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**PROJECT:** University of Colorado – Denver (UCD)  
Lawrence Street Center (LSC)  
Boiler Re-Piping Project  
Dated: August 18, 2023  
SBEC Project #220016

**ADDENDUM-01 DATE:** August 18, 2023

This Addendum becomes part of the Contract Documents and shall be acknowledged by each bidder on the bid/proposal form. All parts of the original specifications and drawings shall remain in force except as noted below:

**1. Specification(s):**

1. N/A

**2. Drawing(s):**

1. N/A

**3. General Clarifications, RFIs, and RFI Responses**

**A. Contractor Bidding Questions/RFIs:**

1. For alternate #1, we are to replace panel DP-15. Do we need to provide temporary power for the cooling tower and the EFs?

*Response: Provide temporary power. Monitor the panelboard used as the temporary source for to confirm adequate capacity exists. Do not use panelboard EHP for temporary power.*

2. Same question (as above) arises for alternate #3 when the feeder wire is to be replaced for panel DP-15. [Do we need to provide temporary power for the cooling tower and the EFs?]

*Response: Provide temporary power. Monitor the panelboard used as the temporary source for to confirm adequate capacity exists. Do not use panelboard EHP for temporary power.*

3. Is the roof under a current warranty and if yes who is the contractor that carries this warranty?

*Response: Yes, the roof is currently under warranty (refer to Attachment A). The roof was replaced in 2016 and has a twenty (20) year warranty. The installing roofing contractor was Seaman Corporation Commercial Roofing.*

4. Who is the BAS contractor for this building?

*Response: Siemens controls are currently utilized in the building.*

5. Is there glycol in the system and if yes, what concentration?

*Response: Current percentage for the system is 0%, no new glycol to be added to system and percentage glycol at completion of is 0%.*

**END OF ADDENDUM 01**

**ATTACHMENTS:**

1. Attachment A – Roofing Warranty Package

## Letter of Transmittal

To: DAN ARGERSINGER  
CU DENVER FACILITIES PROJECTS  
1945 N WHEELING ST  
MAIL STOP F418  
AURORA, CO 80045

Transmittal #: 2

Date: 4/26/2016

Job: 2-15-0032 LSC REPLACE ROOF-CU DENVER

Subject: WARRANTY PROJECT

### WE ARE SENDING YOU

☐ Attached

☐ Under separate cover via None the following items:

☐ Shop drawings

☐ Prints

☐ Plans

☐ Samples

☐ Copy of letter

☐ Change order

☐ Specifications

☒ WARRANTIES

Document Type	Copies	Date	No.	Description
SEAMAN (FIBERTITE) W/	1	4/26/16	1	20-YEAR ROOFING SYSTEM WARRANTY
MeTAL ERA	1	4/26/16	2	20-YEAR PERMA TITE WARRANTY
SRI	1	4/26/16	3	2-YEAR METAL WORK WARRANTY
SRI	1	4/26/16	4	2-YEAR ROOFING GUARANTEE
STATE OF CO	1	4/26/16	5	NON-SPECIFICATION OF ASBESTOES LETTER
STATE OF CO	1	4/26/16	6	FINAL ACCEPTANCE AND ISSUANCE
STATE OF CO	1	4/26/16	7	NOTICE OF CONTRACTORS SETTLEMENT
STATE OF CO	1	4/26/16	8	NOTICE OF OCCUPANCY
STATE OF CO	1	4/26/16	9	CERTIFICATE OF OCCUPANCY
STATE OF CO	1	4/26/16	10	BUILDING INSPECTION RECORD
STATE OF CO	1	4/26/16	11	MINORITY/WOMEN BUSINESS PARTICIPTION REPORT
STATE OF CO	1	4/26/16	12	NOTICE OF SUBSTANTIAL COMPLETION
STATE OF CO	1	4/26/16	13	PUNCH LIST

### THESE ARE TRANSMITTED as checked below:

☐ For approval

☐ Approved as submitted

☐ Resubmit \_\_\_ copies for approval

☒ For your use

☐ Approved as noted

☐ Submit \_\_\_ copies for distribution

☐ As requested

☐ Returned for corrections

☐ Return \_\_\_ corrected prints

☐ For review and comment

☐ Other

☐ FOR BIDS DUE

☐ PRINTS RETURNED AFTER LOAN TO US

Remarks: PLEASE MAKE SURE TO HAVE THE OWNER SIGN AND RETURN THE SEAMAN (FIBERTITE) WARRANTY OR IT WILL NOT BE A VALID WARRANTY .

Copy To:

If enclosures are not as noted, kindly notify us at once.

Page 1 of 2

*Letter of Transmittal*

**To:** DAN ARGERSINGER  
CU DENVER FACILITIES PROJECTS  
1945 N WHEELING ST  
MAIL STOP F418  
AURORA, CO 80045

**Subject:** WARRANTY PROJECT

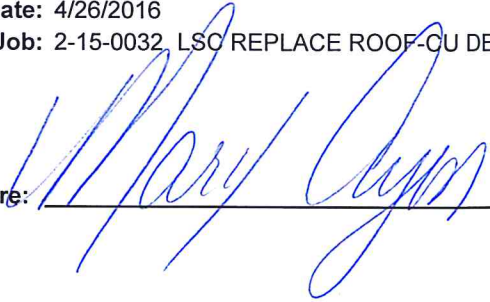
**From:** MARY AYON (Superior Roofing, Inc.)

**Transmittal #:** 2

**Date:** 4/26/2016

**Job:** 2-15-0032, LSC REPLACE ROOF-CU DENVER

**Signature:** \_\_\_\_\_





## SEAMAN CORPORATION COMMERCIAL ROOFING WARRANTY

Building Name: LSC REPLACE ROOF CU-DENVER  
Building Address: 1380 LAWRENCE ST DENVER, CO 80204  
Building Owner: STATE OF CO-CU DENVER FACILITIES PROJECTS  
Owner Address: 1945 N WHEELING ST, MAIL STOPF418 AURORA, CO 80045

Warranty Serial No: 20160339  
Effective Date: 03/31/2016  
Warranted Roof Area: 14,093 sq. ft.  
Expiration Date: 03/31/2036

**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 date of substantial completion of the installation of the roofing membrane, Seaman Corp. will repair leaks originating in the FiberTite Roofing System ("Roofing System") installed 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 membranes, insulation and accessories provided by Seaman Corp installed in accordance with Seaman Corp.'s technical specifications.
2. In order for this warranty to be effective the Roofing System must have been installed by an Authorized Applicator and inspected and approved for warranty by Seaman Corp.
3. Owner shall give Seaman Corp. written notice not more than thirty (30) days after discovery of any leaks in the Roofing System. By giving such notice Owner authorizes Seaman Corp. or its agents to inspect the Roofing System and investigate the cause of the leak.
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. 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 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 leaks are 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, but in no case shall Seaman Corp.'s obligation over the lifetime of the warranty exceed the Owner's original cost of the installed Roofing System.
6. If, after its inspection, Seaman Corp. determines in good faith that the cause of the leaks are 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 the type of repairs necessary to correct the leaks and cause the then existing remaining portion 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. In no event shall Owner make any alterations or repairs to the Roofing System or install any structures, fixtures on or through such system without the prior written consent of Seaman Corp.
8. Seaman Corp. shall have no obligation under this warranty unless and until 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.
9. 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 ¾-in. in 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 Roofing System's ability to resist leaks, (c) unauthorized alterations of the Roofing System (see Section 7 above) or installation of structures, fixtures, or utilities on or through the Roofing System by Owner, (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 Seaman Corp.'s FiberTite Maintenance Guidelines listed on the reverse side of this warranty, (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. via the Materials Submittal & Warranty Request form, (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 (j) loss of integrity of the Building envelope and/or structure.
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.
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 or federal court within Summit County, Ohio or 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, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR OF FITNESS FOR A PARTICULAR PURPOSE. NO EMPLOYEE OR REPRESENTATIVE OF SEAMAN CORP. HAS AUTHORITY TO MAKE ANY REPRESENTATIONS OTHER THAN THOSE STATED IN THIS WARRANTY. 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 REPAIR 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 LOSS OF PROFITS, UNDER ANY LEGAL THEORY. Seaman Corp. does not take any responsibility for the analysis of the architecture or engineering required to evaluate the type of roof system which is appropriate for the Building. Any Roofing System used for personal, family or household purposes IS NOT WARRANTED HEREUNDER.

Building Owner's Signature

Full System

Warranty Addendum:

By:

*Stephen C. Boonman*  
VP New Business Development

Title:

Date:

1000 Venture Blvd., Wooster, OH 44691



## SEAMAN CORPORATION COMMERCIAL ROOFING WARRANTY

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### Terms & Conditions

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2. In order for this warranty to be effective the Roofing System must have been installed by an Authorized Applicator and inspected and approved for warranty by Seaman Corp.
3. Owner shall give Seaman Corp. written notice not more than thirty (30) days after discovery of any leaks in the Roofing System. By giving such notice Owner authorizes Seaman Corp. or its agents to inspect the Roofing System and investigate the cause of the leak.
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. 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 etc., Owner shall be responsible for all costs necessary to expose the Roofing System for inspection and/or repair.
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7. In no event shall Owner make any alterations or repairs to the Roofing System or install any structures, fixtures on or through such system without the prior written consent of Seaman Corp.
8. Seaman Corp. shall have no obligation under this warranty unless and until 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.
9. 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 ¾-in. in 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 Roofing System's ability to resist leaks, (c) unauthorized alterations of the Roofing System (see Section 7 above) or installation of structures, fixtures, or utilities on or through the Roofing System by Owner, (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 Seaman Corp's FiberTite Maintenance Guidelines listed on the reverse side of this warranty, (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. via the Materials Submittal & Warranty Request form, (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 (j) loss of integrity of the Building envelope and/or structure.
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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, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR OF FITNESS FOR A PARTICULAR PURPOSE. NO EMPLOYEE OR REPRESENTATIVE OF SEAMAN CORP. HAS AUTHORITY TO MAKE ANY REPRESENTATIONS OTHER THAN THOSE STATED IN THIS WARRANTY. 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 REPAIR 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 LOSS OF PROFITS, UNDER ANY LEGAL THEORY. Seaman Corp. does not take any responsibility for the analysis of the architecture or engineering required to evaluate the type of roof system which is appropriate for the Building. Any Roofing System used for personal, family or household purposes IS NOT WARRANTED HEREUNDER.

Building Owner's Signature

Full System

Warranty Addendum:

By:

*Stephen C. Seaman*  
VP New Business Development

Title:

Date:

*4-21-2016*



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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. 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 etc., Owner shall be responsible for all costs necessary to expose the Roofing System for inspection and/or repair.
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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 or federal court within Summit County, Ohio or purpose of resolving any dispute or claim arising in connection with this warranty.

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Building Owner's Signature

Full System

Warranty Addendum:

By:

*Stephen C. Bodnar*  
VP New Business Development

Title:

4-21-2016

Date:



## FiberTite Installation Close-Out Documents

rev. 3/2016

Dear FiberTite Applicator;

Congratulations on the completion of another successful FiberTite Roofing System installation. We truly appreciate you using our FiberTite Roof System to meet both your business as well as your customers' needs. The following close-out documents are enclosed for your use.

1. One original signed warranty and a copy of the signed warranty for the owner.
  - a. The owner should retain the original warranty for their records.
  - b. The owner should sign and return the copy in the envelope provided.
2. The second copy of the signed warranty is for your records.
3. Our double-sided general guidelines for roof maintenance/management.
4. Our two page double-sided check list for roof maintenance/management.
  - a. Includes a partial chemical reagent list.
5. Peel and stick notification for review prior to roof access.

We look forward to continuing our partnership on future projects, and let us know how we can help moving forward.

Respectfully;

The FiberTite Warranty Administration Team



FiberTite® is a registered trade name of the Seaman Corporation.  
Copyright © 2015 Seaman Corporation. All rights reserved.



**Seaman Corporation**

Phone: 330-262-1111 or Toll-free: 800-927-8578  
Fax: 800-649-2737

## 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 you 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. *“You can’t give an enema to a dead horse.”*
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 continues 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® Roofing Systems SEMI-ANNUAL MAINTENANCE INSPECTION CHECKLIST

form revised 10/27/2015

Page 1 of 3

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

Page 3 of 3

## 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"/>	_____	_____





## **INTELLIGENT ROOFING SOLUTIONS**

Patent No. 4, 546, 589

**ACCESS RESTRICTED TO AUTHORIZED PERSONNEL ONLY**

### **PLEASE OBSERVE THE FOLLOWING PRECAUTIONS:**

**STAY ON WALKWAYS WHEN PROVIDED**

\*

**ROOF IS SLIPPERY WHEN WET**

\*

**NO SMOKING**

\*

**PROTECT THE MEMBRANE SHOULD EXTENSIVE ACTIVITY BE REQUIRED**

\*

**PLEASE NOTIFY THE OWNER SHOULD ACCIDENTAL DAMAGE OCCUR**

\*

**PLEASE NOTIFY THE OWNER SHOULD ANY DAMAGE BE OBSERVED**

**FOR WARRANTY SERVICE CONTACT:**

**SEAMAN CORPORATION**

**FIBERTITE WARRANTY SERVICE**

**888-465-5101 or [www.Fibertite.com](http://www.Fibertite.com) (select Warranty then Service Request)**

# Perma-Tite Roof Edge System Wind Warranty

Warranty No: 109477-ws System: PERMA-TITE COPING SYSTEM

Building Owner: STATE OF COLORADO - CU DENVER FACILITIES PROJECT

Job Name: LSC - CU DENVER

Location: 1380 LAWRENCE ST. - DENVER, CO 80204

Installing Contractor: SUPERIOR ROOFING

Order ship date: 10/26/15

For a period of Twenty (20) years commencing from the date of final acceptance indicated above, Metal-Era, Inc. ("Metal-Era") warrants to the building owner ("Owner") above that, subject to the terms, conditions and limitations stated herein, Metal-Era will replace or repair that portion of the coping or roof edge system that has failed due to a defect in Metal-Era supplied materials at the above building. Metal-Era's replacement or repair obligations over the life of this guarantee are limited to the owner's original cost of the System.

## TERMS, CONDITIONS, LIMITATIONS

- 1.) All Perma-Tite Fascia Systems, Perma-Tite Coping Systems, Omni Fascia, Designer Series Coping Systems only included as warranted products.
- 2.) All accessories must be manufactured by Metal-Era, Inc. for warranty to be valid.
- 3.) Owner shall provide Metal-Era with written notice within thirty (30) days of the discovery of any Metal-Era System failures.
- 4.) This warranty shall not be applicable if, in the sole judgment of Metal-Era, any of the following shall occur:
  - (a) The Metal-Era System is damaged by wind in excess of One Hundred Twenty (120) miles per hour or from flying debris, airborne objects, or natural disasters, including but not limited to tornadoes, earthquakes, lightning or fire.
  - (b) The failure is due to separation of the wood nailer substrate (or other approved attachment member) from the building.
  - (c) The Metal-Era System is damaged by acts of negligence, accidents, misuse or abuse, including, but not limited to vandalism, civil disobedience or acts of war.
  - (d) Metal work or other material not furnished by Metal-Era is used in the Metal-Era System.
  - (e) Installing contractor fails to install the Metal-Era System in strict accordance with Metal-Era's specifications and printed installation instructions.

5.) This warranty supersedes and is in lieu of any and all other expressed warranties that are in conflict with the terms and conditions stated herein.

YOU AGREE METAL-ERA ASSUMES NO LIABILITY FOR CONSEQUENTIAL DAMAGES OF ANY KIND WHICH RESULT FROM THE USE OR MISUSE OF THE SYSTEM. THIS IS THE ENTIRE WARRANTY AGREEMENT AND THERE ARE NO OTHER GUARANTEES OR WARRANTIES EXPRESSED OR IMPLIED.



By: \_\_\_\_\_ President

Dated: 12/16/15

Metal-Era, Inc.

1600 Airport Road | Waukesha, WI | p: (800) 558-2162 | f: (800) 373-9156 | [www.metalera.com](http://www.metalera.com)

# Perma-Tite Roof Edge System Wind Warranty

Warranty No: \_\_\_\_\_ System: PTC Coping System  
Building Owner: State of Colorado - CU Denver Facilities Projects  
Job Name: LS C - CU DENVER  
Location: 1380 LAWRENCE ST. DENVER, CO 80204  
Installing Contractor: Superior Roofing, Inc  
Order ship date: 10-26-15

For a period of Twenty (20) years commencing from the date of final acceptance indicated above, Metal-Era, Inc. ("Metal-Era") warrants to the building owner ("Owner") above that, subject to the terms, conditions and limitations stated herein, Metal-Era will replace or repair that portion of the coping or roof edge system that has failed due to a defect in Metal-Era supplied materials at the above building. Metal-Era's replacement or repair obligations over the life of this guarantee are limited to the owner's original cost of the System.

## TERMS, CONDITIONS, LIMITATIONS

- 1.) All Perma-Tite Fascia Systems, Perma-Tite Coping Systems, Omni Fascia, Designer Series Coping Systems only included as warranted products.
- 2.) All accessories must be manufactured by Metal-Era, Inc. for warranty to be valid.
- 3.) Owner shall provide Metal-Era with written notice within thirty (30) days of the discovery of any Metal-Era System failures.
- 4.) This warranty shall not be applicable if, in the sole judgment of Metal-Era, any of the following shall occur:
  - (a) The Metal-Era System is damaged by wind in excess of One Hundred Ten (110) miles per hour or from flying debris, airborne objects, or natural disasters, including but not limited to tornadoes, earthquakes, lightning or fire.
  - (b) The failure is due to separation of the wood nailer substrate (or other approved attachment member) from the building.
  - (c) The Metal-Era System is damaged by acts of negligence, accidents, misuse or abuse, including, but not limited to vandalism, civil disobedience or acts of war.
  - (d) Metal work or other material not furnished by Metal-Era is used in the Metal-Era System.
  - (e) Installing contractor fails to install the Metal-Era System in strict accordance with Metal-Era's specifications and printed installation instructions.

5.) This warranty supersedes and is in lieu of any and all other expressed warranties that are in conflict with the terms and conditions stated herein.

YOU AGREE METAL-ERA ASSUMES NO LIABILITY FOR CONSEQUENTIAL DAMAGES OF ANY KIND WHICH RESULT FROM THE USE OR MISUSE OF THE SYSTEM. THIS IS THE ENTIRE WARRANTY AGREEMENT AND THERE ARE NO OTHER GUARANTEES OR WARRANTIES EXPRESSED OR IMPLIED.



By: \_\_\_\_\_ President

Dated: \_\_\_\_\_

Metal-Era, Inc.

1600 Airport Road | Waukesha, WI | p: (800) 558-2162 | f: (800) 373-9156 | [www.metalera.com](http://www.metalera.com)



METAL-ERA INC.  
1600 AIRPORT ROAD  
WAUKESHA, WI 53188  
(800) 558-2162

# INVOICE

INVOICE NUMBER: 0103056  
INVOICE DATE: 10/27/2015  
ORDER NUMBER: 0109477  
ORDER DATE: 10/09/2015  
CUSTOMER NO: 0006717  
REP #: 0079

**SOLD TO:**  
SUPERIOR ROOFING INC  
14700 EAST 39TH AVE  
  
Aurora, CO 80011

Superior Roofing, Inc.  
**RECEIVED**  
October 27, 2015  
Copy to ZS

**SHIP TO:**  
SUPERIOR ROOFING INC  
14700 EAST 39TH AVE  
  
Aurora, CO 80011

NO PO

CUSTOMER PO:	SHIP VIA:	TRACKING NO:	TERMS:	SHIP DATE:		
<del>073367</del>	HOLLAND	104-5871445	NET 30	10/26/2015		
ITEM NO	UNIT	ORDERED	SHIPPED	BACKORDERED	PRICE	AMOUNT
MET-PTC	EA	1	1	0	0.00	0.00
METAL-ERA PTC COPING SYSTEM TAPERED 24GA STEEL W/KYNAR SLATE GRAY (SMOOTH)						
**PLEASE MFG AND SHIP ASAP**						
PTC	LF	180	180	0	9.57	1,722.60
PERMA-TITE COPING - 3, 12, 5						
PTC-COMQ	EA	2	2	0	85.81	171.62
OUTSIDE MITER-QUICKLOCK 90 DEGREE						
SPEC.ACCES-PTCQ	EA	1	1	0	171.61	171.61
CUSTOM PILATER CAP PRINT #2						
SPEC.ACCES-PTCQ	EA	1	1	0	171.61	171.61
CUSTOM PILATER CAP PRINT #3						
PTC	LF	468	468	0	9.57	4,478.76
PERMA-TITE COPING - 3, 9 3/4, 5						
PTC-COMQ	EA	5	5	0	85.81	429.05
OUTSIDE MITER-QUICKLOCK 90 DEGREE						
PTC-CIMQ	EA	2	2	0	85.81	171.62
INSIDE MITER-QUICKLOCK 90 DEGREE						

If you need further assistance please contact Stacy Schroeder @ 800-558-2162

Metal-Era Federal Taxpayer ID number: 39-1464141

**JOB NAME:**  
LCS REPLACE ROOF-CU DENVER

Net Invoice:	7,316.87
Less Discount:	0.00
Freight:	0.00
Sales Tax:	0.00
Deposit:	0.00
Invoice Total:	\$7,316.87

LSC REPLACE  
ROOF  
2-15-0032

***SUPERIOR ROOFING, INC. WARRANTY  
(PREFINISHED METAL WORK)***

OWNER: **State of CO-CU Denver, Facilities Projects**  
OWNER ADDRESS: **1945 N. Wheeling St. Mail Stop F418; Aurora, CO 80045**  
BUILDING NAME: **LSC Roof Replace- CU Denver**  
BUILDING ADDRESS: **1380 Lawrence St. Denver, CO 80204**  
MANUFACTURER INSTALLED: **Metal Era**  
DATE OF FINAL ACCEPTANCE: **12-7-15**  
GUARANTEE EXPIRATION DATE: **12-7-17**

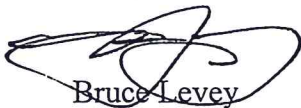
Superior Roofing, Inc. warrants to Owner, that the metal roof system identified above has been installed in accordance with the specifications of the contract, referenced above and the specifications of the manufacturer of the metal roofing system. Superior Roofing, Inc. further warrants to Owner that, subject to the terms, conditions and limitations stated herein; and subject to the rights of the manufacturer of the metal roofing system installed, under its warranty to Owner, that Superior Roofing, Inc., for a period of **2 year** commencing with the date of substantial completion of the installation will repair any leaks in the work installed, which are the direct result of defects in workmanship of Superior Roofing, Inc.

This warranty shall be subject to exclusions pertaining to notice of leaks or defects; damage by natural disasters or structural failures; acts of negligence, accident or misuse, (except those of Superior Roofing, Inc.); damages from others work or accessories not furnished by Superior Roofing, Inc. alterations or repairs not authorized by Superior Roofing, Inc.; Owner's failure to inspect and maintain the prefinished metal roof and siding; and warranty transferability.

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

Superior Roofing, Inc.'s liability hereunder shall be limited to the repair of the metal roof system without cost to owner and shall not include incidental or consequential damages. This warranty shall be the sole and exclusive remedy of Owner respecting Superior Roofing, Inc. and no other warranty express or implied by Superior Roofing, Inc. No action to enforce this warranty may be brought, unless commenced within one (1) year from its expiration date.

SUPERIOR ROOFING, INC.

  
Bruce Levey  
President



**SUPERIOR**  
roofing + architectural metals

P. 303.375.0300  
F. 303.375.0391

14700 E 39th Ave. | [www.SuperiorRoofing.com](http://www.SuperiorRoofing.com)  
Aurora CO 80011

## ***ROOFING GUARANTEE***

Whereas **SUPERIOR ROOFING, INC.** of 14700 East 39th Avenue, Aurora, CO 80011, Phone Number 303-375-0300, herein called "the Contractor", has completed application of the following roof:

**OWNER:** State of CO-CU Denver, Facilities Projects

**OWNER ADDRESS:** 1945 N Wheeling St. Mail Stop F418 Aurora, CO 80045

**BUILDING NAME:** LSC Replace Roof- CU Denver

**BUILDING ADDRESS:** 1380 Lawrence St. Denver, CO 80204

**ROOF AREA:** 14093

**COMPLETION DATE:** 12-7-15

**GUARANTEE EXPIRATION DATE:** 12-7-17

Whereas, at the inception of such work the Contractor agreed to guarantee the aforesaid roof against faulty materials or workmanship for a limited period and subject to the conditions herein set forth;

Now, therefore, the Contractor hereby guarantees, subject to the conditions herein set forth, that during a 2 year period from the date of completion of said roof, it will, at its own cost and expense, make or cause to be made such repairs to said roof and composition flashing resulting solely from faults or defects in materials or workmanship applied by or through the Contractor as may be necessary to maintain said roof in watertight condition.

This guarantee is made subject to the following conditions:

1. Specifically excluded from this guarantee is any and all damage to said roof, the building or contents caused by the acts or omissions of other trades or contractors; lightning, windstorm, hailstorm or other unusual phenomena of the elements; foundation failure of material used as a roof base over which the roof is applied, faulty construction of parapet walls, copings, chimneys, skylights vents, supports, or other parts of the building; vapor condensation beneath the roof; penetrations for pitch boxes; or fires. If the roof is damaged by reason of any of the foregoing this guarantee shall thereupon become null and void for the balance of the guarantee period unless such damage is repaired by the Contractor at the expense of the party requesting such repairs.
2. The Contractor is not liable for consequential damages to the building or contents resulting from any defects in said roof or composition flashing.

## **ROOFING GUARANTEE**

*Page 2*

3. No work shall be done on said 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, and no repairs or alterations shall be made to said roof, unless the Contractor shall be first notified, shall be given the opportunity to make the necessary roofing application recommendations with respect thereto, and such recommendations are complied with. Failure to observe this condition shall render this guarantee null and void. The Contractor shall be paid for time and material expended in making recommendations or repairs occasioned by the work of others on said roof.
4. This guarantee shall become null and void if the roof is used as a promenade or work deck or is sprayed or flooded, unless such use was originally specified and the specification is noted in paragraph 8 below. Areas that pond water shall not be covered by this guarantee.
5. This guarantee shall not be or become effective unless and until the Contractor has been paid in full for said roof in accordance with the agreement pursuant to which such roof was applied.
6. This guarantee shall become null and void unless the Contractor is promptly notified of any alleged defect on materials or workmanship and provided an opportunity to inspect the roof.
7. This guarantee is in lieu of all other guarantees or warranties, express or implied. THERE ARE NO WARRANTIES OR GUARANTEES, WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF.
8. Additional conditions or exclusions: None

In witness hereof, this instrument has been duly executed this 7th day of December 2015.

SUPERIOR ROOFING, INC.



Bruce Levey  
President

SUPERIOR ROOFING, INC. has been a member of the National Roofing Contractors Association and a member of the Colorado Roofing Association since 1988.



**SUPERIOR**  
roofing + architectural metals

P. 303.375.0300  
F. 303.375.0391

14700 E 39th Ave.  
Aurora CO 80011

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

April 5, 2016

To: University Project Manager

Re: Lawrence Street Center Building/ Project # 15-104285

Notice to University of Non-Specification of Asbestos-Containing Materials

No asbestos- containing materials were specified to be used or installed as part of this project in compliance with the University of Colorado Denver Guidelines and Standards for Design and Construction Projects.

Reference:

01 60 00 Product Requirements

Part 2 Products

2.1 A General Product Requirements: "Provide products that comply with the Contract Documents, are undamaged, are asbestos free, and unless otherwise indicated, are new at time of installation.

Sincerely,



Bruce Levey

President



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Aurora CO 80011

April 5, 2016

To: University Project Manager

Re: Lawrence Street Center Building/ Project # 15-104285

Recommendation for Project Final Acceptance and Issuance of Notice of Contractor's Settlement

The requirements under Article 3.2.F.26 of the Architect/Engineer Agreement Terms and Conditions for Design/Bid/Build (SC-5.1 TC) have been met. The Pre-Acceptance Checklist(SBP-05) submitted by the Contractor has been reviewed and approved and to the best of our knowledge the work has been completed in accordance with the terms and conditions of the Contract Documents.

We have confirmed with the University Project Manager that the requirements of University of Colorado Denver Supplemental Building Project Acceptance List have been met and the form had been signed by the appropriate university representative.

We have submitted a letter of "Non-Specification of Asbestos Containing Materials" to the university project manager.

In addition we are not aware of any claims against this project at this time( or we understand that all known claims have been resolved at this time) and therefore recommend that the Principal Representative and State Delegate sign the Notice of final Acceptance(SBP-7-3) for this project.

Sincerely,



Bruce Levey  
President



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Aurora CO 80011

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

April 12, 2016

Lawrence Street Center Building/ Project #15-104285

Request to Proceed to Issuance of Notice of Contractor's Settlement

The requirements under Article 41: Completion, Final Inspection, Acceptance and Settlement of the General Conditions of the Construction Contract, Design/Bid/Build (SC-6.23) and the University of Colorado Denver Supplementary General Conditions have been completed for Final Acceptance and Notice of Contractor's Settlement.

All outstanding punchlist items have been completed; we have signed and submitted the Pre-Acceptance Checklist (SBP-05) for A/E review and approval.

We have coordinated with the university Project Manager to ensure the requirements of the University of Colorado Denver Supplemental Building Project Acceptance List have been met.

We have submitted a letter of "Non-Use of Asbestos Containing Materials" to the university Project Manager.

In addition no claims against this Project are known at this time (or all known claims have been resolved at this time) and request that with the submittal by the A/E of the Pre-Acceptance Checklist and the Notice of Final Acceptance (SBP-6.27) to the university Project Manager that the A/E recommend a Notice of Contractor's Settlement (SBP-7.3) be issued.

Sincerely,

A handwritten signature in black ink, appearing to be a stylized 'S' or 'J' followed by a flourish.

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Aurora CO 80011



STATE OF COLORADO  
OFFICE OF THE STATE ARCHITECT  
STATE BUILDINGS PROGRAMS

NOTICE OF APPROVAL OF OCCUPANCY/USE

Date of Occupancy: March 31, 2016  
Date to be inserted by the Architect/Engineer after consultation with Principal Representative  
Institution/Agency: University of Colorado Denver (GFE)  
Project No./Name: 15-104285 / LSC Replace Roof Carry Forward 2014-15 Project

Portion(s) of project for which occupancy is approved:

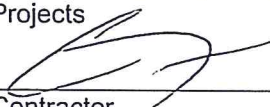
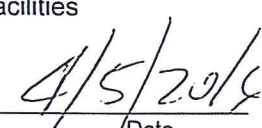
Type of Occupancy: ☒ Total or ☐ Partial

The items identified below if applicable must be completed with before Occupancy is approved.

Date Completed	A/E Signoff	
3/31/2016		1. The Notice of Substantial Completion has been issued and the Building Inspection Record is completely signed-off and attached.
N/A		2a. Notification has been made to the local Fire Department concerning which portion(s) of the building will be occupied and the date(s).
N/A		2b. Fire alarms, smoke detection systems and building fire sprinkler systems have been fully checked and are operable.
N/A		2c. The building's fire connections must be installed and operable, if applicable.
N/A		3. Coordination for final utility and service connections and meters (water, gas, sewer, electricity and telecommunication) has been made and systems are in full operating order.
N/A		4. Sterilization of plumbing systems has been performed.
N/A		5. Operational test of systems and equipment has been performed as required.
N/A		6. Systems adjustments such as balancing, equipment operations, etc., have been performed. Reports have been submitted to the Architect/Engineer for approval.
N/A		7. Principal Representative furnished equipment and furnishings are coordinated and placed.
N/A		8. All elements left unfinished must be in such condition that there would be no hazard to the health or safety of the occupants.

N/A		9. All restroom facilities must be fully functional and operable.
N/A		10. All light fixtures must be installed and operable.
N/A		11. All exit lights and emergency lighting systems have been checked and are operable.
N/A		12. All windows have been glazed and hardware is available for ventilation purposes.
N/A		13. All routes of egress must be clear of construction materials and debris at all times.
N/A		14. There must be a means of pedestrian access to each building. Contractor must have sidewalks installed before occupancy and pedestrian barricades and other means of public protection as required.

Occupancy does not constitute acceptance of the project as being complete. It simply provides the Principal Representative the opportunity to occupy/use the project or the applicable portion thereof prior to final completion and acceptance. Occupants can expect to be impacted by the Contractor's efforts to complete the project. The Contractor would not repair any damage caused by the occupants.

Architect/Engineer Davis/Jones Architecture, Inc.	Date	Principal Representative (Institution or Agency) Michael J. Barden, Director of Facilities Projects	Date
			
State Buildings Programs (or Authorized Delegate) Todd Akey, Delegate	Date	Contractor Superior Roofing, Inc.	Date




BUILDING DEPARTMENT – DIVISION OF FACILITIES MANAGEMENT

**CERTIFICATE OF OCCUPANCY**

Effective Date:	3/31/2016	Permit Number:	1661
Project Name:	Lawrence Street Center Re-Roof		
Project Location (Bldg. & room[s]):	LSC, Rooftop		
Project Physical Address:	1380 Lawrence Street, Denver, CO 80204		
Campus (select one):	<input type="checkbox"/> AMC <input checked="" type="checkbox"/> DENVER <input type="checkbox"/> SOUTH		

Granted to (contractor):	Superior Roofing
Date of Substantial Completion:	3/17/2016
Areas/Rooms Approved:	ROOF
Areas/Room Awaiting Approval:	N/A
Code Punch Items Completed:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
If NO above, Code Punch List:	N/A

Campus Building Official (signature):	
---------------------------------------	--

THIS CERTIFICATE HAS BEEN ISSUED BY THE UNIVERSITY OF COLORADO DENVER CAMPUS BUILDING OFFICIAL  
BUILDING DEPARTMENT – DIVISION OF FACILITIES MANAGEMENT, UNIVERSITY OF COLORADO DENVER  
1945 WHEELING STREET, MAIL STOP F-410, AURORA, CO 80045 | (303) 724-0676



# BUILDING INSPECTION RECORD

Institution/Agency:	University of Colorado Denver	Permit #:	1661
Project:	Lawrence Street Center Roof Replacement	Type of Construction:	1A
Bldg. Code Official/Review Agent:	Christopher J. Jarecki	Occupancy Class:	B
Architect/Engineer:	Davis/Jones Architecture	Project Manager:	Dan Argersinger
Contractor:	Superior Roofing	Notice to Proceed Date:	9/8/2015
P.M. Signature @ Completion:	<i>[Signature]</i>	Completion Date:	3/17/16
Inspector Signature @ Completion:	<i>[Signature]</i>	Bldg. Official Initials:	<i>[Initials]</i>

\*NO WORK SHALL BE COVERED OR CONCEALED UNTIL THE APPROPRIATE INSPECTOR HAS INSPECTED AND APPROVED.

\*\*TWENTY-FOUR (24) HOUR NOTICE IS REQUIRED FOR ALL INSPECTIONS.

\*\*\*INSPECTION WILL NOT BE PERFORMED IF THIS CARD IS NOT POSTED AND READILY AVAILABLE AT THE JOB SITE.

**CONTRACTOR:** RETURN THIS AND ALL INSPECTION RECORDS TO THE PROJECT MANAGER UPON COMPLETION OF FINAL INSPECTION.

Type of Inspection	Date	Inspector/Certification	Comments/Corrections
<b>EARTHWORK</b>			
<input type="checkbox"/> Excavation/Open Hole			
<input type="checkbox"/> Backfill			
<input type="checkbox"/> Perimeter Drain/Bedded			
<input type="checkbox"/> Irrigation/Landscape			
<b>CONCRETE</b>			
<input type="checkbox"/> Caissons/During Drill			
<input type="checkbox"/> Footings/Reinforcement			
<input type="checkbox"/> Foundations/Reinforcement			
<input type="checkbox"/> Slab on Grade/Reinforcement/Grade			
<input type="checkbox"/> Elevated Slab/Reinforcement			
<b>BUILDING</b>			
<input type="checkbox"/> Rough Frame: structural (AFTER M/E/P)			
<input type="checkbox"/> Rough Frame: non-bearing (AFTER M/E/P)			
<input type="checkbox"/> Drywall (Gyp)/Non-rated			
<input type="checkbox"/> Drywall (Gyp)/Rated Assemblies			
<input type="checkbox"/> Finish/'Fire' Tape			
<input type="checkbox"/> Fire-Resistant Penetrations			
<input type="checkbox"/> Insulation			
<input checked="" type="checkbox"/> Water/Damp Proofing - exterior	2/6/15	COO 8100804 B2	<i>[Initials]</i>
<input type="checkbox"/> Water/Damp Proofing - under slab			
<input checked="" type="checkbox"/> Roofing - insulation	2/6/15	COO 8100804 B2	<i>[Initials]</i>
<input checked="" type="checkbox"/> Roofing - membrane	3/17/16	COO 8100804 B2	
<input checked="" type="checkbox"/> Roofing - warranty acceptance	3/17/16	COO 8100804 B2	
<input checked="" type="checkbox"/> Building Final Inspection	3/17/16	COO 8100804 B2	<i>[Initials]</i>

## SPECIALTY (per IBC/consultant)

<input type="checkbox"/> Concrete			
<input type="checkbox"/> Masonry			
<input type="checkbox"/> Wood			
<input type="checkbox"/> Steel/Welding			
<input type="checkbox"/> Spray-applied Fireproofing			
<input type="checkbox"/> Smoke Control Systems			
<input type="checkbox"/> Elevator/Conveyance			
<input type="checkbox"/> Seismic Resistance			
<input type="checkbox"/> Boiler			
<input type="checkbox"/> Health Department			
<input type="checkbox"/> CDPS/DFPC Sign-Off Complete			



University of Colorado  
Denver | Anschutz Medical Campus

## SERVICE-DISABLED VETERAN-OWNED SMALL BUSINESS AND MINORITY/WOMEN BUSINESS ENTERPRISE PARTICIPATION REPORT

Institution/Agency: University of Colorado Denver / GFE  
Project No./Name: 15-104285 / LSC Replace Roof Carry Forward 2014-15 Project

TO BE ELIGIBLE FOR AWARD OF THIS CONTRACT, EACH CONTRACTOR (INCLUDING ARCHITECT/ENGINEER/CONSULTANT/CONTRACTOR) IS REQUESTED TO COMPLY WITH THESE REQUIREMENTS.

- I. The undersigned Architect/Engineer/Consultant/Contractor hereby certifies that the (company) (~~joint venture~~) (is) (is not)\* a service-disabled veteran-owned enterprise as defined in this report. The undersigned Architect/Engineer/Consultant/Contractor hereby certifies that the (company) (~~joint venture~~) (is) (is not)\* a minority enterprise as defined in this report. The undersigned Architect/Engineer/Consultant/Contractor hereby certifies the (company) (~~joint venture~~) (is) (is not)\* a woman-owned business enterprise as defined. (\*Strike out where inapplicable.)

\*Persons signing hereby swear and affirm that they are authorized to act on Architect/Engineer/Consultant/Contractor's behalf and acknowledge that the State is relying on their representations to that effect. **Principal is not a recognized title and will not be accepted**

ARCHITECT/ENGINEER/CONSULTANT/CONTRACTOR

Superior Roofing, Inc.

Legal Name of Contracting Entity

\*Signature

By:

Name (print)

Title

Date:

- II. It is the general policy of the State of Colorado to be as inclusive as possible to all member communities when spending taxpayer dollars. It is also the intent of the State to address the goals of the HB14-1224 | CRS 24-103-211 of at least 3% of all contracts by dollar value to be awarded to SDVOSBs.

### III. REQUIREMENTS

- A. Service-Disabled Veteran-Enterprise (SDVE) means for the purpose of this report, a business who must be incorporated or organized in Colorado or they must maintain a place of business or have an office in Colorado and who are officially registered and verified as a SDVOSB by the Center for Veteran Enterprise within the U.S. Department of Veterans Affairs ([www.vip.vetbiz.gov](http://www.vip.vetbiz.gov)) per CRS 24-103-211
- B. Minority Business Enterprise (MBE) means, for the purpose of this report, a business enterprise at least 51 percent that is owned and controlled by minority group members, or, in the case of a publicly owned business, at least 51 percent of the stock of which is owned and controlled by minority group members. Eligible persons are expected to be engaged full time in the day-to-day operation and management of the business. Minority group members are ethnic minorities including African American, Hispanic American, Native American or Asian/Pacific American.
- C. Women Business Enterprise (WBE) means, for the purpose of this report, a business enterprise of at least 51 percent of which is owned and controlled by a woman or women, or, in the case of a publicly-owned business, at least 51 percent of the stock of which is owned and controlled by women. Women are expected to be engaged full time in the day-to-day operation and management of the business.
- D. The University of Colorado Denver does not have a certification process for nor does it require MBE's and WBE's to be certified.

- E. The percentages of service-disabled veteran, minority and women-owned business participation will be determined by dollar value of the work subcontracted to or joint ventured with service-disabled veteran, minority, and women-owned firms, as compared to the total dollar value of the bid amount for all work bid under this contract.
- F. Prior to the award of this contract, the contractor will be required to provide to the Principal Representative a list of SDV/M/WBE enterprises, stipulating the dollar amount of each subcontract or supplier of materials on page 2 of this Service-Disabled Veteran, Minority and Women Business Enterprises Participation Report.
- G. The contractor will retain records and documents showing the level of participation for two years following completion of this contract. These records and documents, or copies thereof, will be made available at reasonable times and places for inspection by an authorized representative of the Principal Representative, or its designated representatives, and will be submitted to such representatives upon written request.

ARCHITECT/ENGINEER/CONSULTANT/CONTRACTOR:

SDVOE: Yes ☐ No ☒ MBE: Yes ☐ No ☒ WBE: Yes ☐ No ☒

Total Contract Amount: \$253,115.62

Name and Address of SDV/M/WBE Subcontractors and/or Suppliers and/or Self-Performed Work by SDV/M/WBE Primes*	SDVE Contract Amounts	MBE Contract Amounts	WBE Contract Amounts	Type of Work

\*Indicate ethnicity based on Paragraph III. A. above.

Total SDVE Contracts \$ \_\_\_\_\_

Total MBE Contracts: \$ \_\_\_\_\_

Total WBE Contracts: \$ \_\_\_\_\_

Total SDVE % \_\_\_\_\_

Total MBE %: \_\_\_\_\_

Total WBE %: \_\_\_\_\_



STATE OF COLORADO  
OFFICE OF THE STATE ARCHITECT  
STATE BUILDINGS PROGRAMS

NOTICE OF SUBSTANTIAL COMPLETION

Date of Substantial Completion: March 31, 2016

Date to be inserted by the Principal Representative

Institution/Agency: University of Colorado Denver (GFE)

Project No./Name: 15-104285 / LSC Replace Roof Carry Forward 2014-15 Project

TO:

Michael J. Barden, Director of Facilities Projects  
University of Colorado Denver  
1945 N. Wheeling St.  
Aurora, CO 80045

and

Superior Roofing, Inc.  
14700 East 39<sup>th</sup> Avenue  
Aurora, CO 80011

This is to advise you that the Work has been reviewed, inspected and determined, to the best knowledge, information and belief of the Architect/Engineer, to be substantially complete as of the date noted above in accordance with the criteria outlined in Article 41 of The General Conditions of the Contract in SC-6.23 and SC-8.1 or Article 17.3 in SC-6.4 and the Specifications, including without limitation a) suitable for occupancy, b) inspected for code compliance with Building Inspection Records signed by code officials for the State, c) determined to be fully and comfortably usable, and d) fully cleaned and appropriate for presentation to the public.

A punch list of work to be completed, work not in compliance with the Drawings or Specifications, and unsatisfactory work is attached hereto, along with the Contractor's schedule for the completion of each and every item identified on the punch list specifying the Subcontractor or trade responsible for the work, and the dates the completion or correction will be commenced and finished within any period indicated in the Agreement for punch list completion prior to Final Acceptance.

Except as stated on the reverse side of this Notice of Substantial Completion, all manufacturers' warranties, other special warranties and the Contractor's one-year obligation to perform remedial work, shall commence on the Date of Substantial Completion noted above.

This Notice of Substantial Completion shall be effective and establish the Date of Substantial Completion only when fully executed by the Contractor and the Principal Representative. The Principal Representative accepts the Work as substantially complete as of the Date of Substantial Completion herein noted. The Contractor agrees to complete or correct the Work identified on the attached punch list and to do so in accordance with attached punch list completion schedule

Architect/Engineer  
Davis/Jones Architecture, Inc.

Date

Contractor  
Superior Roofing, Inc.

Date

4/5/2016

State Buildings Programs  
(or Authorized Delegate)  
Todd Akey, Delegate

Date

Principal Representative  
(Institution or Agency)  
Michael J. Barden, Director of Facilities  
Projects

Date

The responsibilities of the Principal Representative and the Contractor for security, maintenance, heat, utilities, and insurance shall be as specified in the Contract Documents or as otherwise hereafter noted:

Exceptions, if any, to the commencement of warranties shall be:

The attached final punch list consists of 1 pages, and the attached Contractor's schedule showing the dates of commencement and completion of each punch list item consists of 1 pages.

When completely executed, this form shall be sent to the Contractor and the Principal Representative with a copy to State Buildings Programs.

# PUNCH LIST

Project No./Name: 15-104285 / LSC Replace Roof Carry Forward 2014-15 Project  
 Architect/Roofing Consultant: Davis-Jones Architecture / SR+dK Consultants, Inc.  
 Contractor: Superior Roofing, Inc.

Date of Inspection: December 4, 2015

**Note:** The following items are to be completed or corrected by the Contractor prior to final acceptance of the Project. The failure to include any item on this list does not relieve the Contractor of the responsibility to complete all work in accordance with the contract documents. The Contractor shall return a copy of this list to the Architect/Roofing Consultant after each item has been completed, dated, and initialed by the Contractor.

Description:	Contractor's Completion Date & Initial	A/E Accepted Initial & Date
1. Install sheet metal cover at pitch pans per Detail 6/A2.	3/1 AJ	
2. Install patch over wrinkle in seam (3 locations; See Attached Roof Plan).	3/1 AJ	
3. Remove debris under field membrane and patch membrane (2 locations; See Attached Roof Plan).	3/1 AJ	
4. Install counter flashing at roof hatch per Detail 3/A3. Cut screws to within 1/4" of roof hatch curb and install cap nuts in sealant over end of screws.	3/1 AJ	
5. At roof hatch, cut membrane securement screws to within 1/4" of roof hatch curb and install cap nuts set in sealant over end of screws.	3/1 AJ	
6. Replace all parapet cap flashing with specified Metal Era Perma-Tite Continuous Cleat Coping. Typical at main and penthouse roofs.	3/1 AJ	
7. Replace broken concrete paver at roof access door.	3/1 AJ	

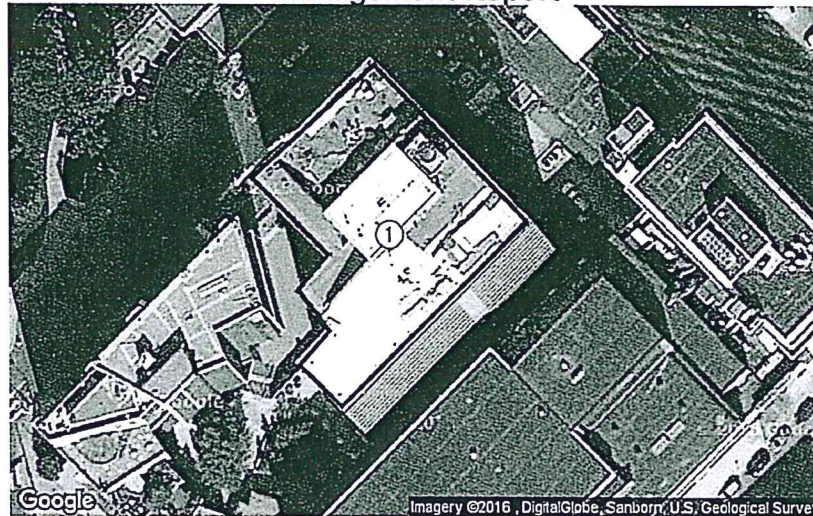
Punch complete 3/1/2016

Alex Hammer  
 PM



# Seaman Corporation

## Management Report



Superior Roofing Inc  
# 20160339 LSC Replace Roof CU Denver  
1380 Lawrence Street, Denver, CO

Prepared For  
Superior Roofing Inc



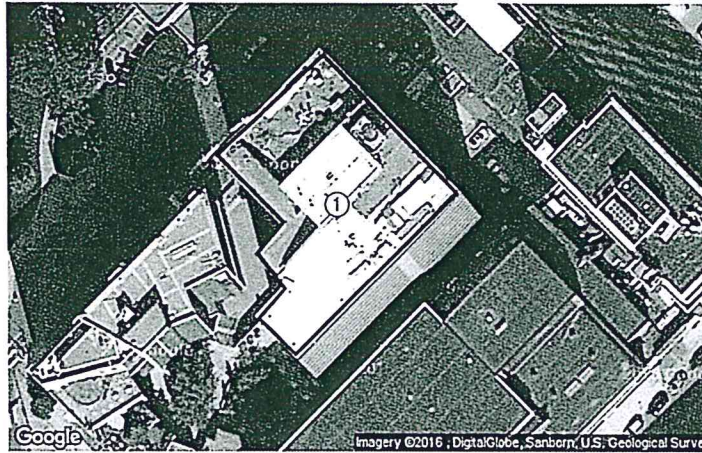
**Seaman Corporation**

Powered By  
 **facilitycontrolsystems<sup>tm</sup>**

Superior Roofing Inc

# 20160339 LSC Replace Roof CU Denver  
1380 Lawrence Street  
Denver, CO

## Site Overview



Total Sections: 1  
Total Sq/Ft: 14,093

Map	Name	Sq/Ft	Est Install	Grade
1	Section 1	14,093	2016	NA

Superior Roofing Inc

# 20160339 LSC Replace Roof CU Denver  
1380 Lawrence Street  
Denver, CO

## Observations

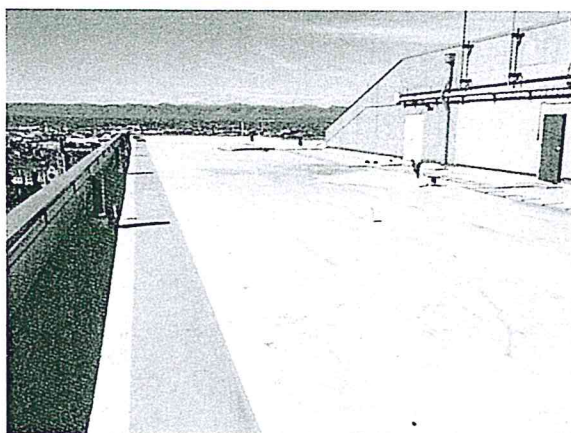
Section: Section 1

Size: 14,093

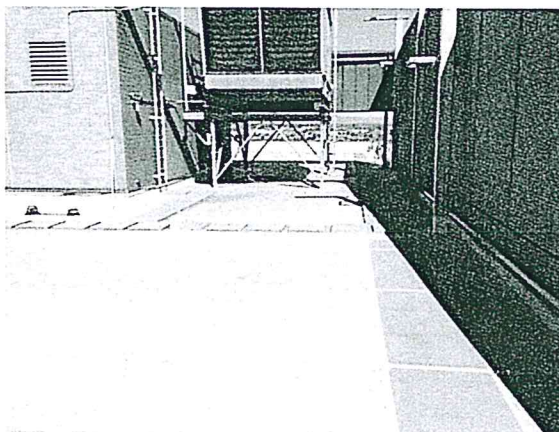
Overall Grade: 0

Inspection Date: 04/14/2016

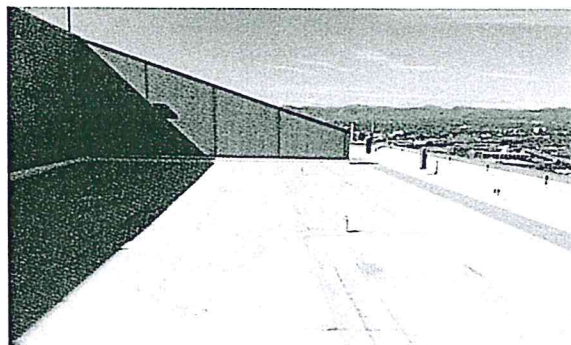
Inspector: David Bredemeier



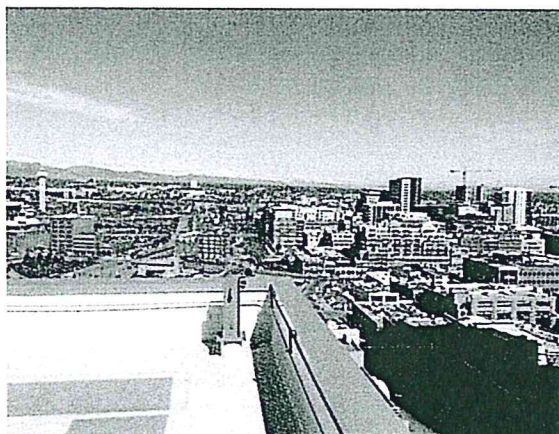
Roof over view.



Roof over view.



Roof over view.



Window washing support flashed into roof.

Superior Roofing Inc

# 20160339 LSC Replace Roof CU Denver  
1380 Lawrence Street  
Denver, CO

### Observations (continued)

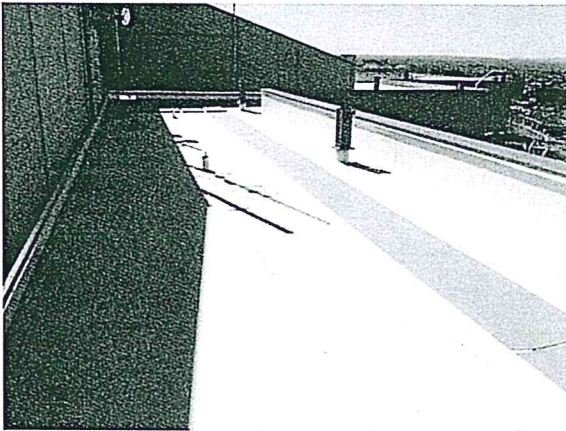
Section: Section 1

Size: 14,093

Overall Grade: 0

Inspection Date: 04/14/2016

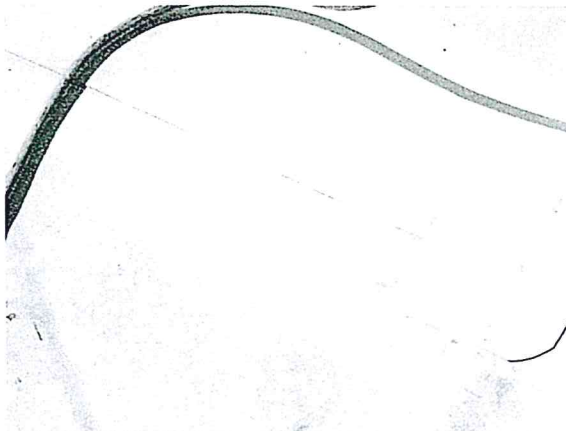
Inspector: David Bredemeier



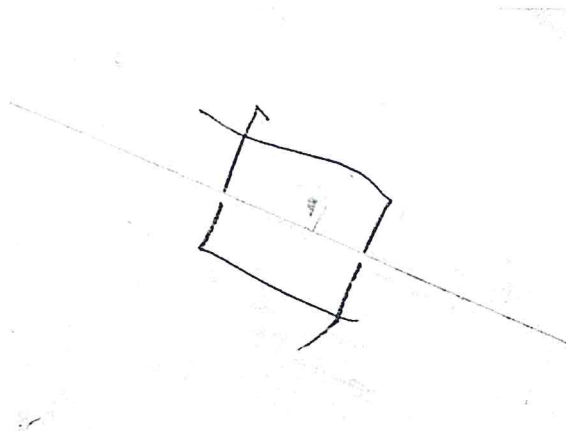
Roof over view.



Upper roof deck, over view.



Void getting repaired.



Wrinkle in seam, repaired.

Superior Roofing Inc

# 20160339 LSC Replace Roof CU Denver  
1380 Lawrence Street  
Denver, CO

## Observations (continued)

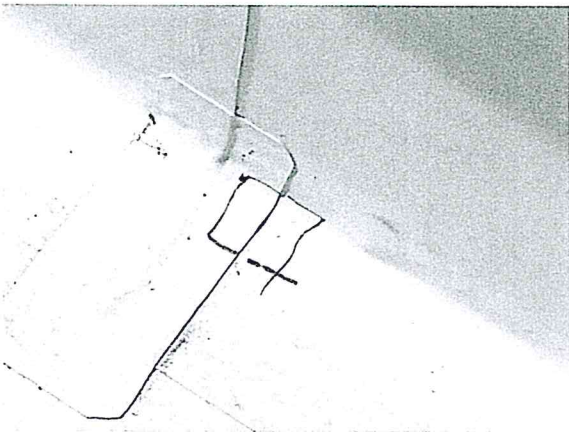
Section: Section 1

Size: 14,093

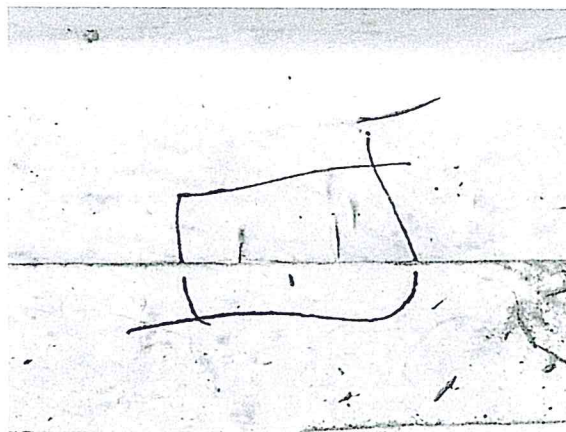
Overall Grade: 0

Inspection Date: 04/14/2016

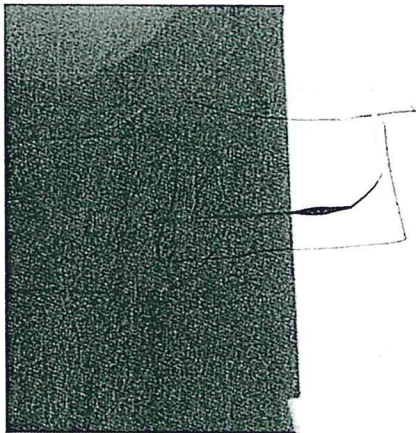
Inspector: David Bredemeier



Void, repaired.



Wrinkles, repaired.



Void, repaired.



I beam pitch pans have covers.

Superior Roofing Inc

# 20160339 LSC Replace Roof CU Denver  
1380 Lawrence Street  
Denver, CO

## Summary

Section: Section 1

Size: 14,093

Overall Grade: 0

Inspection Date: 04/14/2016

Inspector: David Bredemeier



## Condition Summary

## Recommendations

All items noted and marked where repaired while inspection was being done.

Superior Roofing Inc  
14700 East 39th Ave  
CO, 80011

A1 - Final Inspection

# 20160339 LSC Replace Roof CU Denver  
1380 Lawrence Street  
CO, 80204

## Deficiency Summary



Total Deficiencies:(0)

Re-Inspection Required:

No

Contractor must sign and date once all corrective actions/deficiencies have been completed

I have reviewed this final inspection report and have completed all deficiencies/corrective actions

Signature:

A handwritten signature in black ink, appearing to read "Mary Ayers". The signature is written in a cursive style and is enclosed within a rounded rectangular box.

Date: 04/14/2016

NOTE: Once you have signed and dated this report, please email or fax this page to:  
Fibertite Technical Service, 1000 Venture Blvd, Wooster, Ohio 44691 - Phone 330-262-1111

Fax: 330-263-6950  
Email: PSchafraath@seamancorp.com