DOCUMENT 00 90 00
ADDENDUM

ADDENDUM: 1
DATE: APRIL 21, 2026
PROJECT: SCHOOL DISTRICT OF HOLMEN
ROOF REPLACEMENT
VIKING ELEMENTARY
SAND LAKE ELEMENTARY - ALTERNATE
500 EAST WALL STREET (VIKING ELEM.)
3600 SAND LAKE ROAD (SAND LAKE ELEM.)
HOLMEN, WISCONSIN 54636
HSR PROJECT NUMBER: **26007**

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

TO: Prospective Bidders

This addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated APRIL 2026. 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, 1 DOCUMENT, 1 SECTION, and 1 DRAWING.

PRE-BID MEETING SIGN IN SHEET:

1. Sign-In sheet dated April 16, 2026

CHANGES TO SPECIFICATIONS:

2. Section 07 53 00 Elastomeric Membrane Roofing
   a. See the revised section included in this addendum. Disregard the previous version.
   b. Revised paragraph 3.02 C. to allow for additional mechanical fastening of insulation.

CHANGES TO DRAWINGS

3. Sheet A220 ROOF PLAN 30"x42"
   a. See the revised sheet included in this addendum. Disregard the previous version.
   b. Added parapet thicknesses to the plan.

END OF DOCUMENT 00 90 00

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ARCHITECTURE
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HSR Associates
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Pre-Bid Meeting Sign-In Sheet

April 16, 2026

PROJECT: **SCHOOL DISTRICT OF HOLMEN**
ROOF REPLACEMENT – VIKING ELEMENTARY
500 EAST WALL STREET
HOLMEN, WI 54636
HSR PROJECT NUMBER: 26007

BID OPENING: 2:00 PM, May 5, 2026

Name	Company
1. Michelle Maland	HSR Associates, Inc.
2. Mike Rude	Jackson Roofing
3. Jeremy Teeter	LEDEGAR ROOFING
4. Justin Haller	School District of Holmen
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SECTION 07 53 00

ELASTOMERIC MEMBRANE ROOFING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Elastomeric roofing membrane, ballasted conventional, ballasted protected membrane, and adhered conventional application.

B. Insulation, flat and tapered.

C. Insulation for framed wall infill.

D. Vapor retarder.

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 07 27 00 - Air Barriers: EPDM and associated roofing materials installed as an air barrier.

1.03 REFERENCE STANDARDS

A. ASTM C1289 - Standard Specification for Faced Rigid Cellular Polyisocyanurate Thermal Insulation Board; 2025.

B. ASTM D4637/D4637M - Standard Specification for EPDM Sheet Used in Single-Ply Roof Membrane; 2015, with Editorial Revision (2022).

C. NRCA (WM) - The NRCA Waterproofing Manual; 2021.

D. SPRI RP-4 - Wind Design Standard for Ballasted Single-Ply Roofing Systems; 2022.

1.04 SUBMITTALS

A. See contract Conditions and General 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 roofing manufacturer.

E. Closeout Submittals:
   1. See Contract Conditions and General Requirements for additional information regarding documenting warranties.
   2. Extended Period: Submit certificate by Contractor acknowledging the section specific period to correct work described in this Section.
      a. Provide this information on the form provided by A/E.

3. Warranty Documentation: Submit documentation of manufacturer's warranty that acknowledges the requirements defined in this section.
    a. Provide procurement information including date(s) of procurement, identification of suppliers and contractors involved in the procurement.
    b. Provide manufacturer certification of the warranty that is executed in the Owner's name.

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 Conditions of the Contract and General Requirements for additional warranty requirements.

B. Extended Period: Correct work in accordance with the terms of the General Conditions for a duration of not less than one year.

C. Section Specific Warranty: Provide manufacturer’s customized warranty as described in this section. Document the warranty as defined under the Submittals heading of this section. Provide warranty in conformance with the following:
    1. Provide twenty year manufacturer's material and labor warranty to cover failure to prevent penetration of water.
        a. Include membrane, roof insulation and all other products supplied by manufacturer/installer.
        b. Include coverage for windspeeds up to 72 miles per hour.
        c. 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 systems 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 contract Conditions and General Requirements for requirements.

2.02 ROOFING - UNBALLASTED APPLICATIONS

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

2.03 ROOFING - BALLASTED APPLICATIONS

A. Elastomeric Membrane Roofing: One-ply membrane loose-laid over insulation and vapor retarder with ballast.

B. Ballast as required to meet manufacturer warranty and to meet UL I-60 uplift requirements.

2.04 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: 6 mil poly at metal decks, complying with requirements of fire rating classification; compatible with roofing and insulation materials.

D. Flexible Flashing Material: Material approved by manufacturer for warranty compliance.

2.05 INSULATION

A. Polyisocyanurate (ISO) Board Insulation: Rigid cellular foam, complying with ASTM C1289.
   1. Classifications:
      a. Type II: Faced with either cellulosic facers or glass fiber mat facers on both major surfaces of the core foam.
         1) Class 2 - Faced with coated polymer-bonded glass fiber mat facers on both major surfaces of core foam.
         2) Compressive Strength: Classes 1-2-3, Grade 1 - 20 psi, nominal.
   2. Structurally Sloped Areas which require only flat insulation:
      a. Base Layer:
         1) Nominal Thickness: As indicated on plans.
         2) Nominal Size: 48 inches x 96 inches or 48 inches x 48 inches (Use roof system manufacturer recommended board size for type of adhesion process.)
      b. Top Layer:
         1) Nominal Thickness: As required to meet overall thickness on plan.
         2) Nominal Size: 48 inches x 96 inches or 48 inches x 48 inches (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 inches x 48 inches.
      b. Tapered Layer:
         1) Nominal Thickness: tapered at ¼" per foot unless noted otherwise.
         2) Nominal Size: 48 inches x 48 inches".

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.

1. Material: EPDM.
2. Configuration: Knurled or knobbed for traction.
   a. Size: 30 inch by 30 inch by minimum 0.30 inch thick.
   b. Surface Color: Black.

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 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 layer(s) of insulation except the upper-most layer at flat insulation and the two upper-most layers at tapered insulation. Fasten insulation in accordance with roofing manufacturer instructions.
2. Embed uppermost layer(s) of insulation (provide 1 inch minimum cover over mechanically fastened insulation) into full bed of adhesive in accordance with roofing and insulation manufacturers' instructions.

D. Lay subsequent layers of insulation with joints staggered minimum 6 inch from joints in both directions of preceding layer. Use manufacturer's recommended adhesive.

E. Place tapered insulation to the required slope pattern in accordance with manufacturer's instructions.

F. Lay boards with edges in moderate contact without forcing. Cut insulation to fit neatly to perimeter blocking and around penetrations through roof.

G. At roof drains, use factory-tapered boards to slope down to roof drains over a distance of 18 inches.

H. Do not apply more insulation than can be covered with membrane in same day.

3.03 INSTALLATION - MEMBRANE

A. Install elastomeric membrane roofing system in accordance with manufacturer's recommendations and NRCA (WM) applicable requirements.

B. Roll out membrane, free from wrinkles or tears. Place sheet into place without stretching.

C. Shingle joints on sloped substrate in direction of drainage.

D. 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.

E. Overlap edges and ends and seal seams by contact adhesive, minimum 3 inches. Seal permanently waterproof. Apply uniform bead of sealant to joint edge.

F. 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.
   4. At roof edge extend roofing membrane down wall 2 inches plus or minus and secure to continuous flashing reglet at opposite side.
   5. Secure flashing to nailing strips at 4 inches on center.
   6. Insert flashing into reglets and secure.

G. At roof edge flashings, extend membrane under gravel stop and to the outside face of the wall.

H. Around roof penetrations, seal flanges and flashings with flexible flashing or flashing boots.

I. Coordinate installation of roof scuppers, downspouts and related flashings.

J. Coordinate installation of roof drains and sumps and related flashings.

3.04 INSTALLATION - BALLAST

A. Ballast: Evenly distribute aggregate ballast, and install in accordance with SPRI RP-4.

B. Set roof drain inlets at membrane level and top grating at top of insulation.

3.05 FIELD QUALITY CONTROL

A. See contract Conditions and General 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.

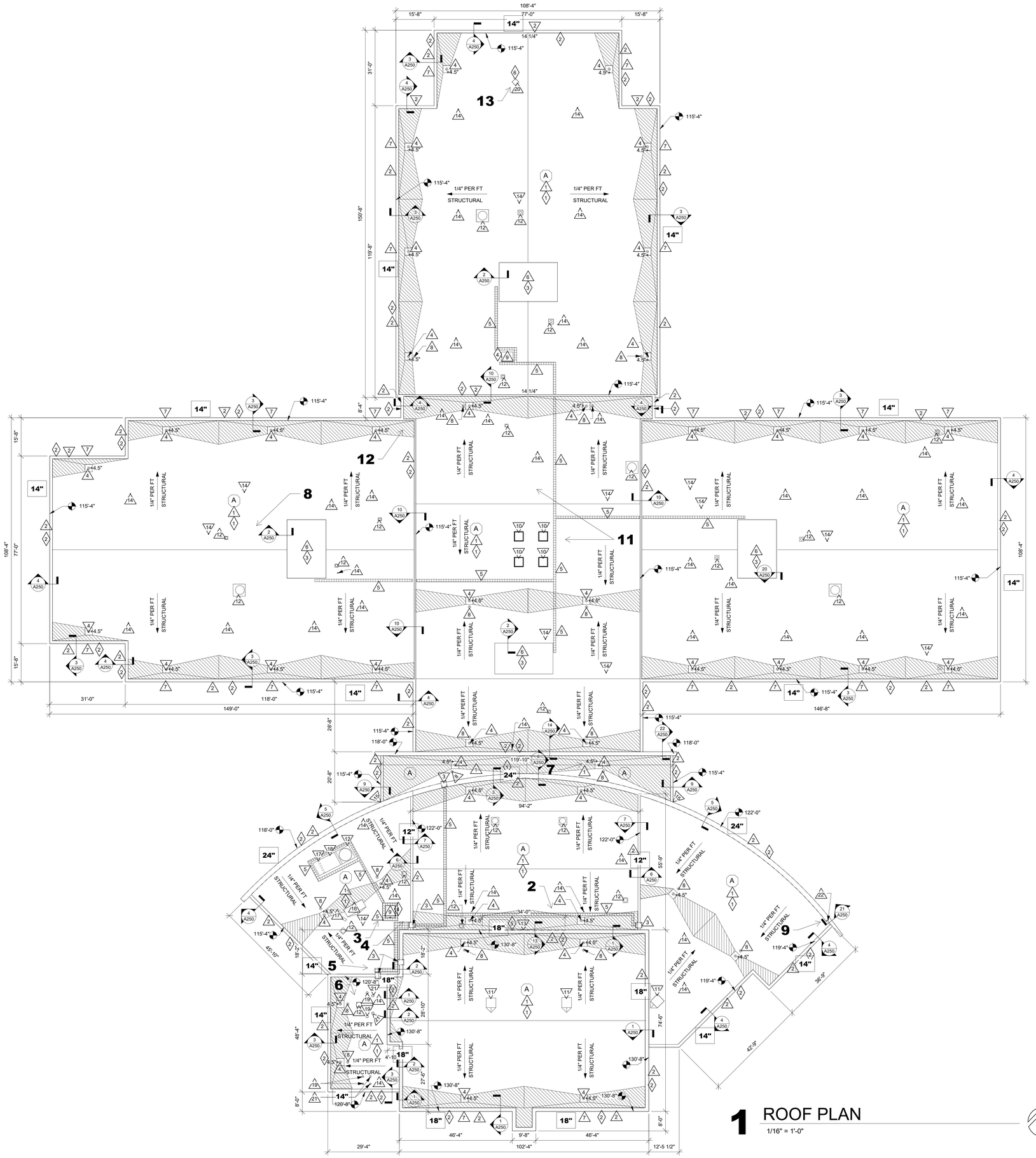
B. Where traffic must continue over finished roof membrane, protect surfaces using durable materials.

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



1 ROOF PLAN

1/16" = 1'-0"

ROOF GENERAL NOTES:

A. VERIFY ROOF EQUIPMENT AND PENETRATIONS. EQUIPMENT SHOWN IS GRAPHIC ONLY.

B. ROOF PENETRATIONS FOR DRAINS, VENTS, ETC. SHALL BE COMPLETED AS PER CURRENT SMACNA REQUIREMENTS AND THE ROOF MANUFACTURERS APPROVED DETAILS FOR WARRANTY SATISFACTION.

C. ALL METAL ROOF AND FLASHING, SHALL MEET CURRENT SMACNA REQUIREMENTS AND MANUFACTURER'S SPECIFIED WARRANTY.

D. WHERE MEMBRANE IS SHOWN OVER TOP OF WALL EXTEND DOWN OPPOSITE SIDE AND SECURE TO BLOCKING.

E. 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.

F. INSTALL BOND BREAK BETWEEN ALL WOOD BLOCKING AND CMU OR CONCRETE.

G. AT INTERSECTION OF ROOF INSULATION WITH VERTICAL SURFACES FILL ALL VOIDS AT INSULATION TERMINATION WITH EXPANDING FOAM INSULATION.

ROOF SYSTEM DESCRIPTIONS:

ALTERNATE BID #1

A — REMOVE EXISTING BALLASTED ROOF SYSTEMS, METAL FLASHINGS AND INSULATION DOWN TO EXISTING ROOF DECK. INSTALL NEW ADHERED MEMBRANE ON NEW 5 1/2" BASE INSULATION (2 LAYERS WITH STAGGERED JOINTS) ON NEW VAPOR RETARDER ON EXISTING SLOPED METAL DECK. DRAWINGS AND NOTES DEPICT THIS ALTERNATE BID.

ALTERNATE BID #2

A — REMOVE EXISTING BALLAST AND SALVAGE FOR REINSTALLATION. REMOVED EXISTING ROOF MEMBRANE. EXISTING INSULATION TO REMAIN. REMOVE EXISTING METAL FLASHINGS. INSTALL NEW ROOF MEMBRANE OVER EXISTING INSULATION AND REINSTALL SALVAGED BALLAST. INSTALL NEW METAL FLASHINGS.

ROOF LEGEND:

- SYMBOL INDICATES DEMOLITION KEY NOTE THIS SHEET.
- SYMBOL INDICATES ROOF KEY NOTE THIS SHEET.
- VENT/ EXHAUST HOOD
- PLUMBING VENT
- EXISTING ROOF DRAIN WITH 4' SQUARE SUMP. INSTALL TO MEET ROOF WARRANTY REQUIREMENT
- 8 — PHOTO LOCATION - SEE SHEET A221
- 14" — INDICATES PARAPET WIDTH

A01

DEMOLITION KEY NOTES

1	REMOVE EXISTING BALLAST, MEMBRANE, AND INSULATION TO METAL DECK.
2	REMOVE EXISTING SHEET METAL CAP FLASHING.
3	CUT EXISTING MECHANICAL UNIT/PENTHOUSE METAL COUNTER FLASHING. PREP EXISTING COUNTER FLASHING TO ATTACH NEW COUNTER FLASHING.
4	REMOVE EXISTING SEALS AT EXISTING ROOF ACCESS HATCH. PREP FOR NEW SEALS.
5	AFTER REMOVAL OF WALL ROOFING MEMBRANE UNDER EXISTING EIFS, PREP EXISTING WALL FOR NEW WALL FURRING FROM ROOF DECK TO BOTTOM OF EIFS.
6	REMOVE AND SALVAGE EXISTING SCHOOL OWNED, WOOD FRAMED WEATHER EQUIPMENT.

ROOF KEY NOTES

1	INSTALL NEW ADHERED MEMBRANE ROOF - SEE ROOF SYSTEM DESCRIPTIONS.
2	INSTALL NEW PREFINISHED METAL CAP FLASHING - COLOR TO MATCH EXISTING.
3	EXISTING ROOF LADDER TO REMAIN.
4	EXISTING ROOF DRAIN - FLASH INTO NEW ROOF MEMBRANE W/ 4'-0"x4'-0" SQUARE SUMP AT DRAIN. SEE PHOTO GROUP 1.
5	INSTALL NEW RUBBER WALKWAY PADS IN SAME LOCATIONS AS REMOVED CONC PADS.
6	EXISTING ROOFTOP UNIT AND CURB. PROVIDE NEW PREFINISHED METAL COUNTER FLASHING FASTENED TO EXISTING FLASHING. SEE DETAIL 22/A250.
7	EXISTING OVERFLOW SCUPPER. SEE PHOTO GROUP 1 AND DETAIL 19A250.
8	EXISTING OVERFLOW ROOF DRAIN- FLASH INTO NEW ROOF MEMBRANE AT DRAIN. SEE PHOTO GROUP 1.
9	EXISTING ROOF ACCESS HATCH. PROVIDE NEW SEALS. INSTALL NEW FLASHING. SEE DETAIL 12A250.
10	EXISTING SKYLIGHT TO REMAIN. INSTALL NEW FLASHING. SEE 11A250.
11	EXISTING LOUVERED ROOF HOODS TO REMAIN. INSTALL NEW FLASHING. SEE DETAIL 18A250.
12	EXISTING EXHAUST HOOD TO REMAIN. INSTALL NEW FLASHING. SEE DETAIL 17A250.
13	INSTALL NEW WALL FURRING TO BE FLUSH WITH EXISTING EIFS ABOVE. INSTALL NEW PREFINISHED METAL COUNTER/RECEIVER FLASHING. SEE DETAIL 13A250.
14	EXISTING SMALL PIPE PENETRATION TO REMAIN. INSTALL NEW FLASHING. SEE DETAIL 15A250.
15	INSTALL NEW SEALANT AT WALL/STOREFRONT JAMB FROM GRADE UP TO ROOF.
16	REINSTALL AND RECONNECT (2) CONDENSING UNITS AND INSTALL OVER EXISTING TIMBER SLEEPER RAILS OVER NEW SACRIFICIAL MEMBRANE SHEET OVER NEW EPDM ROOFING SYSTEM.
17	EXISTING ROOF CURB RAIL TO REMAIN - SEE DETAIL 19A250.
18	EXISTING DUCT PENETRATION THROUGH CURB. DUCT CONTINUES ALONG ROOF TO THE WEST AS SHOWN.
19	EXISTING LARGE PIPE PENETRATION TO REMAIN. INSTALL NEW FLASHING. SEE DETAIL 16A250.
20	REINSTALL SALVAGED SCHOOL OWNED, WOOD FRAMED WEATHER EQUIPMENT OVER NEW RUBBER WALKWAY PAD.
21	EXISTING HOT STACK PIPE PENETRATION TO REMAIN. INSTALL NEW FLASHING. SEE DETAIL 21A250.
22	INSTALL NEW WALL FURRING TO BE FLUSH WITH ADJACENT, EXISTING BRICK VENEER. INSTALL NEW PREFINISHED METAL COUNTER/RECEIVER FLASHING.

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

HSR ASSOCIATES INC.
100 MILWAUKEE STREET
LA CROSSE, WISCONSIN
PHONE: 608.784.1830
FAX: 608.782.5844
www.hsrassociates.com

Consultant:

Project Title: SCHOOL DISTRICT OF HOLMEN
ROOF REPLACEMENTS

Project Location: SAND LAKE ELEMENTARY
3600 SAND LAKE RD
HOLMEN, WI 54636

Sheet Title: ROOF PLAN

HSR Project Number: 26007

Project Date: APRIL 7, 2026

Drawn By: MPL/JTD

Key Plan:

BID SET

Revisions:

No.	Description	Date
A01	Addendum 1	04-21-26

Graphic Scale: VARIES

Last Update: 4/21/2026 12:10:10 PM

SAND LAKE ELEMENTARY
ALTERNATE

A220