

**DOCUMENT 00 90 00**  
**ADDENDUM**

**ADDENDUM No.:** 5

**DATE:** January 30, 2025

**RE:** LA CROSSE HOUSING AUTHORITY  
2024 CAPITAL IMPROVEMENT PROJECTS  
LA CROSSE, WISCONSIN  
PROJECT NO. 24048

**FROM:** HSR Associates, Inc  
100 Milwaukee Street  
La Crosse, WI 54603  
(608) 784-1830

**TO:** Prospective Bidders

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This addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated January 2025. Acknowledge receipt of this Addendum in the space provided on the bid form. Failure to do so may subject the Bidder to disqualification.

This Addendum consists of: 1 page, 0 documents, 1 section, and 1 drawing.

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**CHANGES TO SPECIFICATIONS**

1. Section 07 53 00 Elastomeric Membrane Roofing
  - a. See the revised section included in this addendum. Disregard the previous version.
  - b. Revised Paragraph 2.03 D. to show that this is a subparagraph of subparagraph C and that the thickness requirements apply to the vapor retarder sheet.
  - c. Revised paragraph 2.04 to revise coverboard from gypsum to glass fiber faced polyiso.
  - d. Revised paragraph 3.03 D. to allow adhering coverboards.

**CHANGES TO DRAWINGS**

2. Sheet A501 REFLECTED CEILING & ROOF PLANS AND ELEVATIONS 30"x42"
  - a. See the revised sheet included in this addendum. Disregard the previous version.
  - b. Revised Roof System Description for system A to include vapor retarder.

**END OF DOCUMENT 00 90 00**

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**SECTION 07 53 00**  
**ELASTOMERIC MEMBRANE ROOFING**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Elastomeric roofing membrane, adhered conventional application.
- B. Insulation, flat and tapered.
- C. Vapor retarder.
- D. Cover boards.
- E. Roofing stack boots and walkway pads.

**1.02 RELATED REQUIREMENTS**

- A. Applicable provisions of Division 1 govern the work of this section.
- B. Section 05 31 00 - Steel Deck: Acoustical deck insulation.
- C. Division 22 - Roof Drains.

**1.03 REFERENCE STANDARDS**

- A. ASTM C1289 - Standard Specification for Faced Rigid Cellular Polyisocyanurate Thermal Insulation Board; 2023a.
- B. ASTM D4263 - Standard Test Method for Indicating Moisture in Concrete by the Plastic Sheet Method; 1983 (Reapproved 2018).
- C. ASTM D4637/D4637M - Standard Specification for EPDM Sheet Used in Single-Ply Roof Membrane; 2015, with Editorial Revision (2022).
- D. ASTM F2170 - Standard Test Method for Determining Relative Humidity in Concrete Floor Slabs Using in situ Probes; 2019a.

**1.04 SUBMITTALS**

- A. See Section 01 30 00 - Administrative Requirements for procedures.
- B. Provide submittal transmittals that include all submittal items identified in each submittal group below.
- C. Review Submittals - Preparatory:
  - 1. Product Data: Provide data indicating membrane materials, flashing materials, insulation, surfacing, and fasteners.
- D. Information Submittals - Preparatory:
  - 1. Certification that roof system meets 72 mph wind warranty in accordance with applicable manufacturer requirements.
  - 2. Manufacturer's Installation Instructions: Indicate membrane seaming precautions and perimeter conditions requiring special attention.
  - 3. Manufacturer's Field Reports: Indicate procedures followed, ambient temperatures, humidity, wind velocity during application, and supplementary instructions given.
  - 4. Installer's qualification statement.
  - 5. Submit letter from manufacturer stating that the installer is in good standing with the flooring manufacturer.
- E. Closeout Submittals:
  - 1. Warranty: Submit manufacturer warranty and ensure forms have been completed in Owner's name and registered with manufacturer.

**1.05 QUALITY ASSURANCE**

- A. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum three years of documented experience.
- B. Applicator Qualifications: Company specializing in performing the work of this section:

1. With minimum five years documented experience.
2. Approved by membrane manufacturer.

#### **1.06 DELIVERY, STORAGE, AND HANDLING**

- A. Deliver materials in manufacturer's original containers, dry and undamaged, with seals and labels intact.
- B. Store materials in weather protected environment, clear of ground and moisture.
- C. Ensure storage and staging of materials does not exceed static and dynamic load-bearing capacities of roof decking.
- D. Protect foam insulation from direct exposure to sunlight.

#### **1.07 FIELD CONDITIONS**

- A. Do not apply roofing membrane during unsuitable weather.
- B. Do not apply roofing membrane when ambient temperature is below 40 degrees F.
- C. Do not apply roofing membrane to damp or frozen deck surface or when precipitation is expected or occurring.
- D. Do not expose materials vulnerable to water or sun damage in quantities greater than can be weatherproofed the same day.
- E. Schedule applications so that no partially completed sections of roof are left exposed at end of workday.

#### **1.08 WARRANTY**

- A. See General Requirements, for additional warranty requirements.
- B. Correct defective work within a one year period after Date of Substantial Completion.
- C. Provide twenty year manufacturer's material and labor warranty to cover failure to prevent penetration of water.
  1. Include membrane, roof insulation and all other products supplied by manufacturer/installer.
  2. Include coverage for windspeeds up to 72 miles per hour.
  3. Complete installation in accordance with manufacturer's special requirements for the stated warranty.

### **PART 2 PRODUCTS**

#### **2.01 MANUFACTURERS**

- A. EPDM Manufacturers/Installers:
  1. Any of the following are acceptable using comparable systems and materials to the Firestone system as described herein.
  2. "Sure Seal Black" (60 mil), Class "A", Carlisle SynTec Inc.
  3. "RubberGard" (60 mil), Class "A", Holcim Elevate. Contractor option; RubberGard EPDM SA Membrane with Secure Bond Technology.
  4. "Versigard Adhered" (60 mil), Class "A", Versico.
  5. "Ultragard Adhered" (60 mil), Class "A", Johns Manville.
  6. Substitutions: See Section 01 25 00 - Substitution Procedures for requirements.

#### **2.02 ROOFING - UNBALLASTED APPLICATIONS**

- A. Elastomeric Membrane Roofing: One ply membrane fully adhered .

#### **2.03 ROOFING MEMBRANE AND ASSOCIATED MATERIALS**

- A. Membrane: Ethylene-propylene-diene-terpolymer (EPDM); non-reinforced; complying with minimum properties of ASTM D4637. (Low slope FR).
- B. Seaming Materials: As recommended by membrane manufacturer.
- C. Vapor Retarder Sheet: Product as recommended by membrane manufacturer and compatible with the requirements of the bidding documents.
  1. Material: Self-Adhering, foil faced, SBS or Bitumen sheet.

2. Thickness: 15 mil or .4mm thickness.
  3. Provide manufacturer sealants and tape accessories.
- D. Flexible Flashing Material: Material approved by manufacturer for warranty compliance.

#### **2.04 COVER BOARDS**

- A. Cover Boards: Faced and with high compressive strength polyisocyanurate (ISO) insulation complying with ASTM C1289.
1. Classifications:
    - a. Type II - Faced with glass fiber mat facers on both major surfaces of the core foam.
      - 1) Class 2 - faced with coated glass-fiber-mat facers on both major surfaces of core foam.
        - (a) Compressive Strength: Grade 1, 109 psi, minimum.
        - (b) Thickness: 1/2 inch, maximum.
  2. Board Thickness: 1/2 inch.

#### **2.05 INSULATION**

- A. Polyisocyanurate (ISO) Board Insulation: Rigid cellular foam, complying with ASTM C1289.
1. Classifications:
    - a. Type I:
      - 1) Class 1, faced with glass fiber reinforced cellulosic felt facers on both major surfaces of the core foam.
      - 2) Class 1 - Non-reinforced core foam.
      - 3) Compressive Strength: Classes 1-2-3, Grade 1 - 20 psi, nominal.
      - 4) Compressive Strength: 16 psi, minimum.
      - 5) Thermal Resistance, R-value: At 1-1/2 inch thick; 9.0 at 75 degrees F.
    2. Structurally Sloped Areas which require only flat insulation:
      - a. Base Layer:
        - 1) Nominal Thickness: As indicated on plans.
        - 2) Board Size: 48x96 or 48x48 (Use roof system manufacturer recommended board size for type of adhesion process.)
        - 3) Nominal Size:
      - b. Top Layer:
        - 1) Nominal Thickness: As required to meet overall thickness on plan.
        - 2) Nominal Size: 48x96 or 48x48 (Use roof system manufacturer recommended board size for type of adhesion process.)
      - c. Crickets where indicated on drawings.
    3. Roof Areas with flat structure which require Tapered Insulation:
      - a. Base Layer:
        - 1) Nominal Thickness: As noted on plan.
        - 2) Nominal Size: 48" x 48".
      - b. Tapered Layer:
        - 1) Nominal Thickness: tapered at 1/4" per foot unless noted otherwise.
        - 2) Nominal Size: 48" x 48".
        - 3) Crickets where indicated on drawings.
      - c. Crickets:
        - 1) Tapered polyisocyanurate.

#### **2.06 ACCESSORIES**

- A. Stack Boots: Prefabricated flexible boot and collar for pipe stacks through membrane; same material as membrane.
- B. Insulation Fasteners: Appropriate for purpose intended and approved by roofing manufacturer.
1. Length as required for thickness of insulation material and penetration of deck substrate, a minimum of 1/2" for steel .
- C. Membrane Adhesive: As recommended by membrane manufacturer to meet stated warranty.

- D. Surface Conditioner for Adhesives: Compatible with membrane and adhesives.
- E. Thinners and Cleaners: As recommended by adhesive manufacturer, compatible with membrane.
- F. Insulation Adhesive: As recommended by insulation manufacturer.
- G. Roofing Nails: Galvanized, hot-dipped type, size and configuration as required to suit application.
- H. Strip Reglet Devices: Galvanized steel, maximum possible lengths per location, with attachment flanges.
- I. Sealants: As recommended by membrane manufacturer.
- J. Walkway Pads: Suitable for maintenance traffic, contrasting color or otherwise visually distinctive from roof membrane.
  - 1. Composition: Roofing membrane manufacturer's standard with raised traction ribs or knobs.
  - 2. Size: As indicated on drawings.

### **PART 3 EXECUTION**

#### **3.01 EXAMINATION**

- A. Verify that surfaces and site conditions are ready to receive work.
- B. Verify deck is supported and secure.
- C. Verify deck is clean and smooth, flat, free of depressions, waves, or projections, properly sloped and suitable for installation of roof system.
- D. Verify deck surfaces are dry and free of snow or ice.
- E. Verify that roof openings, curbs, including those provided by mechanical contractor, and penetrations through roof are solidly set, and wood blocking/nailers are in place.

#### **3.02 PREPARATION - CONCRETE DECK**

- A. Fill surface honeycomb and variations with latex filler.
- B. Do not begin work until elevated concrete substrate has cured at least 28 days and moisture content is five percent or less.
  - 1. Test as Follows:
    - a. Concrete Moisture Content: No beading water under plastic after 16 hours when tested in accordance with ASTM D4263.
    - b. Relative Humidity in Concrete: Not greater than 75 percent when tested in accordance with ASTM F2170.

#### **3.03 INSULATION - UNDER MEMBRANE**

- A. Install vapor retarder to deck surface with adhesive in accordance with manufacturer's instructions.
  - 1. Extend vapor retarder under cant strips and blocking to deck edge.
  - 2. Install flexible flashing from vapor retarder to air seal material of wall construction, lap and seal to provide continuity of the air barrier plane.
- B. Ensure vapor retarder is clean and dry, continuous, and ready for application of insulation.
- C. Attachment of Insulation:
  - 1. Mechanically fasten first layer of insulation to deck in accordance with roofing manufacturer's instructions.
  - 2. Embed additional layer(s) of insulation into full bed of adhesive in accordance with roofing and insulation manufacturers' instructions.
- D. Cover Boards: Mechanically fasten or adhere cover boards in accordance with roofing manufacturer's instructions.
- E. Lay subsequent layers of insulation with joints staggered minimum 6 inch from joints in both directions of preceding layer. Use manufacturer's recommended adhesive.
- F. Place tapered insulation to the required slope pattern in accordance with manufacturer's instructions.

- G. Lay boards with edges in moderate contact without forcing. Cut insulation to fit neatly to perimeter blocking and around penetrations through roof.
- H. At roof drains, use factory-tapered boards to slope down to roof drains over a distance of 18 inches.
- I. Do not apply more insulation than can be covered with membrane in same day.

#### **3.04 INSTALLATION - MEMBRANE**

- A. Roll out membrane, free from wrinkles or tears. Place sheet into place without stretching.
- B. Shingle joints on sloped substrate in direction of drainage.
- C. Fully Adhered Application: Apply adhesive to substrate at rate in accordance to manufacturer's recommendations. Fully embed membrane in adhesive except in areas directly over or within 3 inches of expansion joints. Fully adhere one roll before proceeding to adjacent rolls.
- D. Overlap edges and ends and seal seams by contact adhesive, minimum 3 inches. Seal permanently waterproof. Apply uniform bead of sealant to joint edge.
- E. At intersections with vertical surfaces:
  - 1. Extend membrane over cant strips and up a minimum of 8 inches onto vertical surfaces unless detailed otherwise.
  - 2. Fully adhere flexible flashing over membrane and up to nailing strips.
  - 3. At parapet walls extend and adhesive apply membrane over top of parapet wall and secure under continuous flashing at opposite side.
- F. At roof edge flashings, extend membrane under gravel stop and to the outside face of the wall.
- G. Around roof penetrations, seal flanges and flashings with flexible flashing or flashing boots.
- H. Coordinate installation of roof scuppers, downspouts and related flashings.
- I. Coordinate installation of roof drains and sumps and related flashings.

#### **3.05 FIELD QUALITY CONTROL**

- A. See Section 01 40 00 - Quality Requirements for related requirements.
- B. Field inspection and testing shall be performed as required by the manufacturer.
- C. Correct identified defects or irregularities.

#### **3.06 CLEANING**

- A. See contract Conditions and General Requirements for procedures and requirements.
- B. Remove bituminous markings from finished surfaces.
- C. In areas where finished surfaces are soiled by work of this section, consult manufacturer of surfaces for cleaning advice and comply with their documented instructions.
- D. Repair or replace defaced or damaged finishes caused by work of this section.

#### **3.07 PROTECTION**

- A. Protect installed roofing and flashings from construction operations.
- B. Where traffic must continue over finished roof membrane, protect surfaces using durable materials.

#### **3.08 INSPECTION/CERTIFICATION**

- A. Contact A/E within 48 hours of manufacturer's representatives' inspection.
- B. Provide owner with certificate of compliance with warranty upon completion of inspection.

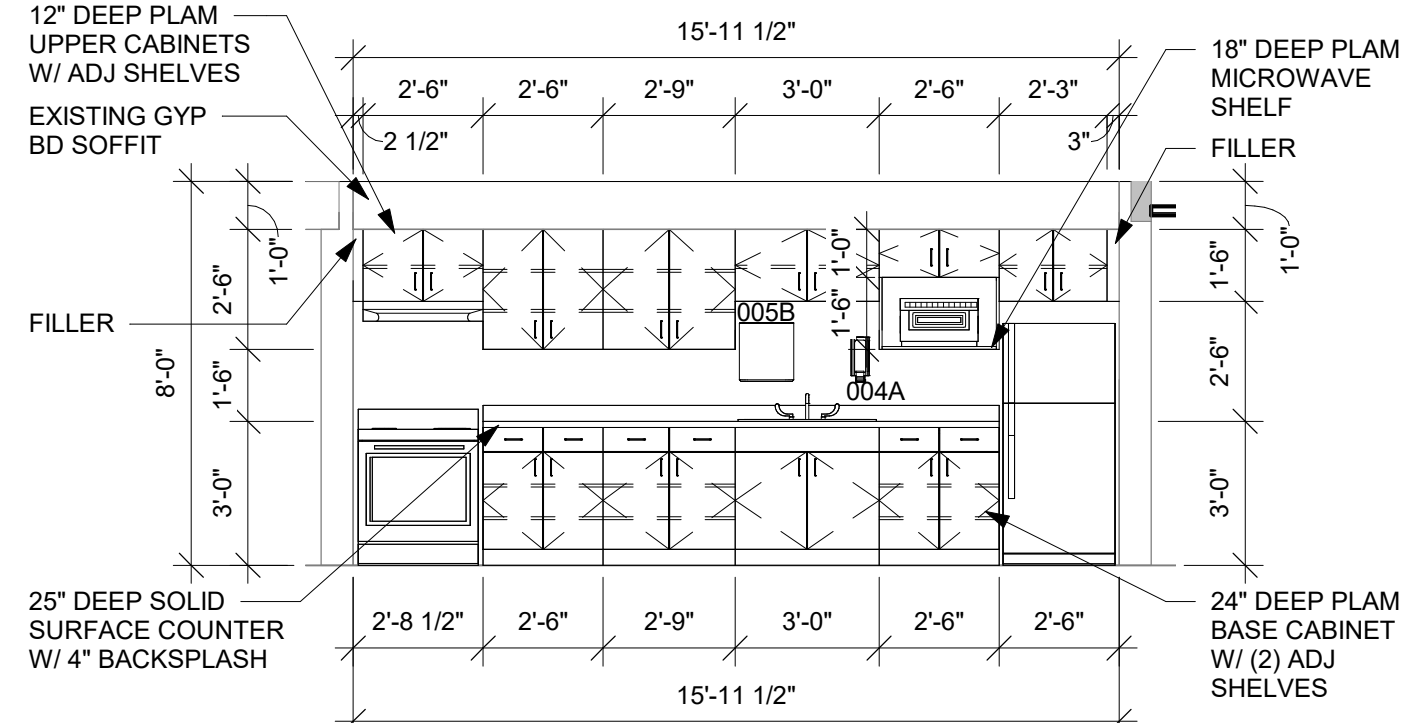
**END OF SECTION**

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**CASEWORK GENERAL NOTES:**

- CASEWORK MANUFACTURER SHALL FIELD VERIFY ALL CASEWORK DIMENSIONS & CONDITIONS PRIOR TO FABRICATION OF CASEWORK.
- PROVIDE FINISHED END PANELS AT ALL KNEE SPACE, ALCOVES, AND EXPOSED CABINET ENDS.
- INSTALL 1-1/2" WOOD BLOCKING BETWEEN STUDS FOR CASEWORK MOUNTING AT TOP AND BOTTOM OF ALL WALL CABINETS AND AT TOP OF ALL BASE CABINETS.
- ALL BASE CABINET KICKS, ALCOVES, KNEE SPACE AND END PANELS SHALL RECEIVE BASE UNLESS OTHERWISE NOTED. SEE MASTER COLOR SCHEDULE FOR SIZE AND COLOR.
- SEAL EDGE OF COUNTERBACKSPLASH TO ALL WALL LOCATIONS W/ CLEAR SEALANT.
- REFER TO MASTER COLOR SCHEDULE FOR PLASTIC LAMINATE SELECTIONS. ALL SOLID SURFACE COUNTERTOPS TO BE SS-1. ALL LOWER/UPPER CASEWORK TO BE PLAM-1, UNLESS OTHERWISE NOTED. (CONFIRM PLAM SELECTION W/ INTERIORS)
- INSTALL TWO MAGNETIC CATCHES FOR ALL TALL CABINETS, TOP AND BOTTOM AT EACH DOOR. TALL CABINETS WITH LOCKS SHALL ALSO HAVE AN ELBOW LATCH INSTALLED AT A CENTER FIXED SHELF. ALL OTHER SHELVES SHALL BE ADJUSTABLE.
- WALL CABINETS SHALL BE 12" DEEP AND BASE CABINETS SHALL BE 24" DEEP UNLESS NOTED OTHERWISE. COUNTERTOPS TO EXTEND 1" BEYOND THE FINISHED EDGE OF BASE CABINET UNLESS NOTED OTHERWISE.
- LAMINATE GRAIN TO ALIGN VERTICALLY ON ALL CASEWORK.
- REFER TO ACCESSORY SCHEDULE ON SHEET A501.



**3 KITCHEN NORTH ELEV**  
1/4" = 1'-0"

**ACCESSORY SCHEDULE**

MARK	ITEM	HEIGHT A.F.F.	COMMENTS
004A	SOAP DISPENSER MANUAL	X	SEE MOUNTING HEIGHTS DRAWINGS
005B	PAPER TOWEL DISPENSER FOLD	X	SEE MOUNTING HEIGHTS DRAWINGS

**RCP GENERAL NOTES:**

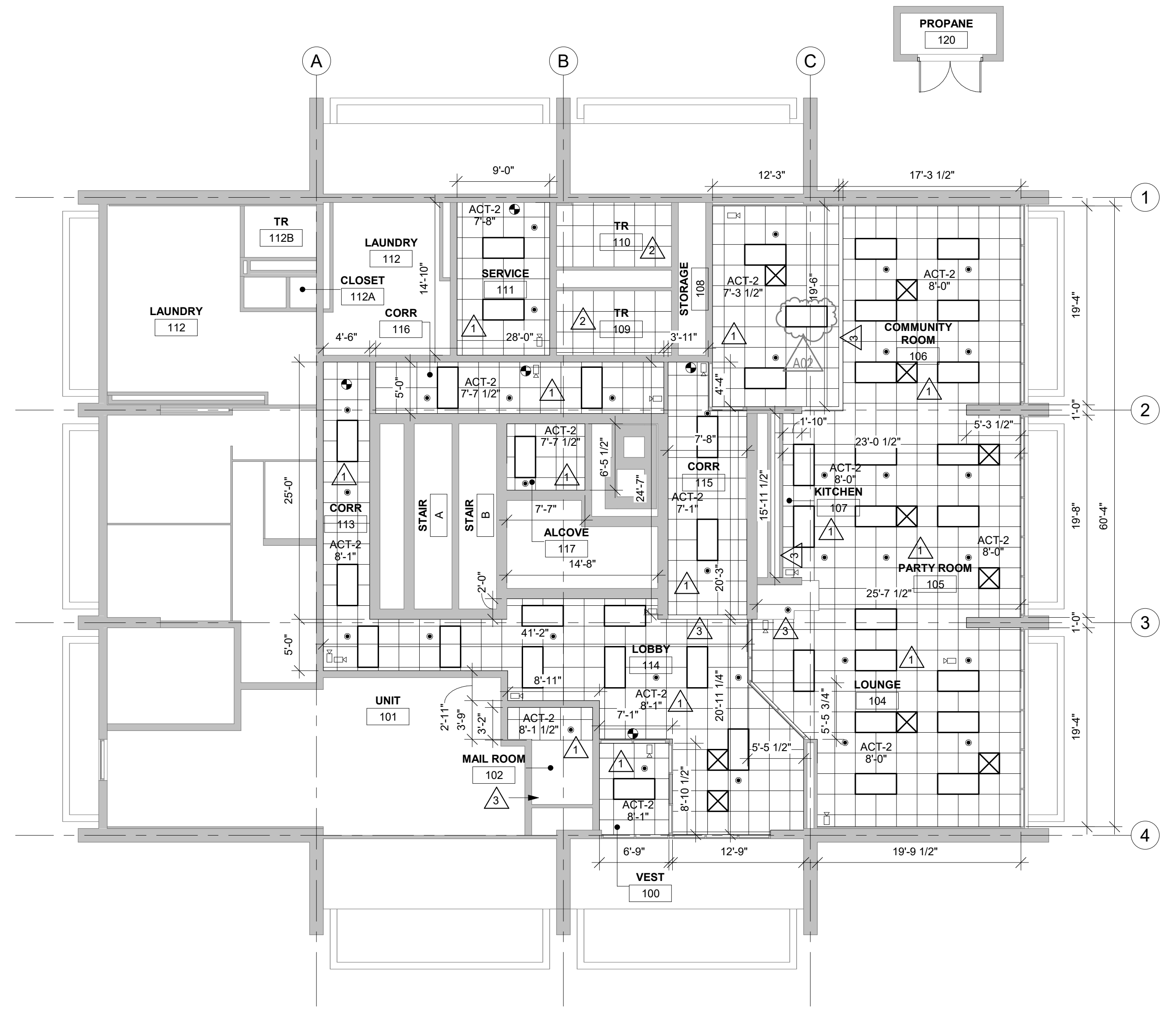
- SEE MECHANICAL FOR CEILING GRILLE INFORMATION.
- SEE ELECTRICAL FOR LIGHTING TYPES.
- ALL REMAINING ANNULAR SPACE AROUND ITEMS PENETRATING WALLS SHALL BE NEATLY SEALED. PENETRATIONS OF FIRE RATED WALLS SHALL BE FIRESTOPPED WITH THE SAME AS THE WALL.
- CEILING TYPES INSTALLED AS NOTED ON PLANS. SEE SPECIFICATIONS FOR ADDITIONAL SYSTEM INFORMATION. ACT-2=TEGULAR EDGE.
- AT LIGHTING REPLACEMENT AT EXISTING GYP BOARD CEILINGS OR EXPOSED STRUCTURE, TOUCH UP PAINT AS REQUIRED TO MATCH EXISTING. SEE ELECTRICAL FOR LIGHTING REPLACEMENT EXTENTS.

**RCP LEGEND:**

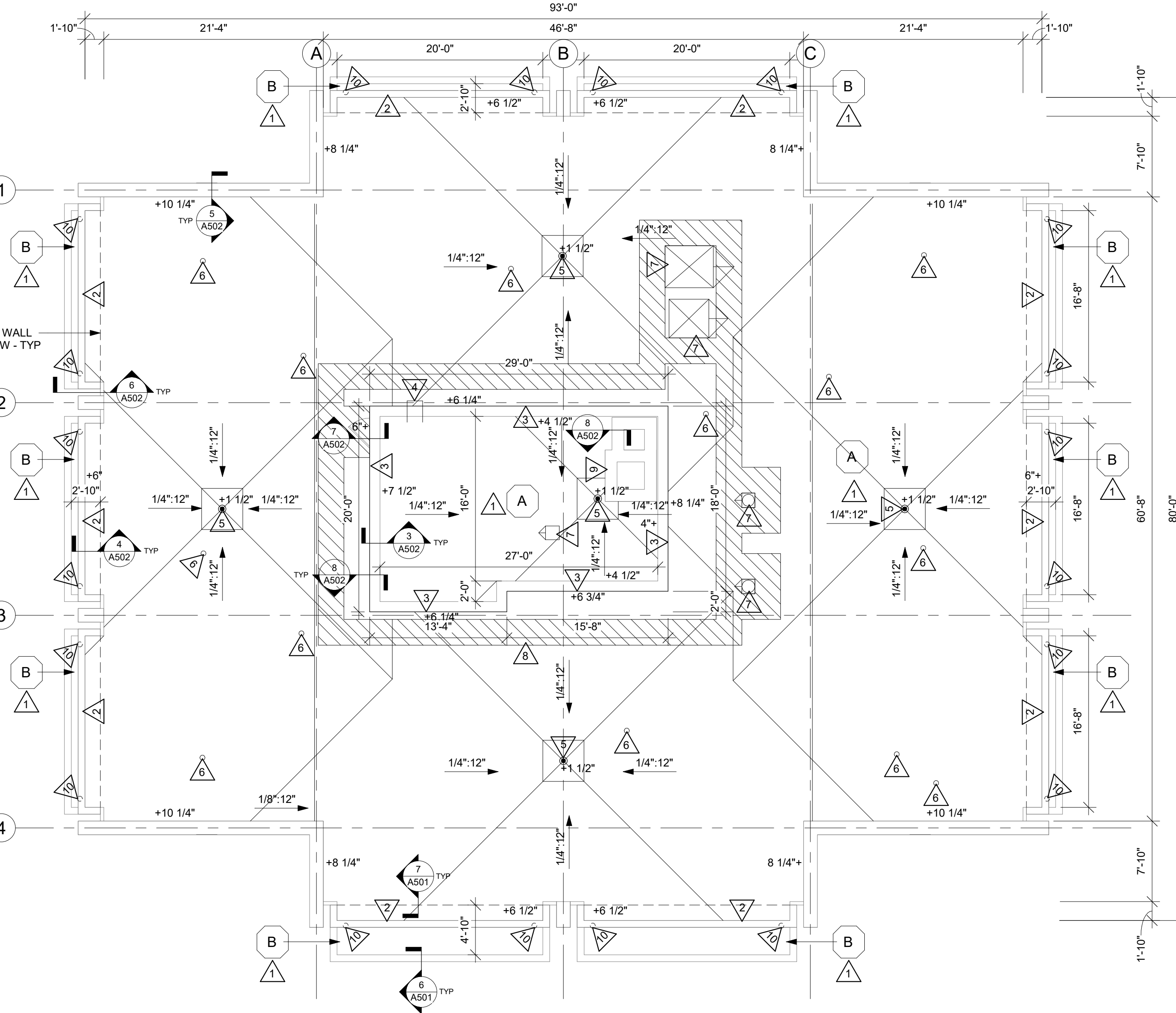
- LIGHT FIXTURE - SEE ELECTRICAL
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- LIGHT FIXTURE - SEE ELECTRICAL
- LIGHT FIXTURE - SEE ELECTRICAL
- CEILING GRILLE - SEE MECHANICAL
- EXISTING CEILING MOUNTED CAMERA - REMOVE, SALVAGE AND REINSTALL IN SAME LOCATION.
- EXISTING CEILING MOUNTED FIRE SINKLER HEAD TO REMAIN AS IS.

**RCP KEY NOTES**

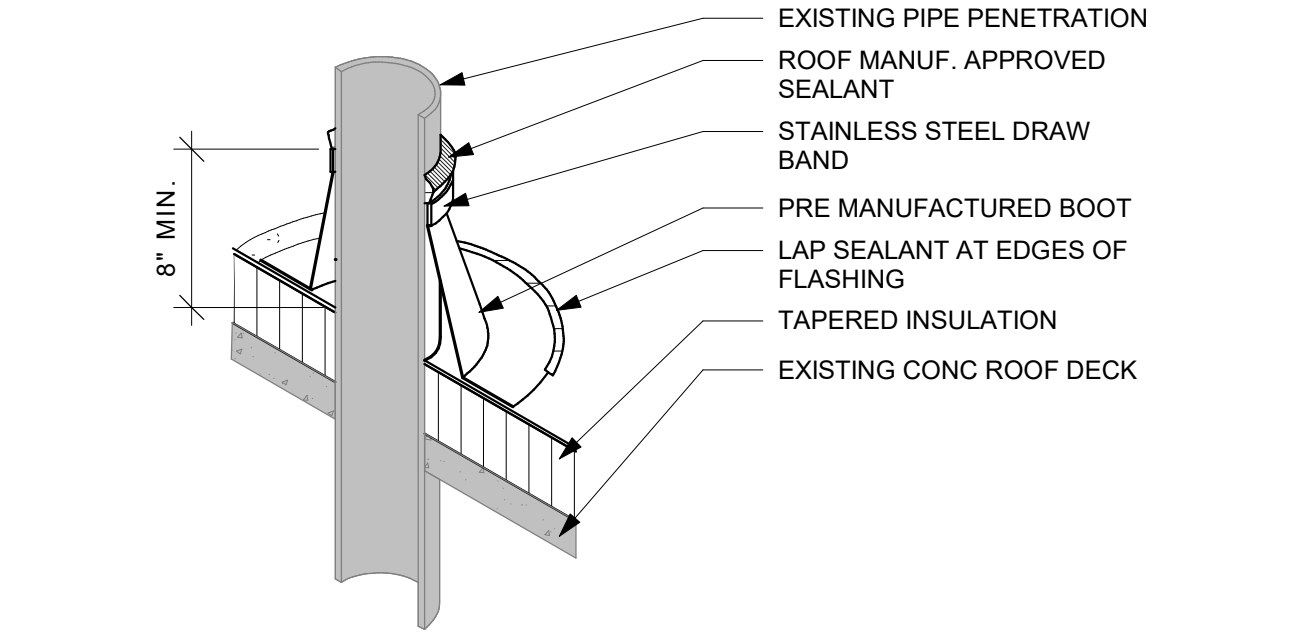
- INSTALL NEW 2'X2' AC TILE AND GRID SYSTEM.
- EXISTING 2'X2' AC TILE AND GRID SYSTEM TO REMAIN AS IS.
- EXISTING GYP BOARD SOFFIT TO REMAIN AS IS.



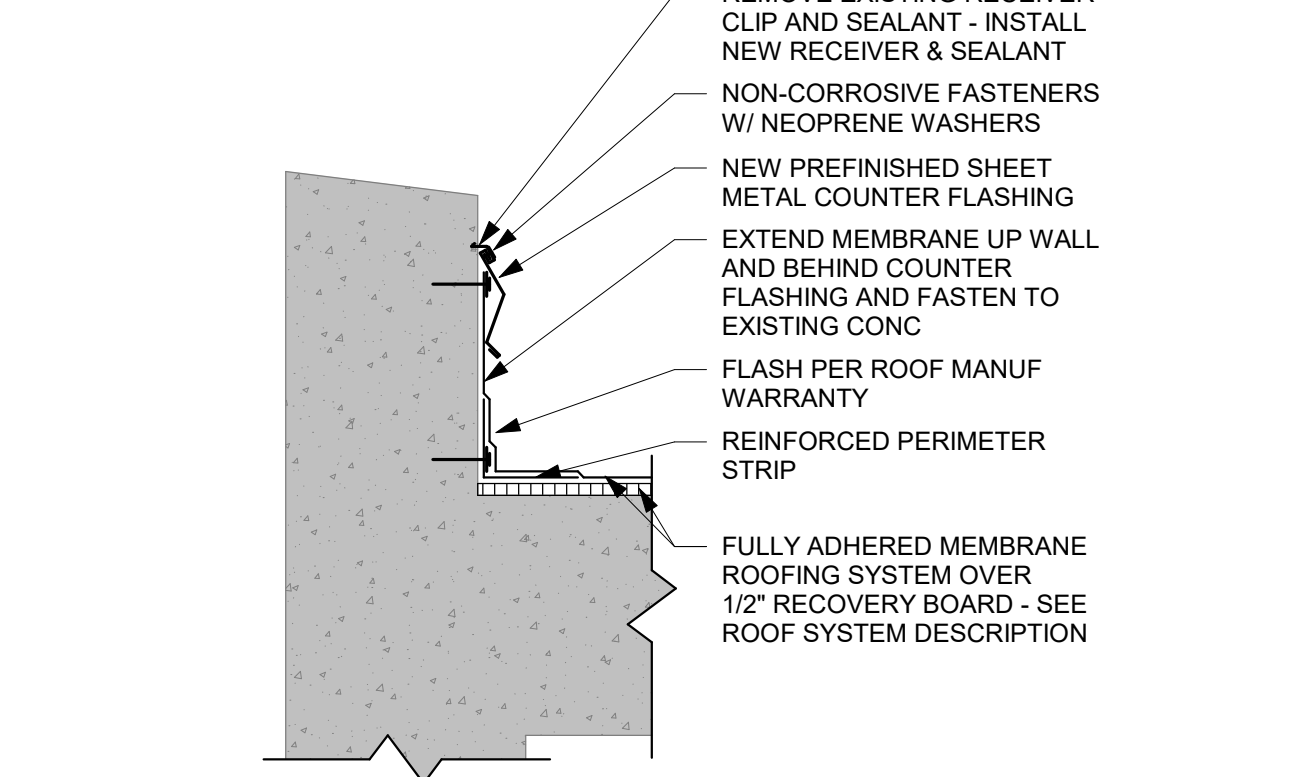
**1 1ST FLOOR REFLECTED CEILING PLAN**  
1/8" = 1'-0"



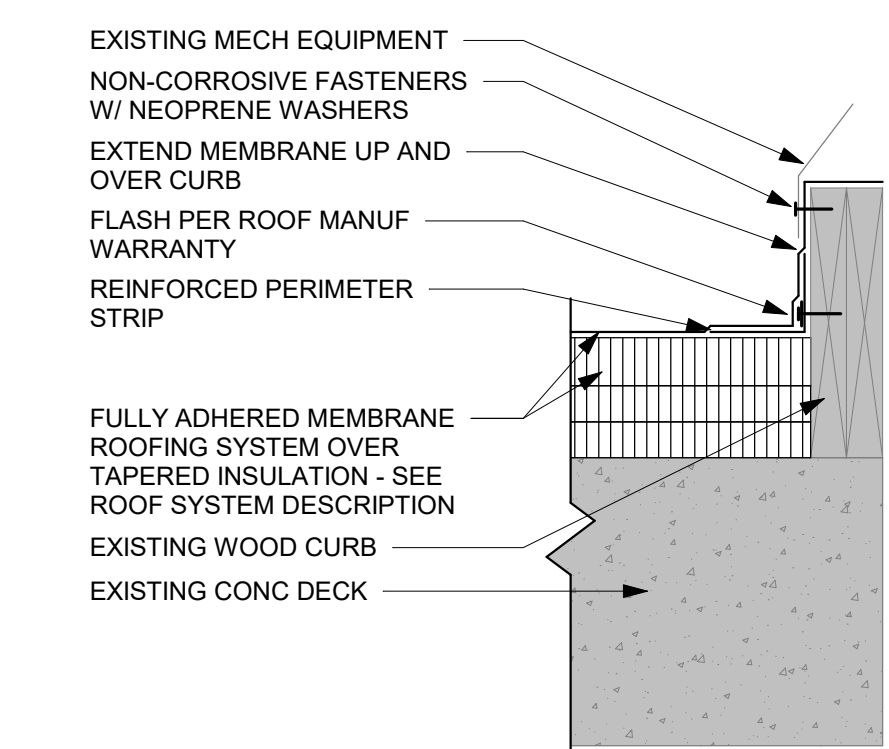
**2 ROOF PLAN**  
1/8" = 1'-0"



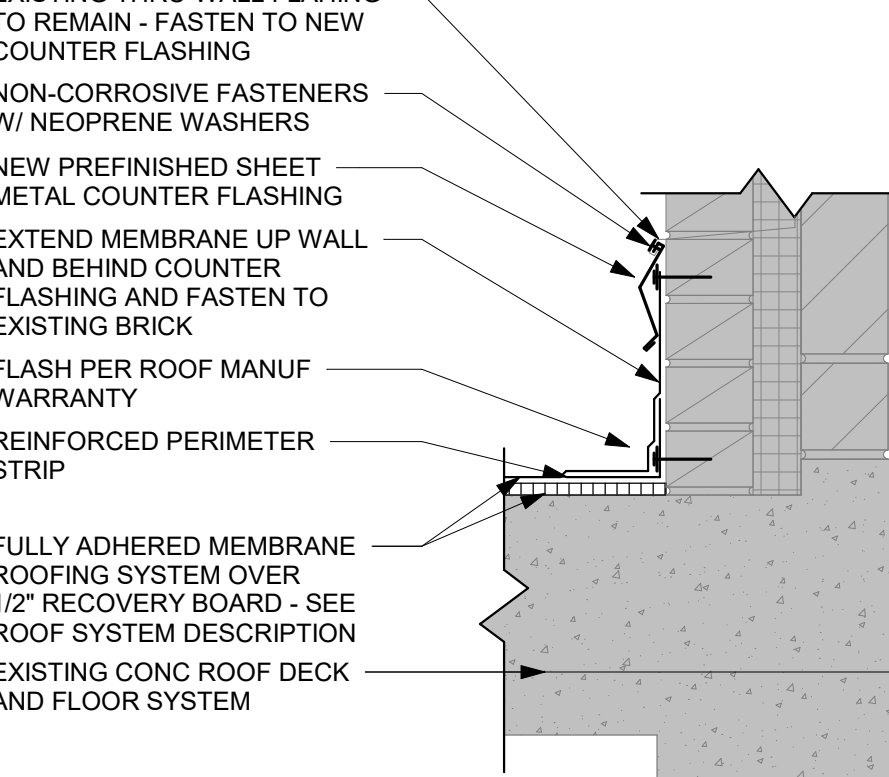
**4 PIPE PENETRATION DETAIL**  
1 1/2" = 1'-0"



**6 CANOPY ROOF EDGE DETAIL**  
1 1/2" = 1'-0"



**5 ROOF CURB DETAIL**  
1 1/2" = 1'-0"



**7 CANOPY ROOF/WALL DETAIL**  
1 1/2" = 1'-0"

**ROOF GENERAL NOTES:**

- VERIFY ROOF EQUIPMENT AND PENETRATIONS. EQUIPMENT SHOWN IS GRAPHIC ONLY.
- ROOF PENETRATIONS FOR DRAINS, VENTS, ETC. SHALL BE COMPLETED AS PER CURRENT SMARMA REQUIREMENTS AND THE ROOF MANUFACTURERS APPROVED DETAILS FOR WARRANTY SATISFACTION.
- ALL METAL ROOF AND FLASHING SHALL MEET CURRENT SMARMA REQUIREMENTS AND MANUFACTURERS SPECIFIED WARRANTY.
- WHERE MEMBRANE IS SHOWN OVER TOP OF WALL EXTEND DOWN OPPOSITE SIDE AND SECURE TO BLOCKING.
- TOP OF WALL BLOCKING SHOWN IS GRAPHIC. PROVIDE BLOCKING THAT SHALL BE ANCHORED TO WALL BELOW AS RECOMMENDED BY ROOFING SYSTEM MANUFACTURER TO WITHSTAND WIND UPLIFT AS STATED IN CODE. TOP OF WALLS SHALL SLOPE TOWARDS ROOF.
- INSTALL BOND BREAK BETWEEN ALL WOOD BLOCKING AND CMU OR CONCRETE.
- AT INTERSECTION OF ROOF INSULATION WITH VERTICAL SURFACES FILL ALL VOIDS AT INSULATION TERMINATION WITH EXPANDING FOAM INSULATION.

**ROOF SYSTEM DESCRIPTIONS:**

- A** ADHERED, SINGLE MEMBRANE ROOFING SYSTEM ON NEW TAPERED INSULATION ON 2\"/>
- B** ADHERED, SINGLE MEMBRANE ROOFING SYSTEM ON NEW 1/2\"/>

**ROOF KEY NOTES**

- REMOVE EXISTING ADHERED MEMBRANE AND EXISTING INSULATION DOWN TO EXISTING CONCRETE ROOF DECK. INSTALL NEW ADHERED MEMBRANE OVER TAPERED INSULATION OVER 2 1/2\"/>
- REMOVE EXISTING SHEET METAL CAP FLASHING AND INSTALL NEW.
- REMOVE EXISTING SHEET METAL ROOF EDGE FLASHING AND INSTALL NEW.
- EXISTING ROOF LADDER - SAND, PRIME AND PAINT.
- EXISTING ROOF DRAIN - FLASH INTO NEW ROOF MEMBRANE W/ MIN. 4\"/>
- EXISTING PIPE PENETRATION - FLASH INTO NEW ROOF MEMBRANE - SEE DETAILS 4A01.
- EXISTING MECHANICAL EQUIPMENT ON EXISTING CURB - FLASH INTO NEW MEMBRANE - SEE DETAIL A501. LIFT EQUIPMENT FROM EXISTING CURB SO NEW FLASHING CAN BE INSTALLED OVER THE TOP OF THE EXISTING CURB. RESET EXISTING EQUIPMENT. DISCONNECT/RECONNECT ELECTRICAL AS REQUIRED.
- DIAGONAL HATCH REPRESENTS NEW 30\"/>
- EXISTING CHIMNEY AND INGENERATOR FLUE TO REMAIN.
- EXISTING ROOF DRAIN AT CANOPIES BELOW - FLASH INTO NEW ROOF MEMBRANE.