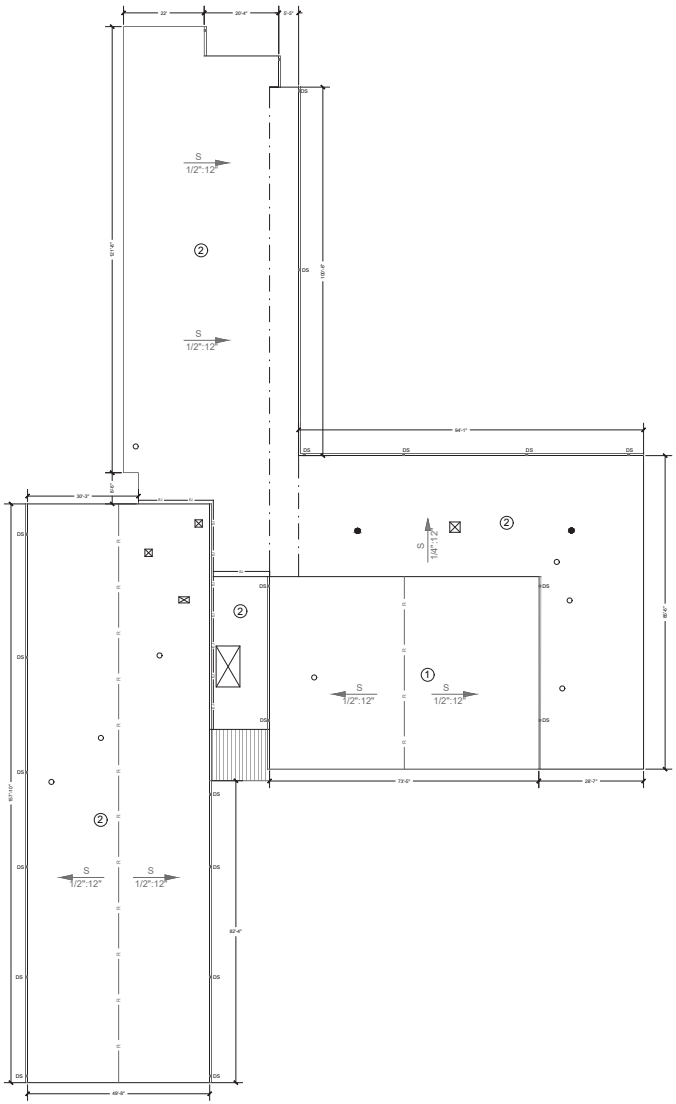
NJ012 Site Overview



NJ012 OVERALL MAP
USARC BUILDING
OMS BUILDING

Attachment B

Building Layout Plans



A USARC, ROOF PLAN
SCALE: 1/16" = 1'-0"

PLAN NORTH

1/16" = 1'-0" 16 0 16 32

GENERAL NOTES:

1. SECTION 1 DECK TYPE:
   a. WOOD DECK STRUCTURAL SLOPED 1/2":12"
2. SECTION 2 DECK TYPE:
   a. METAL, WOOD AND CONCRETE STRUCTURAL SLOPED 1/2":12"
3. SECTION 1 EAVE HEIGHT: 19' - 2" SECTION 2 EAVE HEIGHT: 10' - 2"

EQUIPMENT CURB SIZES	
EQUIPMENT CURB (INCHES)	QUANTITY
24 X 24	2
34 X 34	1
34 X 20	1
78 X 134	1
PIPE PENETRATION SIZES	
PIPE SIZE (INCHES)	QUANTITY
2	2
3	2
4	4
HOT STACK PENETRATION SIZES	
PIPE SIZE (INCHES)	QUANTITY
8	2

KEY

- ROOF EDGE
- GUTTER EDGE WITH DOWNSPOUTS
- RIDGE
- CONCRETE DECK AREA
- METAL ROOF PANELS / AWNING
- TAPERED SLOPE
- HIGH HEAT PENETRATION
- PIPE PENETRATION
- MECHANICAL CURB
- ROOF AREA INDICATOR

REI ENGINEERS
Engineering solutions for tomorrow®
4995 Lacross Rd. | Suite 1325
Charleston, SC 29406
SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION #1906
www.reiengineers.com

SEALS:

PROJECT NAME:
US ARMY RESERVE
NJ012
ROOF ASSESSMENT
100 SHORE ROAD
NORTHFIELD, NJ

PROJECT NO:
23CHS-021

ISSUE:

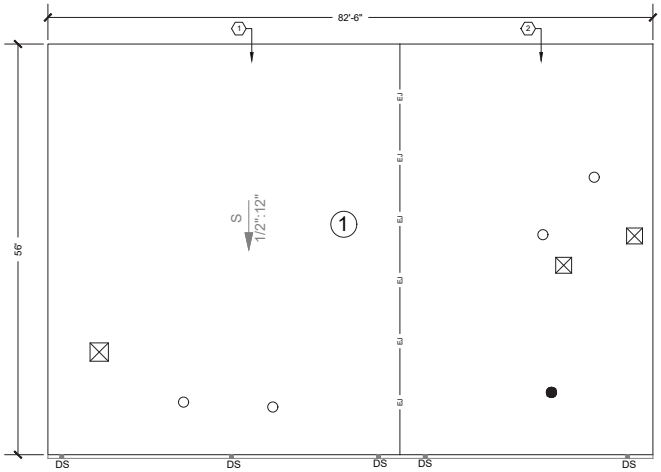
NO.	DATE	DESCRIPTION

THIS LINE IS 1 INCH ON THE ORIGINAL DRAWING

IF IT IS NOT 1 INCH ON THIS PAGE, SCALE DRAWING ACCORDINGLY.

SHEET TITLE
USARC
ROOF PLAN

DRAWING
A-001



A STORAGE, ROOF PLAN
SCALE: 1/8" = 1'-0"

PLAN NORTH

1/8" = 1'-0" 6 0 6 12

GENERAL NOTES:

1. SECTION 1 DECK TYPE:
   METAL (2), WOOD DECK(1)
   STRUCTURAL SLOPE 1/2":12"

2. SECTION 1 EAVE HEIGHT: 15' - 0"

EQUIPMENT CURB SIZES	
EQUIPMENT CURB (INCHES)	QUANTITY
26 X 26	2
30 X 30	1
PIPE PENETRATION SIZES	
PIPE SIZE (INCHES)	QUANTITY
2	2
4	2
HOT STACK PENETRATION SIZES	
PIPE SIZE (INCHES)	QUANTITY
10	1

KEY

- ROOF EDGE
- TAPERED SLOPE
- HIGH HEAT PENETRATION
- PIPE PENETRATION
- MECHANICAL CURB
- GUTTER EDGE WITH DOWNSPOUTS
- ROOF AREA INDICATOR

REI ENGINEERS
Engineering solutions for tomorrow®
4995 Lacross Rd. | Suite 1325
Charleston, SC 29406
SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION #1906
www.reiengineers.com

SEALS:

PROJECT NAME:
US ARMY RESERVE

NJ012
ROOF ASSESSMENT

100 SHORE ROAD
NORTHFIELD, NJ

PROJECT NO:
23CHS-021

ISSUE:

NO.	DATE	DESCRIPTION

THIS LINE IS 1 INCH ON THE ORIGINAL DRAWING

IF IT IS NOT 1 INCH ON THIS PAGE, SCALE DRAWING ACCORDINGLY.

SHEET TITLE
STORAGE ROOF PLAN

DRAWING
A-002

Attachment C

Site Inspection Report
17 July 2020

Note: This attachment is for documentation of existing conditions. The requirements of the 01 11 50.00 06 and the base MATOC take precedence over any recommended repairs included in this inspection report.

ROOF ASSESSMENT REPORT

FOR

NATIONAL ROOFING PROGRAM (NRP) FY23 1-N, NJ012 100 SHORE RD, NORTHFIELD NJ 08225

APRIL 13, 2026

REI PROJECT NO. 23CHS-021

ENGINEERS

ROOF ASSESSMENT REPORT

TABLE OF CONTENTS

I. OVERALL MAP 3
II. USARC BUILDING SITE OVERVIEW 4
III. USARC BUILDING SECTION 1 5
- A. SECTION 1 COMPOSITION 5
- B. SECTION 1 OBSERVATION 7
- C. SECTION 1 DEFICIENCIES 8
- D. SECTION 1 SUMMARY 9

IV. USARC BUILDING SECTION 2 11
- A. SECTION 2 COMPOSITION 11
- B. SECTION 2 OBSERVATION 14
- C. SECTION 2 DEFICIENCIES 15
- D. SECTION 2 SUMMARY 18

V. OMS BUILDING SITE OVERVIEW 21
VI. OMS BUILDING SECTION 1 22
- A. SECTION 1 COMPOSITION 22
- B. SECTION 1 OBSERVATION 24
- C. SECTION 1 DEFICIENCIES 26
- D. SECTION 1 SUMMARY 29

VII. ROOF PLANS 32
- A. USARC BUILDING 32
- B. OMS BUILDING 33

NJ012 - USARC
100 Shore Road
Northfield, NJ 08225

Site Overview

Total Sections: 2
Total Sq Ft: 23,389

Map	Name	Sq Ft	Est Install
1	Section 1	3,857	2010
2	Section 2	19,532	2010

NJ012 - USARC
100 Shore Road
Northfield, NJ 08225

Composition

Section: Section 1
Size: 3857

Inspection Date: 03/17/2026
Inspector: Daniel McQueen

Wood Plank Decking

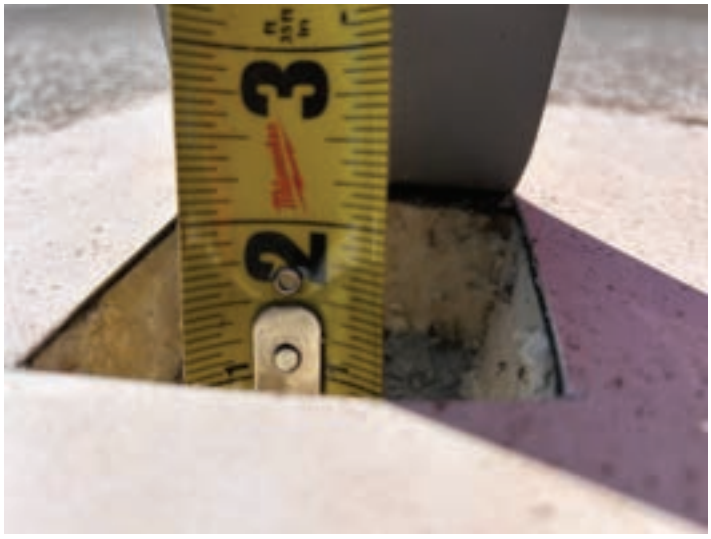
TPO Single Ply Membrane

NJ012 - USARC
100 Shore Road
Northfield, NJ 08225

Composition

Section: Section 1
Size: 3857

Inspection Date: 03/17/2026
Inspector: Daniel McQueen



Test Cut No. 3
TPO Single Ply Membrane
1-1/2" Poly Iso Insulation
Wood Plank Decking

NJ012 - USARC
100 Shore Road
Northfield, NJ 08225

Observations

Section: Section 1
Size: 3857

Inspection Date: 03/17/2026
Inspector: Daniel McQueen

Overview

Overview

Electrical

NJ012 - USARC
100 Shore Road
Northfield, NJ 08225

Deficiencies

Section: Section 1
Size: 3857

Inspection Date: 03/17/2026
Inspector: Daniel McQueen

Penetration - Sealant Deterioration at Pipe Penetration (Remedial)
Quantity: 1 EA
Deficiency:
Sealant has reached the end of its service life where installed at flashing termination of penetration.
Corrective Action:
Contractor to remove old sealant from penetration, clean surface, and install new sealant approved by manufacturer.

Exterior Envelope - Sealant Deterioration Significant (Remedial)
Quantity: 776 LF
Deficiency:
Sealant is deteriorated to the point of failure and no longer provides a watertight condition.
Corrective Action:
Remove existing sealant and replace per industry standard.

NJ012 - USARC
100 Shore Road
Northfield, NJ 08225

Summary

Section: Section 1
Size: 3857

Inspection Date: 03/17/2026
Inspector: Daniel McQueen

Condition Summary
Estimated Replacement: 2030

Recommendations
The observations and recommendations submitted for the subject roofs are based upon visual observations and recommendations are based on the condition of the installed roof system and roof sheet metal flashings as they exist today.

The building was constructed in or around 1959. Roof is a fully adhered TPO single ply membrane over insulation on a wood deck. The current roof system is approximately 2010 and no information was found on an existing warranty. Roof system is approximately 16 years old.

Associated sheet metal details were observed to be made from painted aluminum. Access to roof area is provided by a stationary ladder from the ground. No lightning protection was observed.

Condition of TPO single ply membrane system is fair condition, and it is recommended that deficiencies in this report be repaired to extend the serviceable life of the system.

Exterior sealants are in poor condition and should be budgeted for replacement in the next year. This is for all elevations.

NJ012 - USARC
100 Shore Road
Northfield, NJ 08225

Summary

Section: Section 1
Size: 3857

Inspection Date: 03/17/2026
Inspector: Daniel McQueen

1 - Section 1 (3,857 Sq Ft)

Deficiency	Qty
Sealant Deterioration at Pipe ...	1 EA
Sealant Deterioration Signific...	776 LF
Total	

NJ012 - USARC
100 Shore Road
Northfield, NJ 08225

Composition

Section: Section 2
Size: 19532

Inspection Date: 03/17/2026
Inspector: Daniel McQueen

Metal Decking

Wood Decking

NJ012 - USARC
100 Shore Road
Northfield, NJ 08225

Composition

Section: Section 2
Size: 19532

Inspection Date: 03/17/2026
Inspector: Daniel McQueen

Concrete Decking

TPO Single Ply Membrane

NJ012 - USARC
100 Shore Road
Northfield, NJ 08225

Composition

Section: Section 2
Size: 19532

Inspection Date: 03/17/2026
Inspector: Daniel McQueen

Test Cut No. 1
TPO Single Ply Membrane
1-1/2" Poly Iso Insulation
Concrete Decking

Test Cut No. 2
TPO Single Ply Membrane
1-1/2" Poly Iso Insulation
Metal Decking

NJ012 - USARC
100 Shore Road
Northfield, NJ 08225

Observations

Section: Section 2
Size: 19532

Inspection Date: 03/17/2026
Inspector: Daniel McQueen

Overview

Overview

Overview

Overview

NJ012 - USARC
100 Shore Road
Northfield, NJ 08225

Deficiencies

Section: Section 2
Size: 19532

Inspection Date: 03/17/2026
Inspector: Daniel McQueen

General - Ponding Water (Remedial)
Quantity: 90 Sq Ft
Deficiency:
A ponding water condition is typically due to a flaw in the original drainage design/installation, or the underlying insulation has collapsed due to age or weight and created a low lying area on the roof which is now holding water.
Corrective Action:
A ponding water condition is best corrected during a re-roof project.

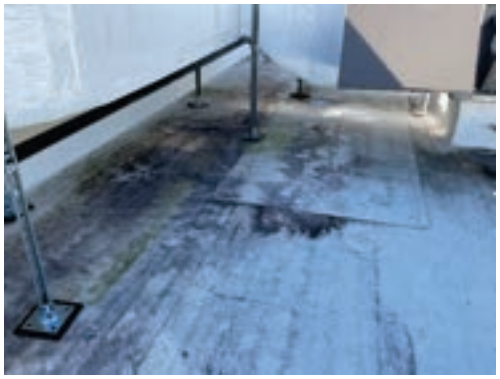
Rooftop Equipment - Not Secured (Remedial)
Quantity: 4 EA
Deficiency:
Unit is not properly secured.
Corrective Action:
Properly secure unit per industry standards. Unit is recommended to be secured with a minimum of 2 fasteners per side.

NJ012 - USARC
100 Shore Road
Northfield, NJ 08225

Deficiencies (continued)

Section: Section 2
Size: 19532

Inspection Date: 03/17/2026
Inspector: Daniel McQueen



General - Fungus/ Algae Growth (Remedial)
Quantity: 1 EA
Deficiency:
growth of fungus/ mildew may be caused by orientation of the roof in relation to sunlight/shade and proximity to trees/vegetation. Build up may affect roof system and cause safety hazard mainly due to slip and fall concerns.
Corrective Action:
If the condition is not too severe, this is mainly a cosmetic problem. Depending on the severity, the area may be cleaned on regular basis to prevent buildup.

Penetration - Sealant Deterioration at Pipe Penetration (Remedial)
Quantity: 6 EA
Deficiency:
Sealant has reached the end of its service life where installed at flashing termination of penetration.
Corrective Action:
Contractor to remove old sealant from penetration, clean surface, and install new sealant approved by manufacturer.

NJ012 - USARC
100 Shore Road
Northfield, NJ 08225

Deficiencies (continued)

Section: Section 2
Size: 19532

Inspection Date: 03/17/2026
Inspector: Daniel McQueen

General - Tree Over Growth (Remedial)
Quantity: 1 EA
Deficiency:
Adjacent trees that hang over the roof can cause algae growth, a build up of debris, and general deterioration of the roof membrane.
Corrective Action:
Prune trees regularly to prevent them from overhanging roof areas as a part of routine maintenance.

Drainage - Missing/Damaged Downspout (Remedial)
Quantity: 1 EA
Deficiency:
Downspout is missing/damaged.
Corrective Action:
Replace missing/damaged downspout with new. Install in accordance with SMACNA and NRCA guidelines.

NJ012 - USARC
100 Shore Road
Northfield, NJ 08225

Summary

Section: Section 2
Size: 19532

Inspection Date: 03/17/2026
Inspector: Daniel McQueen

Condition Summary
Estimated Replacement: 2030

Recommendations
The observations and recommendations submitted for the subject roofs are based upon visual observations and recommendations are based on the condition of the installed roof system and roof sheet metal flashings as they exist today.

The building was constructed in or around 1959. Roof is a fully adhered TPO single ply membrane over insulation on a wood, metal and concrete decks. The current roof system is approximately 2010 and no information was found on an existing warranty. Roof system is approximately 16 years old.

Associated sheet metal details were observed to be made from painted aluminum. Access to roof area is provided by a stationary ladder from the ground. No lightning protection was observed.

Condition of TPO single ply membrane system is fair condition, and it is recommended that deficiencies in this report be repaired to extend the serviceable life of the system.

NJ012 - USARC
100 Shore Road
Northfield, NJ 08225

Summary

Section: Section 2
Size: 19532

Inspection Date: 03/17/2026
Inspector: Daniel McQueen

2 - Section 2 (19,532 Sq Ft)

Deficiency	Qty
Ponding Water	90 Sq Ft
Not Secured	4 EA
Fungus/ Algae Growth	1 EA
Sealant Deterioration at Pipe ...	6 EA
Tree Over Growth	1 EA
Missing/Damaged Downspout	1 EA
Total	

NJ012 - USARC
100 Shore Road
Northfield, NJ 08225

Budget Matrix
NJ012 - USARC
Northfield, NJ
23389Sq Ft

Remedial

1 - Section 1 (3,857 Sq Ft)
Projected Replacement: 2030

Deficiency	Qty
Sealant Deterioration at Pipe ...	1 EA
Sealant Deterioration Signific...	776 LF
Total	

2 - Section 2 (19,532 Sq Ft)
Projected Replacement: 2030

Deficiency	Qty
Ponding Water	90 Sq Ft
Not Secured	4 EA
Fungus/ Algae Growth	1 EA
Sealant Deterioration at Pipe ...	6 EA
Tree Over Growth	1 EA
Missing/Damaged Downspout	1 EA
Total	

NJ012 - OMS
100 Shore Road
Northfield, NJ 08225

Site Overview

Total Sections: 1
Total Sq Ft: 4,620

Map	Name	Sq Ft	Est Install
1	Section 1	4,620	2010

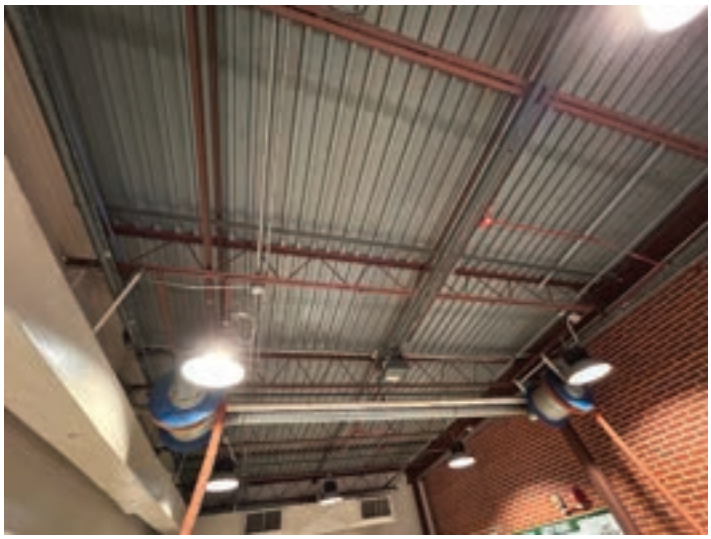
NJ012 - OMS
100 Shore Road
Northfield, NJ 08225

Composition

Section: Section 1
Size: 4620

Inspection Date: 03/17/2026
Inspector: Daniel McQueen

TPO Single Ply Membrane



Metal Decking

NJ012 - OMS
100 Shore Road
Northfield, NJ 08225

Composition

Section: Section 1
Size: 4620

Inspection Date: 03/17/2026
Inspector: Daniel McQueen

Wood Plank Decking

NJ012 - OMS
100 Shore Road
Northfield, NJ 08225

Observations

Section: Section 1
Size: 4620

Inspection Date: 03/17/2026
Inspector: Daniel McQueen

Overview

Overview

Overview

Overview

NJ012 - OMS
100 Shore Road
Northfield, NJ 08225

Observations (continued)

Section: Section 1
Size: 4620

Inspection Date: 03/17/2026
Inspector: Daniel McQueen

Electrical

NJ012 - OMS
100 Shore Road
Northfield, NJ 08225

Deficiencies

Section: Section 1
Size: 4620

Inspection Date: 03/17/2026
Inspector: Daniel McQueen

Penetration - Sealant Deterioration at Pipe Penetration (Remedial)
Quantity: 4 EA
Deficiency:
Sealant has reached the end of its service life where installed at flashing termination of penetration.
Corrective Action:
Contractor to remove old sealant from penetration, clean surface, and install new sealant approved by manufacturer.

General - Fungus/ Algae Growth (Remedial)
Quantity: 100 EA
Deficiency:
Growth of fungus/ mildew may be caused by orientation of the roof in relation to sunlight/shade and proximity to trees/vegetation. Build up may affect roof system and cause safety hazard mainly due to slip and fall concerns.
Corrective Action:
If the condition is not too severe, this is mainly a cosmetic problem. Depending on the severity, the area may be cleaned on regular basis to prevent buildup.

NJ012 - OMS
100 Shore Road
Northfield, NJ 08225

Deficiencies (continued)

Section: Section 1
Size: 4620

Inspection Date: 03/17/2026
Inspector: Daniel McQueen

Single Ply - Cold Weld (Remedial)
Quantity: 1 LF
Deficiency:
Weld not properly heated to fuse membrane.
Corrective Action:
Repair cold weld per manufacturer's requirements.

Single Ply - Open Laps/Seams-Single Ply (Remedial)
Quantity: 1 LF
Deficiency:
Lap/Seam is open
Corrective Action:
Clean area of open lap/seam. Using a heat welder, properly weld the lap/seam to manufacture's recommendation.

NJ012 - OMS
100 Shore Road
Northfield, NJ 08225

Deficiencies (continued)

Section: Section 1
Size: 4620

Inspection Date: 03/17/2026
Inspector: Daniel McQueen

Exterior Envelope - Sealant Deterioration Significant (Remedial)
Quantity: 277 LF
Deficiency:
Sealant is deteriorated to the point of failure and no longer provides a watertight condition.
Corrective Action:
Remove existing sealant and replace per industry standard.

NJ012 - OMS
100 Shore Road
Northfield, NJ 08225

Summary

Section: Section 1
Size: 4620

Inspection Date: 03/17/2026
Inspector: Daniel McQueen

Condition Summary
Estimated Replacement: 2030

Recommendations
The observations and recommendations submitted for the subject roofs are based upon visual observations and recommendations are based on the condition of the installed roof system and roof sheet metal flashings as they exist today.

The building was constructed in or around 1959. Roof is a fully adhered TPO single ply membrane over insulation on a wood and metal decking. The current roof system is approximately 2010 and no information was found on an existing warranty. Roof system is approximately 16 years old.

Associated sheet metal details were observed to be made from painted aluminum. Access to roof area is provided by a stationary ladder from the ground. No lightning protection was observed.

Condition of TPO single ply membrane system is fair condition, and it is recommended that deficiencies in this report be repaired to extend the serviceable life of the system.

Exterior sealants are in poor condition and should be budgeted for replacement in the next year. This is for all elevations.

NJ012 - OMS
100 Shore Road
Northfield, NJ 08225

Summary

Section: Section 1
Size: 4620

Inspection Date: 03/17/2026
Inspector: Daniel McQueen

1 - Section 1 (4,620 Sq Ft)

Deficiency	Qty	Remedial
Sealant Deterioration at Pipe ...	4 EA	
Fungus/ Algae Growth	100 EA	
Cold Weld	1 LF	
Open Laps/Seams-Single Ply	1 LF	
Sealant Deterioration Signific...	277 LF	
Total		

NJ012 - OMS
100 Shore Road
Northfield, NJ 08225

Budget Matrix
NJ012 - OMS
Northfield, NJ
4620Sq Ft

Remedial

1 - Section 1 (4,620 Sq Ft)

Projected Replacement: 2030

Deficiency	Qty
Sealant Deterioration at Pipe ...	4 EA
Fungus/ Algae Growth	100 EA
Cold Weld	1 LF
Open Laps/Seams-Single Ply	1 LF
Sealant Deterioration Signific...	277 LF
Total	