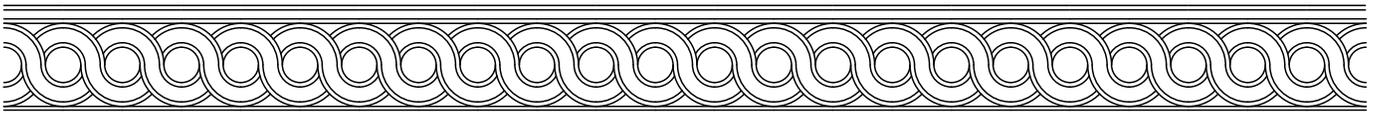




**ROOF REPLACEMENT
FOR THE
THE FIREPROOF BUILDING**

100 MEETING STREET
CHARLESTON, SOUTH CAROLINA
29401

DECEMBER 17, 2025



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FIREPROOF BUILDING ROOF REPLACEMENT

1.0 GENERAL

1.1 INSTRUCTIONS TO BIDDERS

- A. The contract for the work shall be AIA Document A102 Standard Form of Agreement Between Owner and Contractor 2017 Edition.
- B. AIA Document A201, General Conditions of the Contract for Construction, 2017 Edition, is hereby incorporated as part of the construction documents.
- C. Bids shall include all applicable sales tax, user fees, tap fees and permit fees.
- D. The Fireproof Building is owned by the South Carolina Historical Society with whom the contract will be executed.
- E. Schedule: Provide proposed schedule for completion following the Notice to Proceed
- F. The SCHS, hereinafter called the "Owner" shall review all bids and selection shall be made from the following criteria:
 - Price
 - Ability to manage a project of this complexity.
- G. Allowances
 - 1. Provide allowances for scaffolding and roof access if needed - \$25,000
 - 2. Repairs to roofing substrate and sheathing - \$25,000
 - 3. Painting steel HVAC frame- \$10,000
 - 4. Work to scuppers and downspout is not anticipated and is not included.
 - 5. Work to skylight is not anticipated and is not included.

- 1.2 SUMMARY OF WORK: Contractor shall provide all labor, materials, equipment, utilities and services required for the replacement of the existing copper roof as provided in the drawings and specifications. It is the intent of the Owner to preserve the historic and architectural integrity of the buildings. All work must be performed in accordance with the Secretary of the Interior's Standards for Rehabilitation. A copy of the Standards for Rehabilitation is available in the Architect's office. The building shall remain occupied during construction. Work shall be structured to protect the building interior from water intrusion throughout the project.

- 1.3 **WARRANTY:** The Contractor shall provide a warranty of all work for a period of five years from the date of Substantial Completion.
- 1.4 **CODES AND STANDARDS:** All work shall be done in accordance with all applicable codes and standards which include, but are not limited to, the following:
- Secretary of the Interior's Standards for Rehabilitation
 - International Building Code
 - Local Codes
 - Manufacturers Recommendations
 - Historic Charleston Foundation Guidelines for Wood, Masonry, Stucco
- 1.5 **INSURANCE:** The Contractor shall submit a certificate of insurance indicating coverages of \$2,000,000 per occurrence with a \$2,000,000 aggregate for Workman's Compensation, General Liability (Bodily Injury and Property Damage) and Contractual Liability. The Owner shall maintain Builder's Risk Insurance. All policies shall include the Owner and Architect as an additional insured.
- 1.6 The Contractor shall be responsible for the acts and omissions of his employees and subcontractors and shall employ only qualified persons, skilled in the jobs that are assigned to them.
- 1.7 The drawings are for diagram and illustrations only and do not show all the work required, exact dimensions or all construction details. All field dimensions, quantity of material and construction methodology shall be the responsibility of the Contractor.
- 1.8 Changes in the work including substitutions of materials and changes in the scope of workmanship required by these specifications shall be in writing and signed by the Owner, Architect and the Contractor. No changes affecting the contract amount shall be executed without written approval.
- 1.9 Materials shall be new, in good condition and of the grade required by the specifications unless otherwise approved by change order. Materials damaged in shipment or prior to Owner's acceptance shall be replaced at the Contractor's expense. All material within areas scheduled for demolition, except where otherwise designated by the Owner prior to execution of the contract, will become the property of the Contractor who will dispose of same.
- 1.10 Subcontractors shall be bound by the terms and conditions of this contract insofar as it applies to their work, but this shall not relieve the General Contractor from the full responsibility to the Owner for the proper completion of all work to be performed

under this agreement. The General Contractor shall not be released from his responsibility by a subcontractual agreement he may make with others nor shall anything contained in the contract documents create any contractual relation between any subcontractor and the Owner.

- 1.11 Trade names are used in the Basic Specifications to establish quality and type of material required. Exceptions must be approved in writing by Architect.
- 1.12 INSPECTIONS: The Contractor shall be responsible for obtaining all required inspections. Upon completion of the work, the Contractor shall present the Certificate of Occupancy to the Owner.
- 1.13 ADJACENT PROPERTY: When adjacent property is affected by the work, it shall be the responsibility of the Contractor to obtain written permission from the Owner. Contractor shall take whatever safeguards are necessary to protect the adjacent property. Due to the heavy concentration of visitors around the market, the Contractor must take precautions to secure the site and protect the public from harm during construction.
- 1.14 CLEANUP:
 - A. At all times the site shall be kept clean of debris. Upon completion of the work, the building, including windows, and site shall be thoroughly cleaned.
- 1.15 PROJECT CLOSEOUT:
 - A. At project completion, Contractor shall provide marked up plans indicating the as-built conditions.
 - B. Contractor shall prepare a manual of all equipment information, manuals and warranties for presentation to the Owner.

END OF SECTION

COPPER STANDING SEAM ROOFING

1.0 GENERAL

1.1 SCOPE: Work includes all materials and labor for the removal of the existing copper roof and the installation of a new standing seam copper roofing at the center gabled roof and a new Sikalastic RoofPro reinforced Liquid Applied roof at the low slope flanking roofs on the east and west sides.

1.2 QUALITY ASSURANCE:

- A. Furnish names of Owners and Architects of buildings on which Applicator has installed satisfactory roofs similar to type herein. Applicator shall have at least 3 years experience in application of roofs of type herein specified.
- B. Provide roofing and miscellaneous flashing for the items indicated. Forming and installation of roofing and flashings shall be in accordance with the applicable details and plant numbers listed in the SMACNA Manual and Copper and Common Sense, Seventh Edition, by Revere Copper Products, Inc.

1.3 PROTECTION:

- A. Protect products and accessories against damage and discoloration. Inside dry storage is required to prevent condensation from forming between sheets and components.
- B. Do not overload roof with stored materials or permit excessive traffic on completed roof surfaces.

2.0 PRODUCTS:

2.1 ROOFING MATERIALS - STANDING SEAM ROOFING:

- A. Standing Seam: Standing seam shall finish 1" high. One side edge shall be bent up 1 1/2" and the other 1 3/4". First fold shall be single fold 1/4" wide. Second fold shall be 1/2" wide. Locked portion of standing seam shall be 5 plys in thickness. Lower ends of standing seams at eaves shall be folded over at 45° angle. Where standing seams terminate at ridge and hip they shall be laid flat approximately 6" from the ridge or hip and folded into the ridge or hip standing seam at that point.

Roofing pans shall be formed of 16 oz. cold rolled copper in sheets 8' or 10' long and not more than 20" wide. Stagger transverse seams. To allow for expansion, pans shall be formed to allow 1/8" minimum space at the base of each standing seam. Standing Seam roofing in excess of 30', shall be installed with expansion cleats.

For roof slopes over 6" in 12", lower end of each pan shall be folded under 3/4". Folds shall be slit 1" away from corner to form tab where pan turn up to make standing seam. Upper end of each pan shall be folded over 2". The 3/4" fold on lower end of upper pan is hooked into 2" fold on upper end of underlying pan.

- B. Ridges, hips: Ridges and hips shall be provided with standing seams constructed as specified for standing seams of main roof.
- C. Valleys: Valley should be 20 oz. cold rolled copper, not exceeding 10 feet in length. Each sheet shall lap lower sheet at least 6" in direction of flow. Valley sheets shall extend under roofing sheet on both sides at least 6". At valley line adjacent to the lower edge of the roofing sheets, 3/4" double fold shall be made to engage a 3/4" single lock at lower ends of roofing sheets. The outer edge of the valley sheet should be folded 1/2" for cleating; in these folds copper cleats shall be installed 18" apart.
- D. Eaves: At eaves where no gutters occur, each pan shall be hooked 3/4" over previously placed 20 oz. cold rolled copper edge strip. Edge strips shall be formed from sheets at least 10' long with the ends lapped 1". Edge strips shall extend up on roof under the copper roofing at least 4" and be secured with nails 3" apart along the upper edge. Face nailing of edge strips shall not be permitted. Roof pans shall be loose-locked to valley flashing and edge strip at eaves.

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- E. Gable Rakes: Pans against gable rakes shall turn up vertically 1 1/2" and lock into a separate 16 oz. cold rolled copper fascia strip, forming a standing seam 1" high. Continuous edge strip of 20 oz. cold rolled copper shall be attached to the edge of the roof sheathing with bronze or copper nails spaced 3" apart. Lower edge of fascia strip shall be hooked a minimum of 3/4" over edge strip to form drip.
- F. Nail Cleats: Cleats shall be formed of 16 oz. cold rolled copper at least 2" wide by about 3" long. Cleats shall be placed on longitudinal seams at 12" o.c. One end shall be locked into seams. Other end shall be nailed with two nails and folded back over nail heads.
- G. Edge Strips: At eaves, gable ends, etc., roofing pans shall turn over edge of roof sheathing and be hooked 3/4" over 16 oz. cold rolled copper locking strip. Drip edge strip shall be formed from 8' or 10' pieces with ends lapped 1". Edge strip shall be secured to roof deck with copper or bronze nails spaced 3" apart. Face nailing of edge strip shall not be permitted.
- H. Fasteners: Nails for fastening copper shall be hardware bronze of Stronghold type, or equal, with large flat head. They shall be not smaller than No. 12 stubs gauge (0.109") and of sufficient length to penetrate roof boarding not less than 3/4".
- I. Solder: Solder shall be 50% pig lead. Solder shall conform to ASTM B32.
- J. Flux: Flux shall be muriatic acid killed with zinc or approved brand of soldering flux. Acid shall be thoroughly washed off after soldering is completed.
- K. Underlayment: High Temp Ice and Water Shield

2.2 SIKALASTIC ROOF PRO SYSTEM

- A. The low slope flat lock copper flanking roofs on the east and west slopes to be removed. Following repair of the wood roof deck, a layer of 1/2" plywood to be installed. The replacement roof to be Sika Corporation's Sikalastic RoofPro Reinforced Liquid-Applied Roofing System. Install in accordance with the company's

specifications including priming of the plywood with EP Primer/Sealer, seaming joints with Sika Self Adhered Seam Tape, installing Fleece Reinforcement imbedded in wet RoofPro liquid resin. Backroll to saturate and remove entrapped air and finished with ICure. Install in accordance with the specifications of Sika Corporation.

3.0 EXECUTION:

3.1 WORKMANSHIP:

- A. General: Sheet copper shall not be installed in contact with or in close proximity to fire retardant lumber. Refer to manufacturer's specifications and warranties, for use with special types of exterior fire retardant treatments.
- B. Surfaces: Surfaces to be covered with roofing pans shall be smooth and free from defects of every description. All such surfaces shall be cleaned of dirt, rubbish and other foreign materials before work is started. All projecting nails shall be set. Rough or high spots shall be sanded smooth.
- C. Roofing Pan Installation: Install in accordance with published installation details for copper standing seam roofing as published by Revere Copper Products, Inc. and SMACNA.
- D. Tinning: Edges of all sheets of uncoated copper to be soldered shall be tinned with solder on both sides for width not less than 1 1/2". No tinning is required on Revere Leadtex, but lead in contact with solder shall be thoroughly mechanically cleaned to produce a bright finish.
- E. Soldering: All soldering shall be done slowly with well heated coppers - to heat sheet thoroughly and to sweat solder completely through full width of seam. Ample solder shall be used and seam shall show at least one full inch of evenly flowed solder. Wherever possible, all soldering shall be done in flat position. Seams on slopes steeper than 45° shall be soldered a second time. When soldering Revere Leadtex a liberal amount of flux shall be brushed into seams.
- F. Soldering Copper: Soldering shall be done with heavy soldering coppers of blunt design, properly tinned before using. For flat seam work, gutters, and all Revere Leadtex, they shall weigh not less than 10 lbs. per pair - except, when gas-heated soldering torch is used, copper itself shall weigh not less than 3 lbs.

Fireproof Building Roof Replacement

- G. Roofing Underlayment: Surfaces to receive copper roofing shall be covered with high temp ice and water shield.

END OF SECTION