



Brownsburg Community School Corporation

**2025 Cardinal Elementary School & Delaware Trail Elementary School Central Plant Upgrades**

DATE: December 8, 2025

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This Addendum issued prior to bidding, alters, amends, corrects or clarifies the Proposal Documents to the extent stated herein and does hereby become a part of the Proposal Documents, and will become a part of the Contract Documents of the successful bidder.

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**GENERAL**

**A. GENERAL (N/A)**

1. Pre-Bid walkthrough agenda with updates is included within this Addendum for reference.
2. Sign in sheet from the walkthrough is included within this Addendum for reference.
3. Refer to existing roof warranty information included within this addendum. Contractor shall ensure that all work done upon the roof shall not void the roof manufacturer's warranty.
4. Refer to attached BCSC calendars(2025-2026 & 2026-2027) for additional reference.

**B. DRAWINGS**

1. TITLE SHEET
  - 1) Updated to reflect Structural drawing addition – see Structural below.

**STRUCTURAL**

**A. SPECIFICATIONS (N/A)**

**B. DRAWINGS**

1. Drawing: S101 – Chiller Support Framing Plan and Details
  - a. Sheet added to Set.

**PLUMBING**

**A. SPECIFICATIONS**

1. 22 11 24 – Domestic Water Packaged Booster Pumps
  - a. Add this Section in its entirety.
2. 22 34 00 – Electric Domestic Water Heaters
  - a. Add Lochinvar as approved equal.
3. 22 34 00 – Gas-Fired Domestic Water Heaters
  - a. Add Lochinvar as approved equal.

**B. DRAWINGS**

1. P-200 – OVERALL GROUND FLOOR PLAN – PLUMBING – ALTERNATE
  - a. Revise Detail A to show TMV-B.
2. P-301 – ENLARGED MECHANICAL ROOM PLAN – PLUMBING
  - a. Clarify size of new floor sink.
3. P-401 – DETAILS AND SCHEDULES – PLUMBING
  - a. Add floor sink to plumbing schedule.

**MECHANICAL****A. SPECIFICATIONS (N/A)****B. DRAWINGS**

1. Drawing M301 – Enlarged Plan - Mechanical
  - a. Delete the plan note reference to existing high and low louvers. Delete motorized dampers. Louvers to be blanked off.
  - b. For clarification, under the Alternate bid to replace the hydronic piping mains running within the mechanical room, existing pipe hangars may be reused. Contractor shall ensure that existing beam clamps, all thread rod, and nuts are safely secured and in satisfactory condition. Report any discovered deficiencies to Engineer.
2. Drawing M320 – Enlarged Plan - Mechanical
  - a. Add the following to General Note 2, “Roofing system is a Seaman Corp. FiberTite Room Membrane. Installed 2022/2023.”

**ELECTRICAL****A. SPECIFICATIONS (N/A)****B. DRAWINGS (N/A)**

1. Drawing E301 – Ground Floor Plan - Electrical
  - a. Revise Plan Note (9) and (10) as indicated.
  - b. Revise boiler circuitry to include 208V circuit for base bid and 480V circuit for alternate bid as indicated.
2. Drawing E601 – Schedules – Electrical
  - a. Update panelboard directories for boiler alternate bid as indicated.
  - b. Update motor starter and VFD schedule as indicated.

END OF ADDENDUM



**R.E. Dimond**  
and Associates, Inc.  
Consulting Engineers

D&A# 25075-A1.2  
Date: 12/04/2025  
Time: 10:00 AM

## PRE-BID MEETING ATTENDEES

25075 - 2025 Cardinal/Delaware Trail Elementary School Central Plant Upgrades

PLEASE PRINT

Name	Company	Phone	E-Mail
Mike East	R.E. Dimond and Associates, Inc.	317-634-4672	mike.east@redimond.com
Kenney McKinney	BCSC	-	kmckinney@brownsburg.k12.in.us
Josh Burns	Sun Electric	812-350-4004	JBurns@sunelectricinc.net
Steve Olshin	BBC Pump & Equipment	317-636-1111	solshin@BBE.pump.com
Josh Kaufman	Frontline	812-581-0354	JKAUFMAN@Frontline-LLC.CO
Terry Berg	Huston Electric	765-432-9350	Hustonterry@Hustonelec
JESSE HICKAMAN	SEXSON MECHANICAL	317-438-0218	jhickaman@sexsonmechanical.com
Jason Bockelman	Miller - Ends	317-496-4651	JBockelman@Miller-Ends.co
Jeremy Bonev	IRISH MECHANICAL	317-294-9875	jbonev@irishmechanicalservices.com
STEVE SITKOWSKI	HILL MECHANICAL	317-741-3578	STEVEN.SITKOWSKI@HILLGRA.com
STEVE CRAIG	KOONTZ-WAGNER	574-710-8968	scraig@KWSERVICES.COM
TIM REED	ERMCO	317-605-0524	TRReed@ERMCO.com
BRAD STOOPS	ERMCO	317-519-8939	BStoops@ERMCO.COM

732 North Capitol Avenue, Indianapolis IN 46204  
317-634-4672 Phone Y 317-638-8725 Fax



**RE:** Pre-Bid Meeting

**Meeting Date:** December 4, 2025 10:00 AM

**Project:** 2025 Cardinal & Delaware Trail Elementary Schools Central Plant Upgrades

### INTRODUCTIONS

**Owner:** Brownsburg Community School Corporation  
Kenney McKinney – Energy Management Supervisor  
Bret Daghe – Project Manager  
Regan Huff – Operations Coordinator

**Engineer:** Mike East, R.E. Dimond

### DESCRIPTION OF PROJECT

1. Demolition:
  - a. Remove boilers, venting, boiler pumps, building hydronic hot water pumps, expansion tank, air separator, all associated hot water loop piping within boiler room back to locations shown, including chemical treatment and boiler plant controls complete. Salvage Honeywell central plant controller for reuse.
  - b. Remove heat exchanger pumps, plate and frame heat exchanger, all respective piping noted within boiler room and plant controls complete. Salvage Honeywell central plant controller for reuse.
  - c. Remove water cooled chillers, chilled water primary and secondary pumps, cooling towers, condenser water pumps, all related piping back to locations shown within chiller room, boiler room and mechanical yard, including indoor sump tank, expansion tank, air separator, chemical treatment and chilled water plant controls complete. Remove section of existing metal screen wall system on the roof. Salvage Honeywell central plant controller for reuse.
  - d. Remove domestic electric water heaters, and the associated piping back to locations shown for replacement within the schools.
2. New work:
  - a. Install new boilers, boiler primary loop pumps, associated piping, and controls.
  - b. Install new chillers, chiller primary loop pumps, secondary loop pumps, associated piping, and controls. Provide new refrigerant monitor system. Install chiller support steel on roof level.
  - c. Install new heating hot water building loop pumps, air separator, expansion tank(salvaged), associated piping and controls.
  - d. Install building water domestic water system and reconnect to building water distribution system.



- e. Install building water softener system and reconnect to building water distribution system, including hydronic make-up water stations for hydronic hot water, and chilled water.
- f. Provide electrical service for all new equipment.
- g. Provide boiler e-stop system.
- h. Alternate Bid: Install new domestic electric water heaters and accessories within the schools.

B. Schedule:

- 1. Mobilization, early demolition(heat exchanger, select boilers, respective pumps and piping), shop drawings, heating water temporary isolation valves: Spring 2026.
- 2. **Start of School:** Wednesday, July 29, 2026.
- 3. **Heating Water System Substantial Completion:** July 22, 2026.
- 4. **Fall Break:** Monday October 12 –October 23, 2026.
- 5. **Chiller Water Shutdown:** November 1, 2026.
- 6. **Thanksgiving Break:** Wednesday, November 25 – Friday November 27, 2026.
- 7. **Winter Break:** December 21, **2026** – January 4, 2026.
- 8. **Domestic water softener and water heater systems Substantial Completion:** January 4, **2027**
- 9. **Spring Break:** Monday, March 29 – Friday, April 9, 2026.
- 10. **Chilled Water System Substantial Completion:** Friday March 28, **2027**

#### CONTINGENCY ALLOWANCE

- 1. A Contingency Allowance of \$125,000 shall be included in the Base Bid amount. Refer to 01 21 10 Allowances.

#### ALTERNATES

- 2. Equipment manufacturers, piping replacement, and electric water heater replacement. Refer to 01 23 00 Alternates.

#### BID DUE DATE

- 1. Bids will be due at **10:00 a.m.** local time on **Thursday, December 18, 2025** at the **offices of the Brownsburg Community School Corporation, Entry 7, 310 Stadium Drive.**
- 2. The bids will be **publicly** opened and taken under advisement for review and recommendation by the **Owner.**

#### INSTRUCTION TO BIDDERS

- 1. Take note of the public bidding requirements in the Instructions to Bidders and in the Supplementary Conditions to the General Conditions.
- 2. It is asked that all questions and /or requests be addressed directly to the Project Engineer in writing, by e-mail. The answers, qualifications, or information noted during this meeting or during phone conversations that differ from the bidding documents are not to be considered official unless noted in an Addendum.
- 3. Questions and clarifications must be submitted in writing to Mike East (mike.east@redimond.com) no later than **3:00 p.m. on Monday, December 15, 2025.**
- 4. A Bid Security of **5%** or a certified check made out to **Brownsburg Community School Corporation** for **5%** of the bid amount is required with the bid.
- 5. Items bidders must consider when preparing their bid.
  - a. A Performance and Payment Bond of **100% included in** the contractor's bid is required.

- b. The successful bidder must provide a Certificate of Insurance with BCSC listed as the additional insured.
  - c. Other paperwork required by the successful bidder includes, a signed e-verify form (provided by BCSC), W-9, Escrow Agreement (provided by BCSC), contractor's contact list, schedule of values and a project schedule.
  - d. All contractors and sub-contractors for IDOA Public Works projects valued at over \$150,000 MUST be pre-qualified through the Public Works Certification Board. Please go to <http://www.in.gov/idoa/2486.htm> for applications or to see a list of pre-qualified contractors.
  - e. The school corporation's tax-exempt number **will be provided to the successful bidders.**
6. For consideration, a Bid Form must be submitted in duplicate, sealed in an envelope, and delivered to **the BCSC Central Administration Building by the designated time. The clock in the board room will be used as the "official" clock for determining when receipt of bids will be closed. Email submissions are not permitted.**
  7. Bids must be submitted on the State Board of Accounts Form 96-Revised and Supplementary Bid Form provided in the project manual. Bids must be provided in duplicate, placed in a sealed envelope with the title of the project clearly written on the front.
  8. Bids shall be guaranteed for **60** days.

#### CONTRACT INFORMATION

1. The Owner/Contractor Agreement will be **AIA document A101 2017 Edition.**

#### PROJECT SCHEDULE:

1. ~~Mobilization, early demolition(respective pumps and piping), shop drawings, heating water temporary isolation valves for heat pump loop: Summer 2025.~~
2. ~~**Start of School:** Thursday, July 30, 2025.~~
3. ~~**Fall Break:** Monday October 13 – Friday October 24, 2025.~~
4. ~~**Heating Water System Substantial Completion:** Monday, October 20, 2025.~~
5. ~~**Chiller Water Shutdown:** November 1, 2024.~~
6. ~~**Thanksgiving Break:** Wednesday, November 26 – Friday November 28, 2025.~~
7. ~~**Winter Break:** Monday December 22, 2025 – Monday January 5, 2026.~~
8. ~~**Domestic water softener system Substantial Completion:** January 30, 2026~~
9. ~~**Spring Break:** Monday, March 23 – Friday, April 3, 2026.~~
10. ~~**Chilled Water System Substantial Completion:** Friday March 27, 2026~~

#### A. Phasing

1. Work is to be executed selectively in the boiler room so that the chilled water system remains operational through the heating water system renovation scope.
2. The work scope is to be divided according to the following guideline. See paragraph **B** above for specific dates.
  - 1) Heating water system shall be operational by beginning of heating season, **2026.**
  - 2) Water softener operational at end of January **2027.**
  - 3) Chilled water system operational beginning of cooling season, **2027.**

1. Contractor will be able to begin preparation of submittals and project planning **immediately** upon receiving the "Notice to Proceed". A pre-construction meeting will be required with the Owner and Engineer before construction work can begin.
2. **Project Substantial Completion date shall be on or before March 27, 2027.**
3. BCSC will provide Contractor with school hours, and schedule of breaks and holidays, as soon as they are available.
4. Contractors will have access to the building during the school day provided that work is not being done within the classrooms, preventing students from freely moving through the building, or nor disrupting teacher instruction.

#### SPECIAL NOTES

1. **Brownsburg Community School Corporation facilities are TOBACCO FREE SITES. This means that the use of any tobacco products, including vaping, on the school property is prohibited.**
2. **Building will be occupied during the school days. All building systems shall remain online unless approved otherwise by the Owner.**
3. **No restrooms will be made available. Shirts identifying company name are required at all times.**
4. **Contractors wishing to make follow-up visits to the building must contact Kenney McKinney at (317) 435-6389 to set up a time. Do not attempt to visit the site or building without prior arrangements. Site visits will only be scheduled between 9:00am and 2:00pm Monday-Friday**

#### CONTRACTOR / ENGINEER / OWNER NOTES

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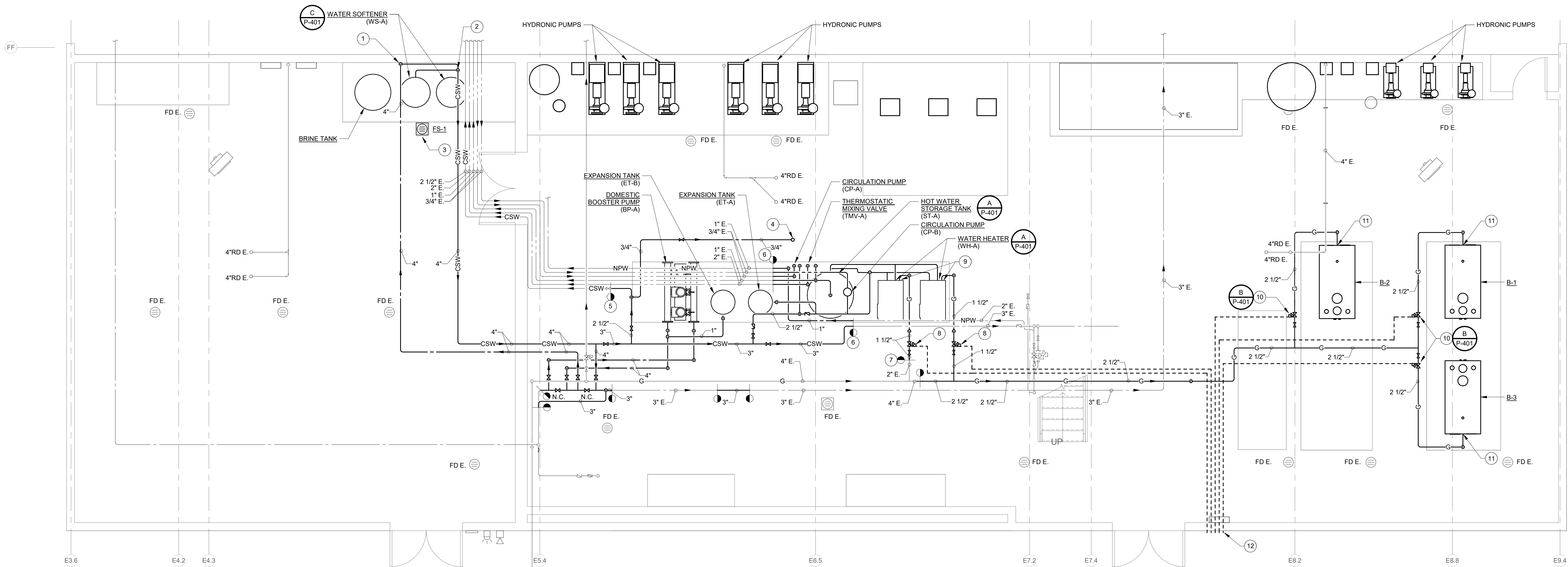






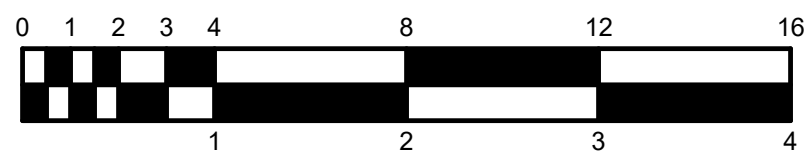


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# ENLARGED MECHANICAL ROOM PLAN - PLUMBING

SCALE: 1/4" = 1'-0"



## RENOVATION LEGEND:

- WORK TO BE INSTALLED
- WORK TO REMAIN

## GENERAL NOTES:

- REFER TO PM001 FOR ADDITIONAL GENERAL NOTES.

## PLAN NOTES:

- 4" COLD WATER DOWN TO HEADER FOR WATER SOFTENER.
- 4" COLD SOFT WATER UP.
- INSTALL NEW FLOOR SINK AND CONNECT TO EXISTING 4" WASTE PIPING. SAW CUT AND PATCH AS REQUIRED FOR NEW INSTALLATION.
- 3/4" COLD WATER UP TO ROOF HYDRANT.
- CONNECT TO EXISTING COLD SOFT WATER PIPING TO KITCHEN.
- CONNECT TO EXISTING DOMESTIC WATER PIPING AT THIS POINT.
- CONNECT TO EXISTING GAS PIPING AT THIS POINT.
- PRESSURE REGULATING VALVE SIZED FOR 650,000 BTU AT 2PSI INLET AND 11" W.C. OUTLET. PROVIDE VENT PIPING AND ROUTE AS SHOWN. TERMINATE VENT THROUGH EXTERIOR WALL.
- CONNECT 1 1/2" GAS PIPING TO WATER HEATER. PROVIDE SHUT-OFF, UNION, AND DIRT LEG.
- PRESSURE REGULATING VALVE SIZED FOR 4,000,000 BTU AT 2PSI INLET AND 11" W.C. OUTLET. PROVIDE VENT PIPING AND ROUTE AS SHOWN. TERMINATE VENT THROUGH EXTERIOR WALL.
- CONNECT 2 1/2" GAS PIPING TO BOILER. PROVIDE SHUT-OFF, UNION, AND DIRT LEG.
- TERMINATE VENT PIPING THROUGH EXTERIOR WALL. PROVIDE VENT SCREEN AS REQUIRED TO PROTECT VENT.



DA #25075

**R.E. Dimond**  
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Consulting Engineers

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Phone: (317) 634-4672  
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CERTIFIED BY:



## REVISIONS:

NO.	DESCRIPTION	DATE
1	ADDENDUM 01	12/8/25

PROJECT DESCRIPTION:

**2025 CARDINAL-DELAWARE ELEMENTARY SCHOOL  
CENTRAL PLANT UPGRADES**

**3590 HORNADAY ROAD  
BROWNSBURG, INDIANA 46112**

KEYPLAN

DRAWN BY:	DESIGNED BY:
AMB	AMB
SCALE:	CHECKED BY:
REFER TO DRAWING	MJE
DATE:	JOB NO.:
11/26/2025	25075

SHEET DESCRIPTION:

**ENLARGED  
MECHANICAL ROOM  
PLAN - PLUMBING**

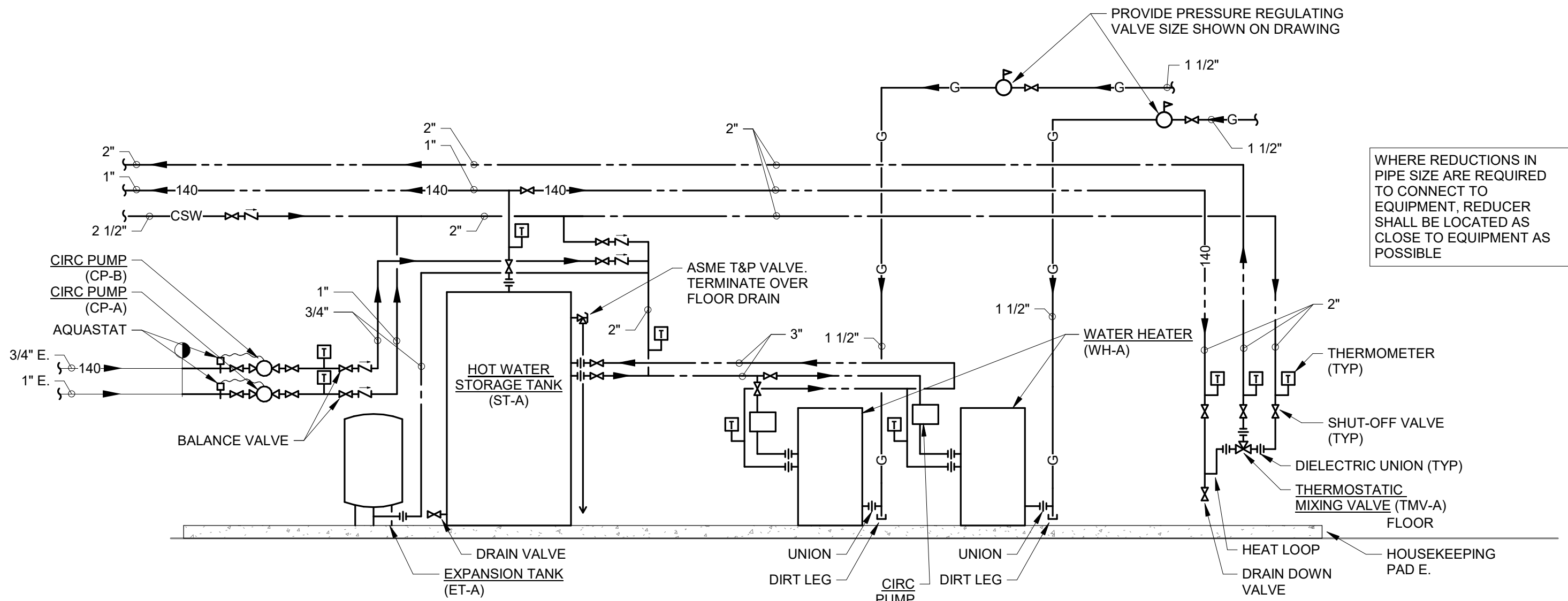
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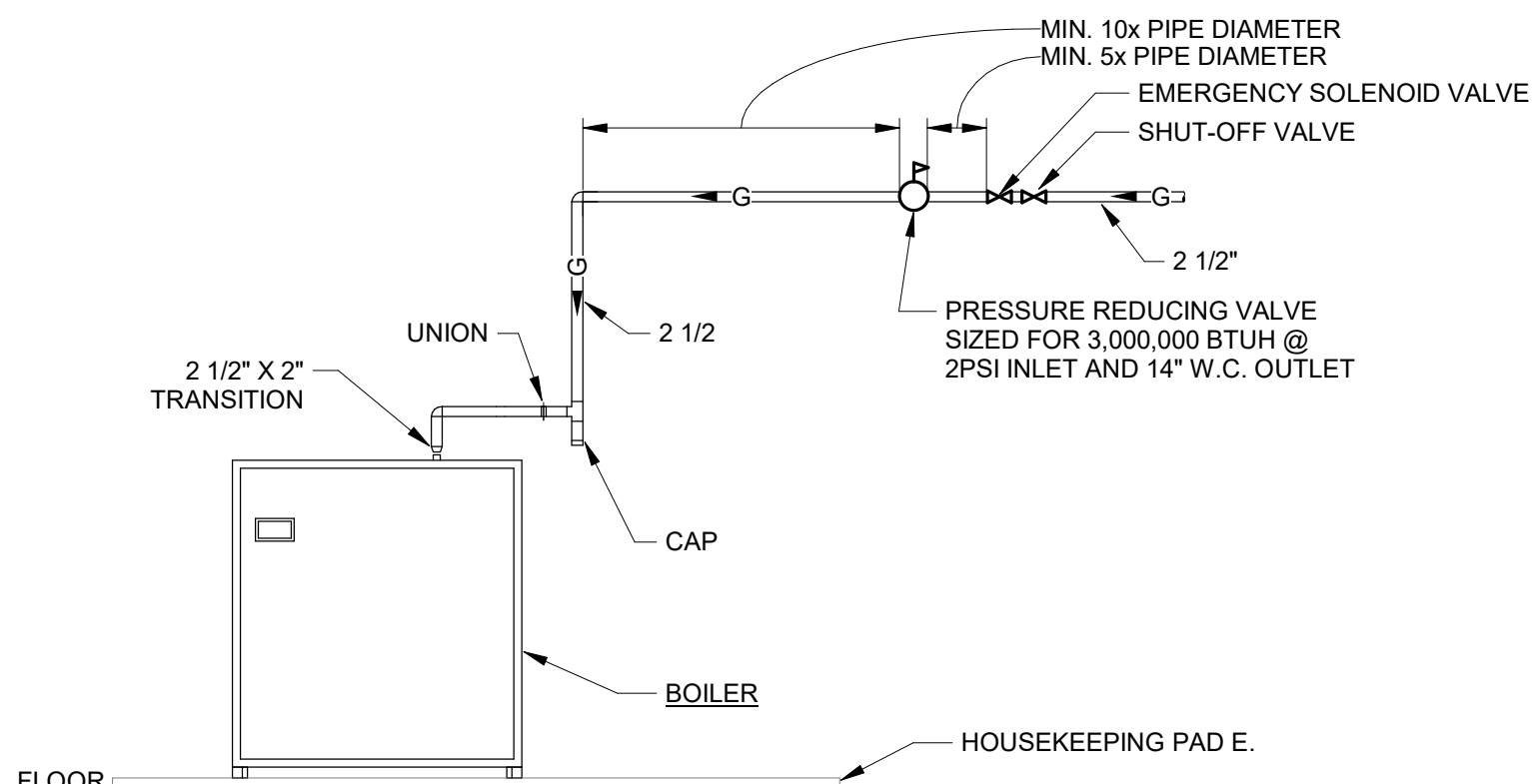


FIXTURE ROUGH-IN SCHEDULE & MOUNTING HEIGHTS							
MARK NO.	FIXTURE DESCRIPTION	CW	HW	TRAP	W	V	MOUNTING HEIGHTS
HYD-1	NON-FREEZE ROOF HYDRANT	3/4"	-	-	-	-	MOUNT TO ROOF. FAUCET TO BE AT 24" A.F.F.

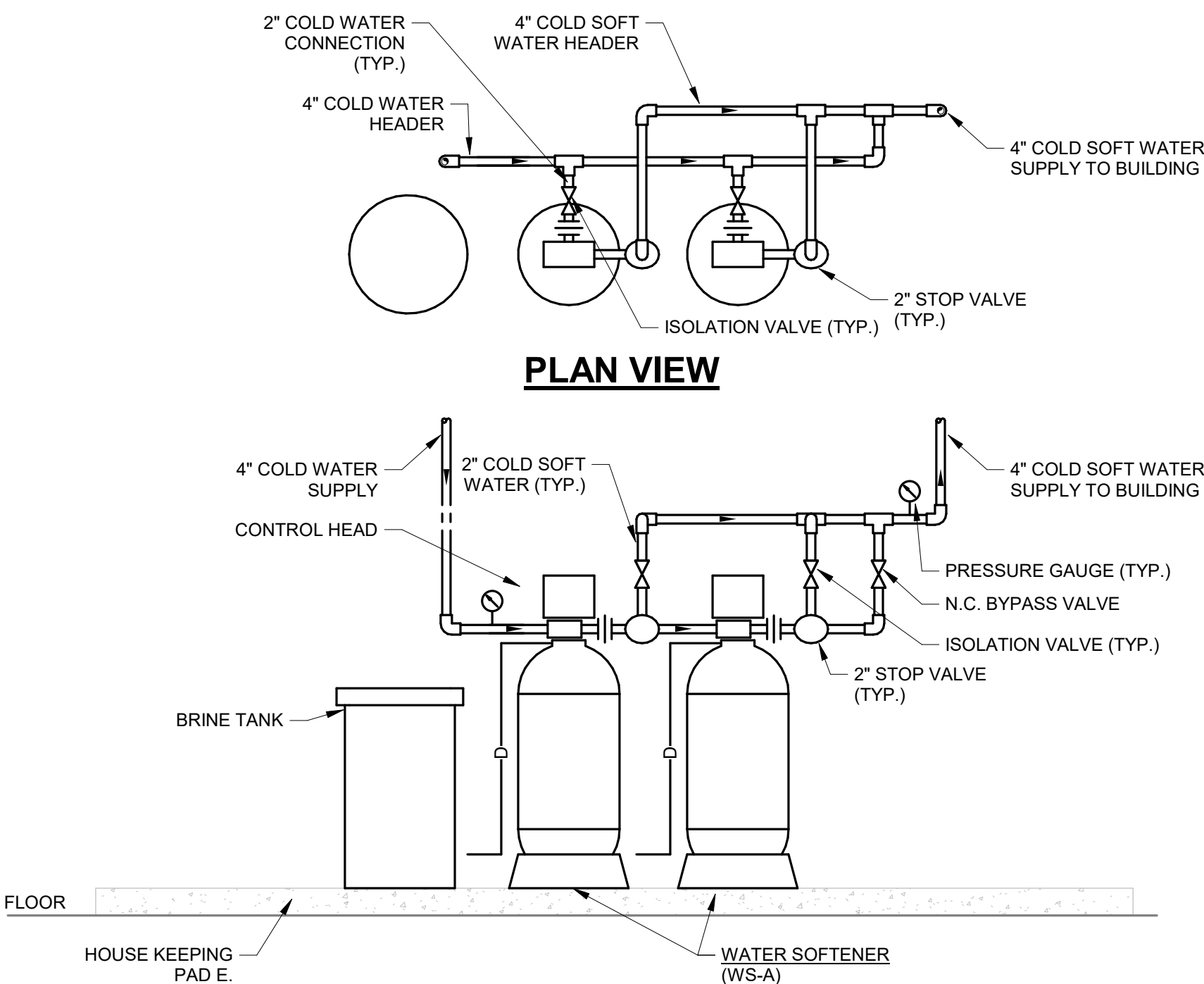
MARK NO.	SPECIFICATION NAME	MANUFACTURER & MODEL NO.	ELECTRICAL DATA			GAS LOAD (BTU)	CAPACITY	REMARKS
			LOAD	VOLTS	PHASE			
BP-A	TRIPLEX DOMESTIC BOOSTER PUMP	FRANKLIN ELECTRIC #20VR02	(3) 5 HP	480	3 PH	-	110 GPM PER PUMP, BOOST TO 80 PSI, 2 PROGRESSIVE, 1 STANDBY	INCOMING PRESSURE 48 PSI
WH-A	GAS FIRED WATER HEATER	A.O. SMITH PWH0650NP	1/2 HP	120	1 PH	650,000	772 GPH @100'Δt	2-1/2" WATER CONNECTIONS, 1-1/2" GAS CONNECTION, 8" VENT AND FLUE.
ST-A	HOT WATER STORAGE TANK	A.O. SMITH T.JVT-500A	-	-	-	-	TANK VOLUME = 500 GALLONS, 3" TANK CONNECTIONS	-
TMV-A	THERMOSTATIC MIXING VALVE	LAWLER #804	-	-	-	-	50 GPM @ 5 PSI DROP	MOUNT AT 24" A.F.F.
CP-A	CIRCULATION PUMP (120°F WATER)	GRUNDFOS MANGNA 3 #40-80 GF	1/6 HP	115	1 PH	-	12 GPM @ 15' TDH	-
CP-B	CIRCULATION PUMP (140°F WATER)	GRUNDFOS #UPS 15-58FS	1/8 HP	115	1 PH	-	1.0 GPM @ 15' TDH	AQUASTAT SET POINT ON: 130°F OFF: 137°F
ET-A	EXPANSION TANK (HOT WATER)	THERM-X-TROL #ST-80VC	-	-	-	-	TANK VOLUME = 53 GALLONS ACCEPTANCE = 0.66	-
ET-B	EXPANSION TANK (BOOSTED WATER)	WELL-X-TROL #WX-404C	-	-	-	-	TANK VOLUME = 68 GALLONS ACCEPTANCE = 34 GALLONS	-
WS-A	DUPLEX PROGRESSIVE WATER SOFTENER	FRANKLIN WATER TREATMENT #EW72 QC-450	20 A	115	1 PH	-	113 GPM @ 25 PSI DROP PER TANK, 420,000 GRAINS/150 LBS	20 GPM BACKWASH, PROVIDE BRINE TANK
FS-1	FLOOR SINK	JAY R. SMITH #3120Y-13	-	-	-	-	4" OUTLET	-



**A WATER HEATER DIAGRAM**  
SCALE: NONE



**B BOILER GAS PIPE CONNECTION**  
SCALE: NONE



**C WATER SOFTENER DIAGRAM**  
SCALE: NONE



DA #25075  
**R.E. Dimond**  
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Fax: (317) 638-8725

CERTIFIED BY:  
  
11/27/2025

REVISIONS:		
NO.	DESCRIPTION	DATE
1	ADDENDUM 01	12/8/25

PROJECT DESCRIPTION:  
**2025 CARDINAL-DELAWARE ELEMENTARY SCHOOL  
CENTRAL PLANT UPGRADES**  
3590 HORNADAY ROAD  
BROWNSBURG, INDIANA 46112

KEYPLAN

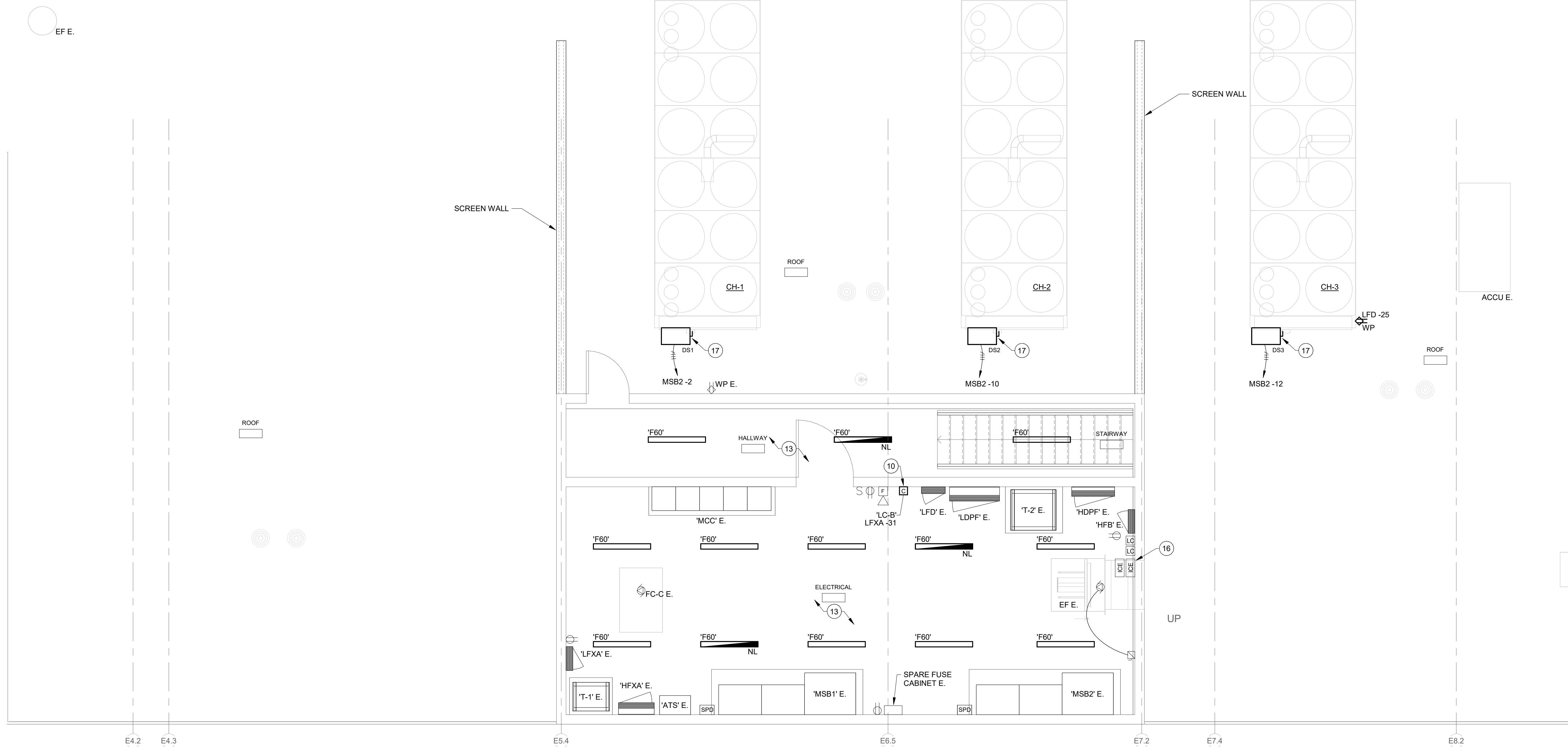
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AMB	AMB
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	MJE
DATE:	JOB NO.:
11/26/2025	25075

SHEET DESCRIPTION:  
**DETAILS &  
SCHEDULES -  
PLUMBING**

SHEET NUMBER:

**P-401**





**ROOF PLAN - ELECTRICAL**  
SCALE: 1/4" = 1'-0"  
NORTH

**RENOVATION LEGEND:**

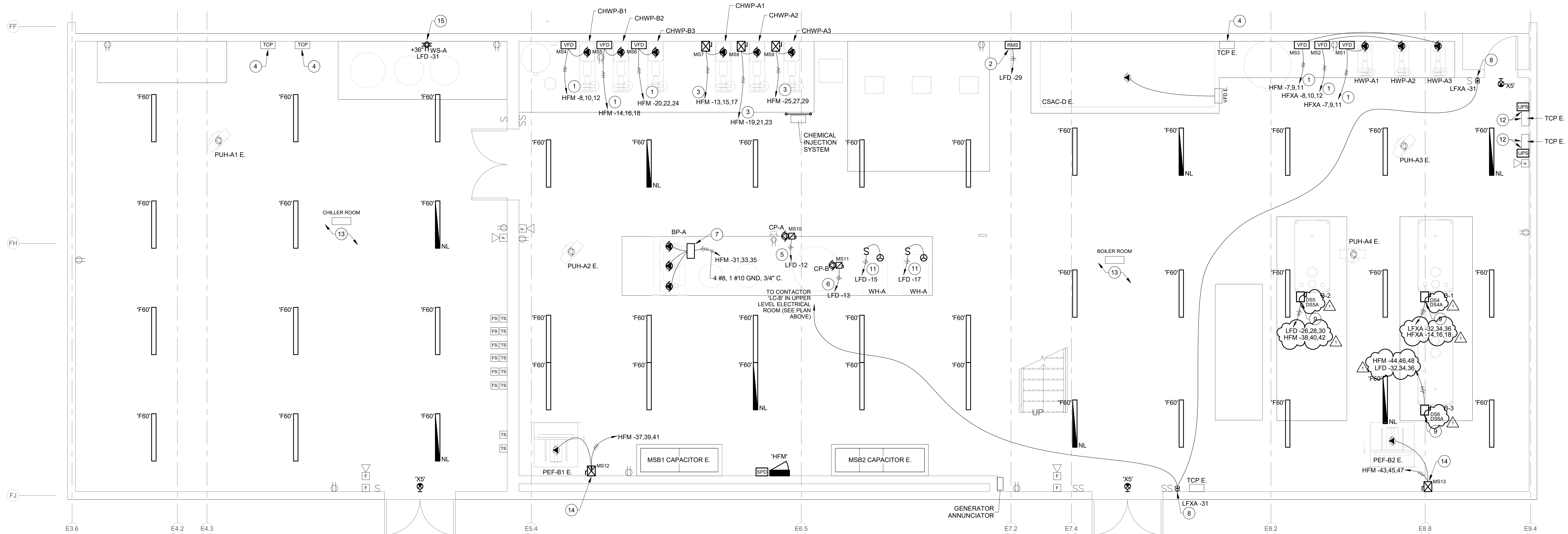
- WORK TO BE INSTALLED
- WORK TO REMAIN

**GENERAL NOTES:**

- SEE E-001 FOR ADDITIONAL GENERAL NOTES.
- ALL FIRE ALARM DEVICES ARE EXISTING TO REMAIN UNLESS NOTED OTHERWISE.

**PLAN NOTES:**

- PROVIDE 480V CIRCUIT AND VFD FOR PUMP. SEE SCHEDULE ON SHEET E-601 FOR WIRE AND CONDUIT SIZE.
- PROVIDE 120V CIRCUIT FOR REFRIGERANT MONITORING SYSTEM. COORDINATE EXACT LOCATION IN FIELD PRIOR TO ROUGH-IN.
- PROVIDE 480V CIRCUIT AND COMBINATION MOTOR STARTER/ DISCONNECT. SEE SCHEDULE ON E-601 FOR WIRE AND CONDUIT SIZE.
- EXISTING TEMPERATURE CONTROL PANEL TO REMAIN.
- PROVIDE 120V CIRCUIT AND MOTOR STARTER FOR CIRCULATION PUMP. SEE SCHEDULE ON E-601 FOR WIRE AND CONDUIT SIZE.
- PROVIDE 120V CIRCUIT AND MOTOR STARTER FOR CIRCULATION PUMP. SEE SCHEDULE ON E-601 FOR WIRE AND CONDUIT SIZE. WIRE CIRCUIT THROUGH AQUASTAT FOR CONTROL.
- BOOSTER PUMP CONTROLLER. CONFIRM EXACT CONNECTION POINT IN FIELD PRIOR TO ROUGH-IN.
- PROVIDE RED MUSHROOM PUSH BUTTON FOR EMERGENCY SHUTOFF OF BOILER WITH RED LABEL "CONDENSING BOILER EMERGENCY SHUTOFF". SEE SCHEMATIC ON SHEET E-401.
- CONDENSING BOILER. UNDER BASE BID, PROVIDE 208V CIRCUIT. UNDER ALTERNATE BID, PROVIDE 480V CIRCUIT. WIRE CIRCUIT THROUGH CONTACTOR 'LC-B'. SEE SHEET E-401 FOR SCHEMATIC AND SHEET E-601 FOR ALTERNATE INFORMATION AND WIRE AND CONDUIT SIZE.
- PROVIDE 12-POLE MECHANICAL BREAKER REMOTE CONTACTOR WITH CONTACTS RATED 30-AMPS, 600-VOLTS. PROVIDE CONTROL RELAY FOR TWO-WIRE CONTROL. REMOVE J-BOX SWITCH IN COVER. PROVIDE 120V CIRCUIT FOR E-STOP BUTTON CONTROL. SEE SCHEMATIC ON SHEET E-401.
- WATER HEATER. 120V, 20A SWITCH. WIRE CIRCUIT THROUGH CONTACTOR 'LC-B'. SEE SCHEMATIC ON SHEET E-401.
- EXISTING TEMPERATURE CONTROL PANEL. PROVIDE EATON 9SX1000 UPS. REWORK EXISTING CIRCUIT TO ENSURE PANEL IS WIRED THROUGH UPS.
- PROVIDE NEW LIGHT FIXTURES AND RECONNECT TO EXISTING CIRCUITS SERVING THESE SPACES. EMERGENCY LIGHTS TO BE FED FROM EXISTING CIRCUIT FROM PANEL 'HFXA'. NORMAL LIGHTS TO BE FED FROM EXISTING CIRCUIT FROM PANEL 'HFA' OR PANEL 'HFB'.
- PROVIDE 480V CIRCUIT AND COMBINATION MOTOR STARTER/ DISCONNECT FOR EXISTING EXHAUST FAN. SEE SCHEDULE ON SHEET E-601 FOR WIRE AND CONDUIT SIZE.
- WATER SOFTENER. COORDINATE LOCATION OF GFCI QUAD RECEPTACLE WITH WATER SOFTENER LOCATION IN FIELD PRIOR TO ROUGH-IN.
- EXISTING ICE MELT CONTROLLERS TO REMAIN.
- AIR COOLED CHILLER. PROVIDE 480V CIRCUIT AND 600-AMP NF DISCONNECT SWITCH. SEE SCHEDULE ON SHEET E-601 FOR WIRE AND CONDUIT SIZE.



**GROUND FLOOR - ELECTRICAL**  
SCALE: 1/4" = 1'-0"  
NORTH



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CERTIFIED BY:



**REVISIONS:**

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**2025 CARDINAL-DELAWARE ELEMENTARY SCHOOL  
CENTRAL PLANT UPGRADES**

3590 HORNADAY ROAD  
BROWNSBURG, INDIANA 46112

PROJECT DESCRIPTION:

KEYPLAN

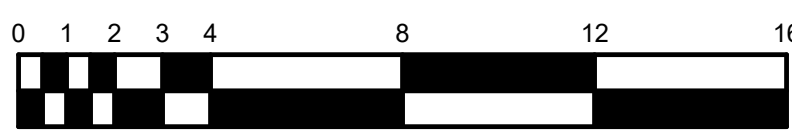
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DATE:	11/26/2025	JOB NO.:	25075

SHEET DESCRIPTION:

**GROUND FLOOR  
PLAN - ELECTRICAL**

SHEET NUMBER:

**E-301**



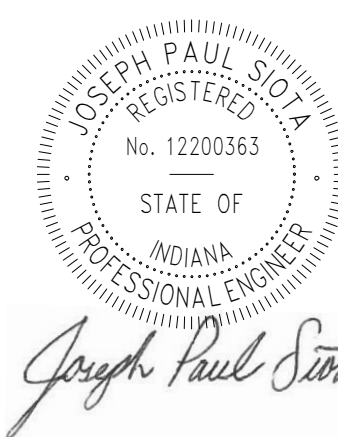




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PROJECT DESCRIPTION:

KEYPLAN

DRAWN BY: DESIGNED BY:

SCALE: REFER TO DRAWING CHECKED BY:

DATE: 11/26/2025 JOB NO.: 25075

SHEET DESCRIPTION:

SCHEDULES -  
ELECTRICAL

SHEET NUMBER:

E-601

INTERIOR LIGHT FIXTURE SCHEDULE

MARK	DESCRIPTION	MOUNTING	WATTS	CRI	COLOR	LUMENS	VOLTS	MANUFACTURER(S)	MARK
F60	4-FOOT LENSED INDUSTRIAL, FORMED STEEL HOUSING, WHITE FINISH, SEMI-FROST ACRYLIC DIFFUSER.	SURFACE/ CHAIN HUNG	48 W	80	4000K	5000	120-277V	COLUMBIA MPS SERIES LITHONIA ZL1D SERIES METALUX SNLED SERIES	F60
X5	CAST ALUMINUM EXIT SIGN, BRUSHED FACE, BLACK HOUSING, SELF POWERED, SELF DIAGNOSTIC.	UNIVERSAL	5 W	80	RED	N/A	120-277V	DUAL-LITE SE SERIES SURE-LITE CX SERIES LITHONIA LE SERIES	X5

MOTOR STARTER/VFD & DISCONNECT SCHEDULE

STARTER	LOAD	WIRING	DISCONNECT	ENCLOSURE	PANEL	CIRCUIT
DS1	AIR-COOLED CHILLER (CH-1)	SEE SHEET E-501.	600A, 3-POLE, 480V, HEAVY-DUTY, NON-FUSIBLE	NEMA 3R	MSB2	2
DS2	AIR-COOLED CHILLER (CH-2)	SEE SHEET E-501.	600A, 3-POLE, 480V, HEAVY-DUTY, NON-FUSIBLE	NEMA 3R	MSB2	2
DS3	AIR-COOLED CHILLER (CH-3)	SEE SHEET E-501.	600A, 3-POLE, 480V, HEAVY-DUTY, NON-FUSIBLE	NEMA 3R	MSB2	12
DS4	BOILER (B-A1) - BASE BID	4 #10, 1 #10 GND, 3/4" C.	30A, 3-POLE, 240V, HEAVY-DUTY, NON-FUSIBLE	NEMA 1	LFXA	32,34,36
DS4A	BOILER (B-A1) - ALTERNATE BID	4 #10, 1 #10 GND, 3/4" C.	30A, 3-POLE, 480V, HEAVY-DUTY, NON-FUSIBLE	NEMA 1	HFXA	14,16,18
DS5	BOILER (B-A2) - BASE BID	4 #10, 1 #10 GND, 3/4" C.	30A, 3-POLE, 240V, HEAVY-DUTY, NON-FUSIBLE	NEMA 1	LFD	26,28,30
DS5A	BOILER (B-A2) - ALTERNATE BID	4 #10, 1 #10 GND, 3/4" C.	30A, 3-POLE, 480V, HEAVY-DUTY, NON-FUSIBLE	NEMA 1	HFM	38,40,42
DS6	BOILER (B-A3) - BASE BID	4 #10, 1 #10 GND, 3/4" C.	30A, 3-POLE, 240V, HEAVY-DUTY, NON-FUSIBLE	NEMA 1	HFM	32,34,36
DS6A	BOILER (B-A3) - ALTERNATE BID	4 #10, 1 #10 GND, 3/4" C.	30A, 3-POLE, 480V, HEAVY-DUTY, NON-FUSIBLE	NEMA 1	HFM	44,46,48
MS1	HOT WATER PUMP (HWP-A1)	3 #8, 1 #10 GND, 3/4" C.	20 HP, 480V, 3-PHASE VARIABLE FREQUENCY DRIVE	NEMA 1	HFXA	7,9,11
MS2	HOT WATER PUMP (HWP-A2)	3 #8, 1 #10 GND, 3/4" C.	20 HP, 480V, 3-PHASE VARIABLE FREQUENCY DRIVE	NEMA 1	HFXA	8,10,12
MS3	HOT WATER PUMP (HWP-A3)	3 #8, 1 #10 GND, 3/4" C.	20 HP, 480V, 3-PHASE VARIABLE FREQUENCY DRIVE	NEMA 1	HFM	7,9,11
MS4	CHILLED WATER PUMP (CHWP-B1)	3 #3, 1 #8 GND, 1-1/4" C.	40 HP, 480V, 3-PHASE VARIABLE FREQUENCY DRIVE	NEMA 1	HFM	8,10,12
MS5	CHILLED WATER PUMP (CHWP-B2)	3 #3, 1 #8 GND, 1-1/4" C.	40 HP, 480V, 3-PHASE VARIABLE FREQUENCY DRIVE	NEMA 1	HFM	14,16,18
MS6	CHILLED WATER PUMP (CHWP-B3)	3 #3, 1 #8 GND, 1-1/4" C.	40 HP, 480V, 3-PHASE VARIABLE FREQUENCY DRIVE	NEMA 1	HFM	20,22,24
MS7	CHILLED WATER PUMP (CHWP-A1)	3 #10, 1 #10 GND, 3/4" C.	10 HP, 480V, 3-PHASE FVNR, COMBINATION STARTER/DISCONNECT	NEMA 1	HFM	13,15,17
MS8	CHILLED WATER PUMP (CHWP-A2)	3 #10, 1 #10 GND, 3/4" C.	10 HP, 480V, 3-PHASE FVNR, COMBINATION STARTER/DISCONNECT	NEMA 1	HFM	19,21,23
MS9	CHILLED WATER PUMP (CHWP-A3)	3 #10, 1 #10 GND, 3/4" C.	10 HP, 480V, 3-PHASE FVNR, COMBINATION STARTER/DISCONNECT	NEMA 1	HFM	25,27,29
MS10	CIRCULATION PUMP (CP-A)	2 #12, 1 #12 GND, 3/4" C.	1/2 HP, 120V, 1P, MANUAL STARTER WITH PILOT LIGHT	NEMA 1	LFD	12
MS11	CIRCULATION PUMP (CP-B)	2 #12, 1 #12 GND, 3/4" C.	1/2 HP, 120V, 1P, MANUAL STARTER WITH PILOT LIGHT	NEMA 1	LFD	13
MS12	EXHAUST FAN (PF-B1)	3 #12, 1 #12 GND, 3/4" C.	2 HP, 480V, 3-PHASE FVNR, COMBINATION STARTER/DISCONNECT	NEMA 1	HFM	37,39,41
MS13	EXHAUST FAN (PF-B2)	3 #12, 1 #12 GND, 3/4" C.	2 HP, 480V, 3-PHASE FVNR, COMBINATION STARTER/DISCONNECT	NEMA 1	HFM	43,45,47

HFM				PANELBOARD SCHEDULE									
LOCATION :				SCCR (AMPS RMS... 35,000				SERVICE : 480Y/277V 3Ø 4-Wire+Ground				MAIN: MCB	
MOUNTING: SURFACE								NEMA: 1				AMP: 400 A	
CKT	DESCRIPTION	NOTE	AMP	POLE	A	B	C	POLE	AMP	NOTE	DESCRIPTION	CKT	
1	SPARE		20 A	3	0 / 0	0 / 0	0 / 0	3	20 A		SPARE	2	
3												4	
5												6	
7	HOT WATER PUMP (HWP-A2) 480V, 20HP		50 A	3	7474 / 1440A	7474 / 1440A	7474 / 1440A	3	90 A		CHILLED WATER PUMP (CHWP-B1) 480V, 40HP	8	
9												10	
11	CHILLED WATER PUMP (CHWP-A1) 480V, 10HP		25 A	3	3878 / 1440A	3878 / 1440A	3878 / 1440A	3	90 A		CHILLED WATER PUMP (CHWP-B2) 480V, 40HP	12	
13												14	
15												16	
17	CHILLED WATER PUMP (CHWP-A2) 480V, 10HP		25 A	3	3878 / 1440A	3878 / 1440A	3878 / 1440A	3	90 A		CHILLED WATER PUMP (CHWP-B3) 480V, 40HP	18	
19												20	
21												22	
23	CHILLED WATER PUMP (CHWP-A3) 480V, 10HP		25 A	3	3878 / 0	3878 / 0	3878 / 0	3	90 A		SPARE	24	
25												26	
27												28	
29												30	
31	BOOSTER PUMP (BP-A) (3) - 6HP, 480V		35 A	3	6316 / 0	6316 / 0	6316 / 0	3	90 A		SPARE	32	
33												34	
35												36	
37	EXHAUST FAN (PF-B1) 480V, 2HP		20 A	3	942 / 3324	942 / 3324	942 / 3324	3	25 A	A	BASE BID: SPARE ALTERNATE BID: BOILER 'B-A2'	38	
39												40	
41												42	
43	EXHAUST FAN (PF-B2) 480V, 2HP		20 A	3	942 / 3324	942 / 3324	942 / 3324	3	25 A	A	BASE BID: SPARE ALTERNATE BID: BOILER 'B-A3'	44	
45												46	
47												48	
49	SPARE		30 A	3	0 / 0	0 / 0	0 / 0	3	30 A		SPARE PROTECTION DEVICE (SPD)	50	
51												52	
53												54	
TOTALS :					77167 VA	77167 VA	77167 VA						
TOTAL CONNECTED LOAD (VA) :		231500 VA				TOTAL CONNECTED LOAD (AMPS) :		293 A					
REMARKS:													
NOTES: A - BASE BID - BREAKER TO BE SPARE. ALTERNATE BID - FEEDS EQUIPMENT INDICATED.													

LFXA				PANELBOARD SCHEDULE									
LOCATION :				SCCR (AMPS RMS...		EXISTING		SERVICE : 208Y/120V 3Ø 4-Wire+Ground				MAIN: MCB	
MOUNTING: SURFACE								NEMA: 1				AMP: 200 A	
CKT	DESCRIPTION	NOTE	AMP	POLE	A	B	C	POLE	AMP	NOTE	DESCRIPTION	CKT	
1	TEMPERATURE CONTROL PANEL		20 A	1	0 / 0							2	
3	SPARE		20 A	1		0 / 0					SPARE	4	
5	COOLER/FREEZER LIGHTING		20 A	1			0 / 0					6	
7					0 / 0						SPARE	8	
9	COOLER/FREEZER CONDENSOR		80 A	3		0 / 0		1	20 A		CASH REGISTER - DELAWARE	10	
11							0 / 0	1	20 A		CASH REGISTER - CARDINAL	12	
13	SPARE		20 A	1	0 / 0			1	20 A		COOLER FAN	14	
15	ANSUL F.A. SYSTEM		20 A	1		0 / 0		1	20 A		TEMPERATURE CONTROL PANEL	16	
17	SPARE		20 A	1			0 / 0	1	20 A		TEMPERATURE CONTROL PANEL	18	
19	SPARE		20 A	1	0 / 0			1	20 A		SPARE	20	
21	REFERENCE MONITOR		20 A	1		0 / 0		1	20 A		SPARE	22	
23	SPARE		20 A	1			0 / 0	1	20 A		FIRE RISER PUMP	24	
25	RECEPT - GENERATOR		20 A	1	0 / 0			1	20 A		RECEPT - GENERATOR	26	
27	SPARE		40 A	2		0 / 0		1	20 A		PROVISION	28	
29											RECEPT - BELOW PANEL	30	
31	CONTACTOR - EMERGENCY BOILER SHUTOFF	2	20 A	1	180 / 2879			3	30 A	1	BASE BID: BOILER 'B-A1' ALTERNATE: PROVISIONS	32	
33	PROVISION	--	1			0 / 2879		0 / 2879	1	--	PROVISION	34	
35	PROVISION	--	1								PROVISION	36	
37	PROVISION	--	1		0 / 0						PROVISION	38	
39	PROVISION	--	1				0 / 0				PROVISION	40	
41	PROVISION	--	1					0 / 0	1	--	PROVISION	42	
TOTALS :					3059 VA		2879 VA		2879 VA		24 A		
TOTAL CONNECTED LOAD (VA) :					8816 VA								
REMARKS:													
EXISTING G. E. A-SERIES PANELBOARD.													
NOTES: 1. BASE BID - PROVIDE 30A-3P BREAKER. ALTERNATE BID - EXISTING PROVISIONS TO REMAIN. 2. PROVIDE 20A-1P BREAKER													

HFB			PANELBOARD SCHEDULE										
LOCATION :			SCCR (AMPS RMS...		EXISTING		SERVICE : 480Y/277V 3Ø 4-Wire+Ground				MAIN: MLO		
MOUNTING: SURFACE							NEMA: 1				AMP: 125 A		
CKT	DESCRIPTION		NOTE	AMP	POLE	A	B	C	POLE	AMP	NOTE	DESCRIPTION	CKT
1	LIGHTING - BOILER ROOM			20 A	1	0 / 0			1	20 A		POLE LIGHTING	2
3	LIGHTING - HALLWAY 399B			20 A	1		0 / 0		1	20 A		POLE LIGHTING	4
5	LIGHTING - KITCHEN			20 A	1			0 / 0	1	20 A		POLE LIGHTING	6
7	LIGHTING - KITCHEN			20 A	1	0 / 0			1	20 A		HALLWAY LIGHTING	8
9	LIGHTING - 12-FOOT BLUE POLES			20 A	1		0 / 0		1	20 A		LIGHTING CONTACTOR POWER	10
11	LIGHTING - 12-FOOT GREEN POLES			20 A	1			0 / 0	1	20 A		BOILER ROOM - WALL PACK LIGHTING	12
13	ICE MELT CONTROLLERS			20 A	1	0 / 0			1	20 A		SPARE	14
15	SPARE			20 A	1		0 / 0		1	20 A		SPARE	16
17	ICE MELT CONTROLLERS			20 A	1			0 / 0	1	20 A		SPARE	18
19	LIGHTING - BOILER ROOM			20 A	1	0 / 0			1	20 A		SPARE	20
21	SPARE			20 A	1		0 / 0		1	20 A		SPARE	22
23	SPARE			20 A	1			0 / 0	1	20 A		SPARE	24
25	SPARE			20 A	1	0 / 0			1	20 A		SPARE	26
27	SPARE			20 A	1		0 / 0		1	20 A		SPARE	28
29	SPARE			20 A	1			0 / 0	1	20 A		SPARE	30
31	PROVISION		--	1	0 / 0				1	--		PROVISION	32
33	PROVISION		--	1		0 / 0			1	--		PROVISION	34
35	PROVISION		--	1				0 / 0	1	--		PROVISION	36
37	PROVISION		--	1	0 / 0				1	--		PROVISION	38
39	PROVISION		--	1		0 / 0			1	--		PROVISION	40
41	PROVISION		--	1				0 / 0	1	--		PROVISION	42
TOTALS :				0 VA		0 VA		0 VA					
TOTAL CONNECTED LOAD (VA) : 0 VA						TOTAL CONNECTED LOAD (AMPS) : 0 A							
REMARKS:						NOTES:							
EXISTING GE A-SERIES PANELBOARD													

LFD		
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# SHEET METAL & ROOFING

1301 N. Monroe St. Bloomington, IN 47404

Phone: 812-332-4309 Fax: 812-332-8124

[www.blsmroofing.com](http://www.blsmroofing.com)



## LETTER OF TRANSMITTAL

TO Etica Group

DATE: 7/13/2022
ATTENTION: Sean Mettert
RE: Brownsburg Schools
Cardinal-Delaware Elem

We are sending you:

☒ Attached

☒ Electronic Transmittal

☐ Shop Drawings

☐ Prints

☐ Plans

☐ Samples

☐ Specifications

☐ Copy of Letter

☐ Change Order

☐ Under separate cover via

COPIES	SPEC	NO.	DESCRIPTION
1	075423	1	Fibertite 20-Year Roof System Warranty
1	075423	1	Fibertite Roof Maintenance /Management Guide

THESE ARE TRANSMITTED as checked below:

☐ For approval

☐ Approved as submitted

☐ Resubmit \_\_\_\_\_ copies for approval

☒ For your use

☐ Approved as noted

☐ Submit \_\_\_\_\_ copies for approval

☒ As requested

☐ Returned for corrections

☐ Return \_\_\_\_\_ corrected prints

☐ For review and comment

☐

☐ FOR BIDS DUE

☐ PRINTS RETURNED AFTER LOAN TO US

☐ FOR BIDS DUE

☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

COPY TO:

SIGNED: Dan Mirer



## Roof System Assembly Unlimited Warranty

### SEAMAN CORPORATION COMMERCIAL BUILDING ROOFING WARRANTY

WARRANTY SERIAL No.: 20221026

WARRANTED ROOF AREA: 83,600 sq. ft.

EFFECTIVE DATE: 06/23/2023

EXPIRATION DATE: 06/23/2043

Building Owner: Brownsburg Community School Corporation

Building Owner Address: 310 Stadium Drive Brownsburg, IN 46112

Building / Roof Section Name: Brownsburg Community Schools- Cardinal Delaware Trail Elementary

Building Address 3590 South Hornaday Road Brownsburg, IN 46112

SEAMAN CORPORATION ("Seaman Corp.") warrants to the owner named above ("Owner") of the building described above (the "Building") that, subject to the Terms & Conditions set forth below, for a period of **20** years commencing with the Effective Date of the application of the roofing membrane, Seaman Corp. will repair leaks originating in the FiberTite® Roofing System ("Roofing System") on the Building that are attributable to the Roofing System and/or workmanship provided by a roofing applicator authorized by Seaman Corp. to install the Roofing System (an "Authorized Applicator").

#### Terms & Conditions

1. The Roofing System includes only FiberTite® roof membrane, and as applicable – thermal barrier, vapor/air barrier, insulation, coverboard, and related accessories - provided by Seaman Corp. and installed in accordance with Seaman Corp.'s technical specifications. This warranty does not cover any other products and/or services.
2. In order for this warranty to be effective the Roofing System shall have been installed by an Authorized Applicator and Seaman Corp. shall have been inspected and approved the for warranty by executing this Warranty.
3. Owner shall give Seaman Corp. written notice not more than thirty (30) days after discovery of any leak in the Roofing System or within thirty (30) days after Owner should have discovered such leak in the exercise of reasonable inspections in the Roofing System. Notice shall be provided by Owner to Seaman Corp. through Seaman Corp's Online Service Request Form or in writing directed to Seaman Corp. at its corporate headquarters, to the attention of "Warranty Department." By giving such notice Owner authorizes Seaman Corp. or its agents to inspect the Roofing System and investigate the cause of the leak. Seaman Corp. shall have no obligation under this warranty if Owner fails to give timely notice as required by this Section 3.
4. Owner shall give or cause to be granted to Seaman Corp. free access to the roof of the Building during regular business hours to inspect the Roofing System. The Owner shall indemnify and hold Seaman Corp. harmless for any damages or costs incurred by Seaman Corp. or its agents due to roof access delays as a result of security or other restrictions. Should the Roofing System be concealed with an overburden; i.e., garden roof, paving blocks, etc., Owner shall be responsible for all costs necessary to expose the Roofing System for inspection and/or repair.
5. If, after its inspection, Seaman Corp. determines in good faith that the leak is a result of defects in the Roofing System and/or the workmanship provided by the Authorized Applicator, Seaman Corp. will repair any leaks in the Roofing System at its expense.
6. If, after its inspection, Seaman Corp. determines in good faith that the cause of the leak is outside of the scope of this warranty, Owner shall pay for Seaman Corp.'s investigation and inspection costs and Seaman Corp. shall advise Owner of what Seaman Corp. reasonably considers the work necessary to cause any remaining portions of this warranty to remain effective. This warranty shall automatically terminate if Owner fails to promptly make or cause to be made any such repairs or fails to pay such investigation and inspection costs.
7. Seaman Corp. shall have no obligation under this warranty unless and until (i) all invoices for or otherwise relating to the Roofing System including without limitation, materials, installation services, and supplies have been paid in full to the Authorized Applicator and Seaman Corp., and (ii) Seaman Corp. has inspected and approved the Roofing System for warranty by executing this Warranty.
8. This warranty shall not be applicable to nor shall Seaman Corp. be responsible for damage, leaks, or loss caused in whole or in part by: (a) natural disasters, including without limitation, earthquakes, hurricanes, tornadoes, winds in excess of 60 mph, hail greater than 3/4 inch diameter, and lightning, which damages the Roofing System, or which impairs the Roofing System's ability to resist leaks, (b) acts of war or terrorism, civil disobedience, vandalism, animals, or insects which damage the Roofing System, or which impair the ability of the Roofing System to resist leaks, (c) unauthorized alterations or repairs of the Roofing System or installation of structures, fixtures, or utilities on or through the Roofing System, (d) negligence or failure of Owner to properly maintain the Roofing System including without limitation, failure of Owner to maintain the Roofing System in accordance with the Care & Maintenance Guidelines, (e) settling, warping, defective condition, deterioration, corrosion, or other failure of the structure or substrata to which the Roofing System is attached or the walls or mortar of the Building; (f) any chemical contaminants injurious to the Roofing System that have not been specifically approved by Seaman Corp., (g) traffic or storage of materials on the Roofing System, (h) infiltration or condensation of moisture in, through, around, or above the walls and/or other structure of the Building, (i) acts of negligence or misuse by Owner or any other party other than Seaman Corp. or the Authorized Applicator, (j) failure of any material or component not furnished by Seaman Corp., (k) the construction or design of the Building or its components, (l) a change in the use of the Building, and/or (m) loss of integrity of the Building envelope and/or structure.

## *Roof System Assembly Unlimited Warranty*

### **SEAMAN CORPORATION COMMERCIAL BUILDING ROOFING WARRANTY**

**9.** Seaman Corp. shall not be responsible for the cleanliness, discoloration, or change in visual appearance of the Roofing System caused by environmental conditions including, but not limited to, accumulation or streaking of dirt, pollutants or other airborne materials deposited on the Roofing System from the atmosphere, or biological agents, or from any bleed-through from which the materials the Roofing System was applied, or any change in color of the Roofing System, including but not limited to fading.

**10.** Rights under this warranty may be transferable by Owner to a third party only with the prior written consent of Seaman Corp. and the payment of the then-current transfer fees, inspections services and subsequent repair of the Roofing System, if necessary, by the Owner. Any purported transfer in violation of this Section shall be null and void.

**11.** Failure by Seaman Corp. to enforce any of the terms or conditions in this warranty shall not be interpreted to be a waiver of any terms and conditions of this warranty. If any portion of this warranty is unenforceable under applicable law, such portion shall be deemed reformed or deleted, but only to the extent necessary to comply with such law, and the remaining provisions shall remain in full force and effect. This warranty may be amended only by a writing signed by authorized representatives of both parties.

**12.** This warranty shall be construed in accordance with, and shall be governed by, the laws of the State of Ohio without reference to its conflict of law principles and Owner agrees to submit to the exclusive jurisdiction of the appropriate state court within Wayne County, Ohio and/or the Federal Court of the Northern District of Ohio for purpose of resolving any dispute or claim arising in connection with this warranty.

EXCEPT AS SET FORTH ABOVE, SEAMAN CORP. MAKES NO REPRESENTATIONS AND WARRANTIES WHATSOEVER AND SPECIFICALLY DISCLAIMS ALL OTHER WARRANTIES OR GUARANTEES, WHETHER WRITTEN OR ORAL, EXPRESS OR IMPLIED BY LAW, COURSE OF DEALING, COURSE OF PERFORMANCE, USAGE OF TRADE OR OTHERWISE, INCLUDING WITHOUT LIMITATION, ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, OR WARRANTY AGAINST INFRINGEMENT OF INTELLECTUAL PROPERTY RIGHTS OF A THIRD PARTY. NO WARRANTIES OR REPRESENTATIONS AT ANY TIME MADE BY ANY EMPLOYEE OR REPRESENTATIVE OF SEAMAN CORP. SHALL BE EFFECTIVE TO VARY OR EXPAND THE ABOVE EXPRESS WARRANTY OR ANY OTHER TERMS HEREOF. IN THE EVENT AN EXPRESS OR IMPLIED WARRANTY IS REQUIRED BY LAW DESPITE THIS DISCLAIMER, THE OWNER AGREES THAT SUCH WARRANTY AND REMEDIES FOR THE BREACH OF SUCH WARRANTY SHALL BE EXPRESSLY LIMITED TO THE TERMS OF THE WARRANTY SET FORTH ABOVE. OWNER AGREES THAT SEAMAN CORP'S OBLIGATION TO REPAIR OR REPLACE THE UNDER THE TERMS OF THE WARRANTY SET FORTH ABOVE SHALL BE OWNER'S SOLE AND EXCLUSIVE REMEDY FOR ALL LEAKS AND ALL DEFECTS IN MATERIAL AND WORKMANSHIP. SEAMAN CORP. SHALL NOT BE LIABLE TO OWNER OR ANY OTHER PERSON OR ENTITY FOR ANY INCIDENTAL, SPECIAL, EXCEPTIONAL, CONSEQUENTIAL OR OTHER DAMAGES OF ANY KIND, INCLUDING BUT NOT LIMITED TO, DAMAGES TO OTHER COMPONENTS OF THE ROOF, THE BUILDING OR THE CONTENTS OF THE BUILDING, OR FOR LOSS OF REVENUE OR PROFITS, LABOR COSTS, DOWNTIME, LOSS OF DATA, OR DIMINUTION IN VALUE, WHETHER BASED IN CONTRACT, TORT, WARRANTY, STRICT LIABILITY, OR ANY OTHER LEGAL OR EQUITABLE THEORY, REGARDLESS OF WHETHER SUCH DAMAGES AND/OR LOSS WERE FORESEEABLE AND WHETHER OR NOT SEAMAN CORP. HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES AND/OR LOSS, AND NOTWITHSTANDING THE FAILURE OF ANY AGREED OR OTHER REMEDY OF ITS ESSENTIAL PURPOSE. Seaman Corp. does not take any responsibility for the analysis of the architecture or engineering required to evaluate the type of Roofing System which is appropriate for the Building. Any Roofing System used for personal, family or household purposes IS NOT WARRANTED HEREUNDER.

**Seaman Corporation**  
**1000 Venture Blvd., Wooster, OH 44691**

By:



Title: V.P. of Finance Date: 7-11-2013



## *Roof System Assembly Unlimited Warranty*

### **SEAMAN CORPORATION COMMERCIAL BUILDING ROOFING WARRANTY Care & Maintenance Guidelines**

To maintain optimum performance of the FiberTite® Roof System and maintain the Warranty, Owner must comply with the following Care & Maintenance Guidelines:

1. Perform bi-annual inspections of the roof system in the spring and fall of the year, as well as immediately following any significant weather events, to make ensure the roof is free of any conditions that may cause damage to the roof system.
2. When performing roof maintenance inspections, check for punctures in the roof membrane, open or loose seams at the membrane overlaps and at roof penetrations (soil stacks, HVAC curbs, etc.) as well as parapet walls and/or roof edge details, caulking at membrane termination locations and surface mounted reglets, pitch pan sealants, loose fasteners both in the field of the roof as well as at wall and edge details, check drains and gutters to ensure they are unclogged and free-flowing, check for excessive areas of ponding water which may be sign of other structural issues.
3. In addition to the bi-annual inspections referenced above, while not required, it is suggested to maintain a service contract with a Seaman Corp. Authorized Applicator who can provide professional annual inspections and immediate corrective action for potential roof damaging problems. Seaman Corp. Authorized Applicators have the knowledge and professional service skills and abilities to mitigate roof damaging problems.
4. Establish and maintain a policy of restricting unauthorized people from access to the roof.
  - a. It is suggested to post the YELLOW precautionary label provided with the Warranty to roof access locations. These labels provide cautionary information to protect both the roof system and individual safety.
  - b. Installation of roof walkway and protection pads are recommended for roofs with significant foot traffic and rooftop equipment that requires frequent servicing.
5. Consider the roof system when new products and/or processes are added to the building operation that may cause chemical contaminant venting onto the roof. Following is a list of chemicals that can cause harm to the FiberTite roof membrane, especially if exposed for several months (Note - Chemicals below are not an exhaustive list):

Acetic Acid  
Benzene  
Ethyl Acetate  
Methyl Ethyl Ketone (MEK)  
Phenol  
Solvent Degreasers

Aromatic Hydrocarbons  
Clorox  
Furfural  
Nitric Acid  
Phosphoric Acid 75%  
Toluene

Asphalt Materials  
Cooking Oil above 140°F  
Gasoline  
Paint Thinners  
Phthalate Plasticizer Above 100°F  
Xylene

6. If the building use purpose changes - Consider the compatibility with the roof system. Any installation of new roof top equipment, such as air conditioning equipment, requires the service of a Seaman Corp. Authorized Applicator to install new flashings and maintain the integrity of the roof system.
7. Contact the FiberTite® Technical Service Department for assistance, questions about the FiberTite® Roof, or locating a Seaman Corp. Authorized Applicator.

*Seaman Corporation  
1000 Venture Blvd.  
Wooster, Ohio 44691  
800/927-8578*

[www.fibertite.com](http://www.fibertite.com)  
[www.seamancorp.com](http://www.seamancorp.com)

## Roof Maintenance/Management

### GENERAL GUIDELINES:

1. **START A PROGRAM** of periodic and systematic inspection *before* problems or leaks develop.
2. Plan and allocate appropriations in advance to meet preventative maintenance requirements. Avoid inappropriate or inadequate measures that just do *something* because of poor planning.
3. Understand the terms of your current warranty or guarantee. Weigh the expense of systematic preventative maintenance against the cost of roof replacement.
4. Be sure your inspection program is exhaustive and includes all types of flashing, adjoining masonry, metal and other possible sources of leaks.
5. Immediately repair ruptures, splits, holes or any other major membrane deficiency. Follow temporary repairs with permanent repairs as soon as possible.
6. Look for “tell tale signs” of a developing problem. Small cracks or blisters may be deeper than they look and allow moisture to penetrate the system. Failure to catch problems in their developmental stage is a major cause of severe deterioration.
7. Be sure you know the make of your current roof system, especially the susceptibility of the underlayment or insulation to damage by moisture.
8. If the felts or membrane are already deteriorated don’t assume that they can be rejuvenated.
9. Shrinkage can cause stress cracks in asphalt and other coatings. Simply coating over these cracks doesn’t take into account the need for reinforcement to resist the continuous stresses.
10. Be sure the manufacturer of your particular roof system endorses the material(s) you use.
11. Consult with a professional. An accredited, experienced and technically competent roofing contractor is a valuable asset.
12. ***There are no universal techniques or products to meet all conditions.***

# FiberTite® Maintenance Guidelines

## DO:

- Train at least one individual in your maintenance department in what to look for and how to provide remedial care for your roof system. Or better yet: enlist the services of a professional roofing contractor to provide a custom maintenance program for you.
- A wise and prudent maintenance program will extend the life expectancy of ANY roof system.
- Conduct inspections no less than twice a year.  
These are usually scheduled for one in the spring and one in the fall.
- Don't ignore the building exterior. Cracks in exterior masonry walls can alert you to possible cracks in the roofing or flashing. Loose or leaky perimeter edge metal flashing can weaken the roof systems' first line of defense in a wind storm allowing wind to get under the roofing membrane and cause a possible blow off. Damaged or clogged gutters, roof drains and down spouts can cause water to back up onto, or even into your roof system.
- Inform equipment service personnel about your roof system and warn them against penetrating or dropping tools and equipment onto the roof membrane. Also let them know that should an incident occur, it's all right as long as they inform you. You may want them accompanied by a member of your own maintenance staff.
- **KEEP THE ROOF CLEAN AND FREE OF ALL DEBRIS.**
- Recognize that felt or fabric exposure can lead to fast deterioration.
- Open laps, blisters, excessive wrinkling or ridging is a sign of possible roof failure.
- Flashing, exposed sealants, pitch pans, gravel stops and other penetrations are the most common source of roof leaks. Pay particular attention to these items.

## DON'T:

- Allow unqualified personnel to maintain your roof.
- Allow traffic on your roof unless accompanied by or authorized by your informed maintenance personnel.
- Allow equipment service personnel to penetrate your roof without being certain that the penetrations will be immediately and properly flashed by a qualified roofing contractor. If your roof has a warranty, the roofing manufacturer should be notified prior to any roof alterations.
- Permit inferior products to be used.
- Be taken in by "Cure All" products that can be applied by anyone.
- Expect a manufacturer's warranty to keep the water out of your building(s). Warranties do not cover many of the problems that can develop on the roof.
- Think that the low price is always the best deal. Be aware of the definition of a "Change Order."
- Deal with firms without established credentials who won't stand behind their work and are often unavailable when you need them. Remember there are no panaceas in roofing and no product is better than the applicator.





# FiberTite® Roofing Systems SEMI-ANNUAL MAINTENANCE INSPECTION CHECKLIST

form revised 10/27/2015

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Building: \_\_\_\_\_ Date: \_\_\_\_\_ Date of Previous Inspection: \_\_\_\_\_

Location: \_\_\_\_\_ Inspected By: \_\_\_\_\_

## I. SUPPORTING STRUCTURE

	OK	PROBLEM MAJOR MINOR		Observation	Date of Repair
<b>Exterior and Interior Walls</b>					
Expansion / Contraction _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Settlement Cracks _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Deterioration / Spalling _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Moisture Stains / Efflorescence _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Physical Damage _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
<b>Exterior and Interior Roof Deck</b>					
Securement to Supports _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Expansion / Contraction _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Structural Deterioration _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Water Stains / Rusting _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Physical Damage _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Attachment of Membrane / Insulation _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
New Equipment Alterations _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____

## II. ROOF CONDITION

	OK	PROBLEM MAJOR MINOR		Observation	Date of Repair
<b>A. General Appearance</b>					
Debris _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Drainage _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Physical Damage _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
General Condition _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
New Equipment Alterations _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
<b>B. Surface Condition</b>					
Bare Spots _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Alligatoring / Cracking _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Slippage _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
<b>C. Membrane Condition</b>					
Blistering _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Splitting _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Ridging / Wrinkling _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Fishmouthing _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Loose Laps / Seams _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Punctures _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Fastener Backout _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Securement to Substrate _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Membrane Shrinkage _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Membrane Slippage _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____





## SEMI-ANNUAL MAINTENANCE INSPECTION CHECKLIST

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## III. FLASHING CONDITION

	OK	PROBLEM MAJOR MINOR		Observation	Date of Repair
<b>A. Roof Perimeter Base Flashing</b>					
Punctures or Tears	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Deterioration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Blistering	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Open Laps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Attachment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Ridging / Wrinkling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<b>B. Counter Flashing / Terminations</b>					
Open Laps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Punctures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Attachment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Rusting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Fasteners	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Caulking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<b>C. Coping</b>					
Open Fractures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Punctures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Attachment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Rusting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Drainage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Fasteners	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Caulking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<b>D. Perimeter Walls</b>					
Mortar Joint	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Spalling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Movement Cracks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

## IV. ROOF PERIMETER EDGING / FACIA

	OK	PROBLEM MAJOR MINOR		Observation	Date of Repair
Splitting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Securement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Rusting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Membrane Deterioration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Fasteners	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Punctures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

## V. ROOF PENETRATIONS

	OK	PROBLEM MAJOR MINOR		Observation	Date of Repair
<b>A. Equipment Base Flashing</b>					
Open Laps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Punctures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Attachment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		



## SEMI-ANNUAL MAINTENANCE INSPECTION CHECKLIST

## V. ROOF PENETRATIONS (CONTINUED)

	OK	PROBLEM MAJOR MINOR		Observation	Date of Repair
<b>B. Equipment Housing</b>					
Counter Flashing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Open Seams	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Physical Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Caulking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Drainage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<b>C. Equipment Operation</b>					
Discharge of Contaminants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Excessive Traffic Wear	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<b>D. Roof Jacks / Vents / Drains</b>					
Attachment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Physical Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Operational / Clogged	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Caulking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

## VI. EXPANSION JOINTS

	OK	PROBLEM MAJOR MINOR		Observation	Date of Repair
Open Joints	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Punctures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Securement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Rusting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Fasteners	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

## VII. PITCH POCKETS

	OK	PROBLEM MAJOR MINOR		Observation	Date of Repair
Open Joints	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Sealant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Excessive Movement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		



# ROOFING CONTRACTOR MATERIALS AND WORKMANSHIP WARRANTY

5 YEAR

1 Contractor: B &L Sheet Metal & Roofing- Tecta America

2 Roof Owner: BCSC

3 Type and Name of Building: Reagan Elem School

Building Location: 4845 Bulldog Dr, Brownsburg, IN

Area of Roof : 65000 S.F.

4 Roofing Materials: OC Duration Shingles -"Estate Gray"

5 Warranty begins: 07/01/2023 and expires: 07/01/2028  
(date) (date)

6 Warranty: Contractor warrants to Owner that it applied the roofing materials to the above-described roof in accordance with (a) the written specifications of Roofing Materials Manufactured and (b) good roofing industry practices, in effect on 7/1/2023

the date application commenced. Subject to the following terms, conditions and limitations, Contractor will, during the term of this Warranty, at its expense, repair or cause to be repaired leaks in said roof which are the result of defects in the roofing materials or Contractor's workmanship. Upon expiration of this term of this Warranty, without notice from Owner of some defect, Contractor shall have no further obligation to make repairs at Contractor's expense under any provision of this Warranty and Owner shall not make any further demand or claim against Contractor concerning Contractor's workmanship, or the roofing materials installed, provided that Contractor promptly commences and diligently proceeds with the correction and repair of all such defects covered by this Warranty which are called to Contractor's attention during the term of this Warranty by Owner.

7 Terms, Conditions and Limitations. This warranty does not cover any leaks in the roof caused by: the acts or missions of other trades or contractors; lightning, winds of peak gust speeds of 55 m.p.h. or higher measured at 10 meters above ground, hail storm, flood, eqrthquake or other unusual phenomenon of the elements; structural settlement; failure, movement, cracking or excess deflection of the roof deck; defects or failure of materials used as a roof substrate over which the roof system is applied; faulty condition of parapet walls, copings, chimneys, skylights, vents, supports or other parts of the building; vapor condensation beneath the roof; penetrations for pitch boxes; erosion, cracking and porosity of mortar and brick; dry rot; stoppage of roof drains and gutters; penetration of the roof from beneath by rising fasteners of any type; inadequate drainage, slope or other conditions beyond the control of



Contractor which cause ponding or standing of water; termites or other insects; rodents or other animals; fire; or harmful chemicals, oils, acids and the like that come in contact with the roofing system and cause a leak or otherwise damage the roof system. If the roof fails to maintain a water-tight condition because of damage by reason of any of the foregoing, this warranty shall immediately become null and void for the balance of its term unless such damage is repaired by Contractor at the expense of Owner.

8 Notification by Owner. During the term of this warrant, if the roof leaks, Owner must immediately notify Contractor by telephone of such leaks, and promptly confirm such telephone notice by written notice to Contractor.

9 Events Which May Void Warranty. This warranty shall become null and void:

(a) Unless Contractor receives notice from Owner in accordance with paragraph 8 above of any leaks and is provided an opportunity to inspect, and if required by the terms of this warranty, to repair the roof;

(b) If work is done on such roof, including, but without limitation, work in connection with flues, vents, drains, sign braces, railings, platforms or other equipment fastened to or set on the roof or if repairs or alterations are made to said roof, without first notifying Contractor in writing and giving Contractor the opportunity to make the necessary roofing application recommendations with respect thereto, which recommendations are complied with. Contractor shall be paid for time and materials expended in making recommendations or repairs occasioned by the work of others on the subject roof;

(c ) Any area of the roof is used as a promenade, walkway or work area or is sprayed or flooded, unless such use was originally specified with a defined area and the specification is noted in paragraph 14 below.

10 Transferability This warranty shall accrue only to the benefit of the original owner named above. It is not transferable to any other person, except with the prior written consent of contractor.

11 No Other Warranties. No other express warranty is given by Contractor to Owner. The repair of the subject roof is the exclusive remedy. THE IMPLIED WARRANTIES, AND SPECIFICALLY THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE ARE EXPRESSLY EXCLUDED AND DISCLAIMED.

This warranty is separate and apart from any warranty which may be issued to Owner by Roofing Materials Manufacturer. CONTRACTOR EXPRESSLY EXCLUDES AND DISCLAIMS ANY RESPONSIBILITY TO OWNER IN CONNECTION WITH OR ATTRIBUTABLE TO ANY SUCH ROOFING MATERIALS MANUFACTURER'S WARRANTY.

12

Incidental or Consequential Damages. UNDER NO CIRCUMSTANCES SHALL CONTRACTOR BE LIABLE TO OWNER OR ANY OTHER PERSON FOR ANY INCIDENTAL, SPECIAL, CONSEQUENTIAL, OR OTHER DAMAGES INCLUDING, BUT NOT LIMITED TO, LOSS OF PROFITS OR DAMAGE TO THE BUILDING OR ITS CONTENTS, WHETHER ARISING OUT OF BREACH OF WARRANTY, BREACH OF CONTRACT OR UNDER ANY OTHER THEORY OF LAW.

13 Payment to Contractor. This warranty shall not be or become effective unless and until Contractor has been paid in full for said roof in accordance with the agreement pursuant to which said roof was applied.

14 Additional conditions or exclusions

This warranty has been duly executed this 20th day of Jun-23

By: David Lee  
Contractor

B&L SHEET METAL AND ROOFING

Emergency Contact:

**Kyle Clemons**  
**(812) 327-0102**

# ROOFING CONTRACTOR MATERIALS AND WORKMANSHIP WARRANTY

2 YEAR

1 Contractor: B & L Sheet Metal & Roofing-  
A Tecta America Company  
2 Roof Owner: BCSC  
3 Type and Name of Building: Cardinal- Delaware Elem School  
Building Location: 3680 Hornaday Rd, Brownsburg, IN  
Area of Roof : 83000 S.F.

4 Roofing Materials: Fibertite PVC Fully Adhered Roof System

5 Warranty begins: 07/01/2023 and expires: 07/01/2025  
(date) (date)

6 Warranty: Contractor warrants to Owner that it applied the roofing materials to the above-described roof in accordance with (a) the written specifications of Roofing Materials Manufactured and (b) good roofing industry practices, in effect on 7/1/2023

the date application commenced. Subject to the following terms, conditions and limitations, Contractor will, during the term of this Warranty, at its expense, repair or cause to be repaired leaks in said roof which are the result of defects in the roofing materials or Contractor's workmanship. Upon expiration of this term of this Warranty, without notice from Owner of some defect, Contractor shall have no further obligation to make repairs at Contractor's expense under any provision of this Warranty and Owner shall not make any further demand or claim against Contractor concerning Contractor's workmanship, or the roofing materials installed, provided that Contractor promptly commences and diligently proceeds with the correction and repair of all such defects covered by this Warranty which are called to Contractor's attention during the term of this Warranty by Owner.

7 Terms, Conditions and Limitations. This warranty does not cover any leaks in the roof caused by: the acts or missions of other trades or contractors; lightning, winds of peak gust speeds of 55 m.p.h. or higher measured at 10 meters above ground, hail storm, flood, earthquake or other unusual phenomenon of the elements; structural settlement; failure, movement, cracking or excess deflection of the roof deck; defects or failure of materials used as a roof substrate over which the roof system is applied; faulty condition of parapet walls, copings, chimneys, skylights, vents, supports or other parts of the building; vapor condensation beneath the roof; penetrations for pitch boxes; erosion, cracking and porosity of mortar and brick; dry rot; stoppage of roof drains and gutters; penetration of the roof from beneath by rising fasteners of any type; inadequate drainage, slope or other conditions beyond the control of



Contractor which cause ponding or standing of water; termites or other insects; rodents or other animals; fire; or harmful chemicals, oils, acids and the like that come in contact with the roofing system and cause a leak or otherwise damage the roof system. If the roof fails to maintain a water-tight condition because of damage by reason of any of the foregoing, this warranty shall immediately become null and void for the balance of its term unless such damage is repaired by Contractor at the expense of Owner.

8 Notification by Owner. During the term of this warrant, if the roof leaks, Owner must immediately notify Contractor by telephone of such leaks, and promptly confirm such telephone notice by written notice to Contractor.

9 Events Which May Void Warranty. This warranty shall become null and void:

(a) Unless Contractor receives notice from Owner in accordance with paragraph 8 above of any leaks and is provided an opportunity to inspect, and if required by the terms of this warranty, to repair the roof;

(b) If work is done on such roof, including, but without limitation, work in connection with flues, vents, drains, sign braces, railings, platforms or other equipment fastened to or set on the roof or if repairs or alterations are made to said roof, without first notifying Contractor in writing and giving Contractor the opportunity to make the necessary roofing application recommendations with respect thereto, which recommendations are complied with. Contractor shall be paid for time and materials expended in making recommendations or repairs occasioned by the work of others on the subject roof;

(c) Any area of the roof is used as a promenade, walkway or work area or is sprayed or flooded, unless such use was originally specified with a defined area and the specification is noted in paragraph 14 below.

10 Transferability This warranty shall accrue only to the benefit of the original owner named above. It is not transferable to any other person, except with the prior written consent of contractor.

11 No Other Warranties. No other express warranty is given by Contractor to Owner. The repair of the subject roof is the exclusive remedy. THE IMPLIED WARRANTIES, AND SPECIFICALLY THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE ARE EXPRESSLY EXCLUDED AND DISCLAIMED.

This warranty is separate and apart from any warranty which may be issued to Owner by Roofing Materials Manufacturer. CONTRACTOR EXPRESSLY EXCLUDES AND DISCLAIMS ANY RESPONSIBILITY TO OWNER IN CONNECTION WITH OR ATTRIBUTABLE TO ANY SUCH ROOFING MATERIALS MANUFACTURER'S WARRANTY.

12 Incidental or Consequential Damages. UNDER NO CIRCUMSTANCES SHALL CONTRACTOR BE LIABLE TO OWNER OR ANY OTHER PERSON FOR ANY INCIDENTAL, SPECIAL, CONSEQUENTIAL, OR OTHER DAMAGES INCLUDING, BUT NOT LIMITED TO, LOSS OF PROFITS OR DAMAGE TO THE BUILDING OR ITS CONTENTS, WHETHER ARISING OUT OF BREACH OF WARRANTY, BREACH OF CONTRACT OR UNDER ANY OTHER THEORY OF LAW.

13 Payment to Contractor. This warranty shall not be or become effective unless and until Contractor has been paid in full for said roof in accordance with the agreement pursuant to which said roof was applied.

14 Additional conditions or exclusions

This warranty has been duly executed this 20th day of Jun-23

By: David J Lee  
Contractor

B&L SHEET METAL AND ROOFING

Emergency Contact:

Kyle Clemons  
(812) 327-0102