

Port Manatee
Warehouse 10 Roof Sealing
(Initial Solicitation July 11, 2018,
Revised by Addendum 1, July 30, 2018)

Addendum 2
July 31, 2018

The following changes have been made to the solicitation package:

1. Exhibit A - Scope of Work, Alternative 1: The quantity previously missed has been removed. Again, it was an estimate of the area to be coated. The actual area depends on how much is coated outside the skylights themselves. Verify the correct area for your intended approach.
2. Exhibit A - Scope of Work: Alternative 4 has been added to provide for the use of GacoPatch.

Exhibit A - Scope of Work, revised accordingly, is attached.
GacoPatch data sheet is attached.

Exhibit A - Scope of Work
Warehouse 10 Roof Sealing

Revised July 31, 2018

All Work is complete only upon satisfaction of the Authority.

Contractor shall:

Alternative 1:

Seal 2,856 skylights on the roof of Warehouse 10 at Port Manatee, generally by installing coating system around the perimeter of all of the lights, more specifically described as follows:

1. Power wash and fungicide the entire work area.
2. Coat the entire perimeter of all of the skylights with TOPPS POLYPRENE coating or approved equivalent.
3. Reinforce the bottom of each skylight with 4" TOPPS POLYCORE fabric.
4. Coat the horizontal metal lap seams in the skylight areas with TOPPS RIVET GUARD or approved equivalent and TOPPS POLYCORE fabric or approved equivalent.
5. Coat, at least, the entire perimeter of all of the skylights and the horizontal metal lap seams in the skylight areas with TOPPS WHITE BASE COATING or approved equivalent at the rate of 1.5 gallons per square.
6. Coat the entire area coated with TOPPS WHITE BASE COATING with a second coat using TOPPS EXCEL WHITE FINISH COATING or approved equivalent at the rate of 1.5 gallons per square for a total coverage of 3 gallons per square and an expected life of 10 years.
7. Do not coat the interior of the skylights. The interior shall remain uncoated, to avoid concealing it as a skylight.

All materials are to be components of a single manufacturer's system.

Alternative 2:

Cover all skylights with new panels. Install one or two new panels on each existing panel with skylights on the north half of the roof and one new panel per existing panel with skylights on the south half of the roof. New panels are to cover the seams on both sides of the existing panel being covered. All new panels are to be sealed to the existing roof at the upslope end as follows:

1. Power wash and fungicide the work area.
2. Cut each panel and bend it to contact the existing panel entirely across both the upslope and downslope ends.
3. Coat the entire upslope end of each new panel where it contacts the existing panel from seam to seam (the seal seam) with TOPPS POLYPRENE coating or approved equivalent.
4. Reinforce the seal seams with 4" TOPPS POLYCORE fabric.
5. Coat by spraying all seal seams with TOPPS WHITE BASE COATING or approved equivalent at the rate of 1.5 gallons per square.
6. Coat by spraying all seal seams with a second coat using TOPPS EXCEL WHITE FINISH COATING or approved equivalent at the rate of 1.5 gallons per square for a total coverage of 3 gallons per square and an expected life of 10 years.

All materials are to be components of a single manufacturer's system.

Submit shop drawings/cut sheets on proposed panels with the bid.

Alternative 3:

Repair the skylight leaks in a manner different from Alternatives 1 and 2. Submit, with the bid, the scope of the proposed repair in a level of detail commensurate with Alternatives 1 and 2 and submit shop drawings/cut sheets on all proposed materials.

Alternative 4:

Seal 2,856 skylights on the roof of Warehouse 10 at Port Manatee, generally by installing coating system around the perimeter of all of the lights, more specifically described as follows:

1. Scrub clean the areas to be repaired with a solvent based product, removing any loose debris.
2. Apply GacoPatch at a minimum thickness of 1/8" to 1/2". See attached data sheet for more information.
3. Fabric is not required, but if it is determined necessary in certain large gap areas, Gaco 66s tape may be used in a 3-course application in accordance with manufacturer's recommendations.
4. Do not coat the interior of the skylights. The interior shall remain uncoated, to avoid concealing it as a skylight.

All materials are to be components of a single manufacturer's system.

The perimeters of the skylights have been previously coated with Kool Seal elastomeric and caulked with an acrylic caulk.

Warehouse 10 is at Latitude 27°37'55.19"N, Longitude 82°33'12.58"W.

Furnish all of the necessary labor, equipment and materials to perform the work according to industry standards and regulatory requirements.

Contractor shall report any conflicts as soon as discovered.

Provide the following warranties:

5 years on system and leaks.

Coordinate the work with the contact listed herein. Working outside ordinary business hours is subject to prior Port approval.

Identify and abide by all applicable laws, regulations and codes. implement all necessary environmental protection measures. Clean up and remove from the Port any and all unused material, repair any damage caused, and restore all impacted ground and infrastructure beyond the work limits to its pre-construction state and function. Ensure the safety of workers and others.

Gaco Western

S I N C E 1 9 5 5

Product Data Sheet:

GacoPatch GP1525

February 2017

Supersedes November 2016

GACOPATCH GP1525 SILICONE ROOF PATCH

DESCRIPTION: GacoPatch is a flashing grade, standalone roof patch made with 100% silicone. The convenient wide top pail makes GacoPatch application easy to do with a trowel or a brush. GacoPatch is a one step application which eliminates the cost of additional products such as primers, seam tapes or top coats.

New and improved technology allows for GacoPatch to be the long term solution for roof repairs. It does not contain asphalts or acrylics and is extremely durable. GacoPatch remains permanently flexible even under permanent ponding water. It is UV stable and will not chalk, crack or peel. No reinforcements or extra steps are required for horizontal patches, even over 1/2" thick, because GacoPatch resists degradation over time and will not become brittle or break down. Use GacoPatch when you need your patch to be permanent.

USAGE: GacoPatch is a silicone roof patch designed provide a long lasting solution for a leaking roof. Use on cracks, expansion joints, flashings, gutters, penetrations, pipes, pitch pans, seams, small holes, transitions, vents and voids.

COLOR: GP1525 Gray

CONSISTENCY: Thick, caulk-like material.

APPLIED PRODUCT DATA

WEATHERABILITY: Excellent color retention and excellent resistance to UV degradation.

TOXICITY: Not suitable for contact with edible substances or potable water.

ADHESION: Bonds to aged asphalt, aged EPDM, aged TPO/CPA, built-up, cap sheet, composite, concrete, fiberglass, metal, modified bitumen, torchdown, sprayed polyurethane foam and most existing coatings.

CHEMICAL RESISTANCE: Excellent chemical resistance.

TENSILE: ASTM D412 Strength: 184 psi
Elongation: 200%
Permanent Set At Break: 1%

TEAR RESISTANCE: ASTM D624 DIE C 32 pli (5.7 kg(f)/cm)

HARDNESS: ASTM D2240 55 Shore A



PACKAGED PRODUCT DATA

THEORETICAL COVERAGE:	Apply GacoPatch at a minimum thickness of 1/8" and spread at least 3" in all directions of application area for an approximate coverage rate of 50 sq. ft. per gallon. Note: Application rate is job-specific. Additional material may be required.		
SOLIDS:	METHOD 4041	Weight:	80% +/- 1%
		Volume:	68% +/- 1%
VOC:	< 250 g/L (< 2.1 lb/gal)		
FLASH POINT:	ASTM D93	103°F (39°C)	
STORAGE STABILITY:	Two years from date of manufacture when stored in unopened containers below 75°F (24°C).		

APPLICATION

MIXING:	Mix before application to ensure uniform color and consistency. Power mixing is recommended. Do not use a paint shaker to mix.
PRIMER:	None normally required.
THINNING:	Product should not be thinned.
APPLICATION:	GacoPatch may be applied to a damp surface, but any standing or ponding water should be removed. Apply by brush, roller, trowel or putty knife as received. For cold weather application, keep material stored above 65°F (18°C). Do not apply to substrates with temperatures below freezing or above 120°F (49°C).
DRY TIME:	At 1/2" thick, in 75°F (24°C) temperatures and 55% relative humidity, GacoPatch will be tack-free in 1 hour, fully cured in 40 hours, but can be rained on within 30 minutes. Product is moisture cure; low humidity will result in longer dry times.
APPLICATION OF TOP COATS:	GacoPatch is UV stable. No top coat is required. It is not intended to be painted or covered over with any product other than Gaco Silicone Roof Coatings.
CLEAN UP:	Application tools and equipment can be cleaned with GacoFlex Silicone Solvent or 100% Pure Mineral Spirits. DO NOT USE WATER OR RECLAIMED SOLVENTS.

For specific Safety and Health information please refer to Safety Data Sheet.

