

November 11, 2024

**WHITE PLAINS CITY SCHOOL DISTRICT**  
**UPGRADES AT MAMARONECK AVE. ELEMENTARY SCHOOL:**  
SED Control Number: 66-22-00-01-0-010-18

**CONTRACT G- GENERAL CONSTRUCTION**  
**CONTRACT P- PLUMBING CONSTRUCTION**  
**CONTRACT E - ELECTRICAL CONSTRUCTION**  
**CONTRACT R- ROOF CONSTRUCTION**

WESTCHESTER COUNTY, NEW YORK

**NOTE:** *This clarification forms a part of the contract documents for the above project and must be acknowledged in the plans and specifications. Attach it to the inside front cover of each of the specifications.*

**GENERAL CLARIFICATION TO Project:**

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1. Information for the wainscot can be found on the drawings.
2. Abatement not required for Kitchen servery as noted in the Limited Survey Report attached herewith.
3. Roof related abatement will be done by roofing contractor. General contractor will be responsible for areas outside of the roof.
4. District to provide all signage.
5. ACM report table on page 2 lists quantities; limited ACM report for kitchen & servery issued with addendum 01 indicates no acm in servery area

**CLARIFICATION TO SPECIFICATIONS:**

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1. For specification section 028300 correction for spelling of LED to LEAD on page 19.
2. Remove specification section 028306. This section does not apply to this project.
3. Specification section 090120, remove Jones Beach West Bathhouse reference.
4. Add specification section 075423.13 TPO Fleeceback
5. WPSD Owner Requirements for Door Hardware are included in the addendum and are to be considered as a modification to Section 087100.

**CLARIFICATION TO DRAWINGS:**

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1. Drawing AD123.00 has been updated to reflect the correct scale of the plan.
2. Bidders take note detail 4/A104.00 roof detail is the condition for all parapet walls- a new coverboard must be attached to the existing membrane to enable adhering of the new 0.60 TPO membrane (non fleeceback) called for at all vertical surfaces. There is no removal of existing membrane except at areas identified as having wet insulation.
3. A102.00 note 2, no waterproofing required.
4. Remove drawing G000.00 Cover sheet and replace with revised drawing G000.00 cover sheet attached herewith. Please note that sheet A432.00 has been added to the set, and contract 'm' has been removed from the coversheet.
5. Remove drawing AD102.00 GROUND FLOOR KITCHEN AND SERVING LINE DEMOLITION PLAN and replace with AD102.01 GROUND FLOOR KITCHEN AND SERVING LINE DEMOLITION PLAN attached herewith. Please note there is no abatement in the floor.
6. Remove drawing AD110.00 PARTIAL GROUND FLOOR DEMOLITION PLAN -A and replace with AD110.01 PARTIAL GROUND FLOOR DEMOLITION PLAN -A attached herewith. Please note there shall be a metal panel placed behind the drinking fountain, drinking fountain to be temporarily removed to accommodate metal panel and wainscot.
7. Remove drawing AD111.00 PARTIAL GROUND FLOOR DEMOLITION PLAN -A and replace with AD111.01 PARTIAL GROUND

ADDENDUM NO. 1  
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FLOOR DEMOLITION PLAN -A attached herewith. Please note there shall be a metal panel placed behind the drinking fountain, drinking fountain to be temporarily removed to accommodate metal panel and wainscot.

8. Remove drawing AD112.00 PARTIAL GROUND FLOOR DEMOLITION PLAN -A and replace with AD112.01 PARTIAL GROUND FLOOR DEMOLITION PLAN -A attached herewith. Please note there shall be a metal panel placed behind the drinking fountain, drinking fountain to be temporarily removed to accommodate metal panel and wainscot.
9. Remove drawing AD113.00 PARTIAL GROUND FLOOR DEMOLITION PLAN -A and replace with AD113.01 PARTIAL GROUND FLOOR DEMOLITION PLAN -A attached herewith. Please note there shall be a metal panel placed behind the drinking fountain, drinking fountain to be temporarily removed to accommodate metal panel and wainscot.
10. Remove drawing AD122.00 GROUND FLOOR KITCHEN AND SERVING LINE REFLECTED CEILING DEMOLITION PLAN and replace with AD122.01 GROUND FLOOR KITCHEN AND SERVING LINE REFLECTED CEILING DEMOLITION PLAN attached herewith. Please note ceiling panels and existing grid to be removed.
11. Remove drawing AD123.00 PARTIAL GROUND FLOOR REFLECTED CEILING DEMOLITION PLAN -A and replace with AD123.01 PARTIAL GROUND FLOOR REFLECTED CEILING DEMOLITION PLAN -A. attached herewith. Please note clarification of radiator removal.
12. Remove drawing AD124.00 PARTIAL GROUND FLOOR REFLECTED CEILING DEMOLITION PLAN -B and replace with AD124.01 PARTIAL GROUND FLOOR REFLECTED CEILING DEMOLITION PLAN -B. attached herewith. Please note clarification of radiator removal.
13. Remove drawing AD125.00 PARTIAL GROUND FLOOR REFLECTED CEILING DEMOLITION PLAN -A and replace with AD125.01 PARTIAL GROUND FLOOR REFLECTED CEILING DEMOLITION PLAN -A. attached herewith. Please note clarification of radiator removal.
14. Remove drawing AD126.00 PARTIAL GROUND FLOOR REFLECTED CEILING DEMOLITION PLAN -B and replace with AD126.01 PARTIAL GROUND FLOOR REFLECTED CEILING DEMOLITION PLAN -B. attached herewith. Please note clarification of radiator removal.
15. Remove drawing A104.00 PARTIAL ROOF CONSTRUCTION PLAN-B and replace with A104.01 PARTIAL ROOF CONSTRUCTION PLAN-B attached herewith. Please note, keyed equipment to be disconnected during reroofing.
16. Remove drawing A105.00 PARTIAL GROUND FLOOR PLAN-A and replace with A105.01 PARTIAL GROUND FLOOR CONSTRUCTION PLAN-A attached herewith. Please note clarification of notes and where wainscot to be installed, contractor to provide metal strip to close gap between lockers and wainscot.
17. Remove drawing A106.00 PARTIAL GROUND FLOOR PLAN-B and replace with A106.01 PARTIAL GROUND FLOOR CONSTRUCTION PLAN-B attached herewith. Please note clarification of notes and where wainscot to be installed, contractor to provide metal strip to close gap between lockers and wainscot.
18. Remove drawing A107.00 PARTIAL SECOND FLOOR PLAN-A and replace with A107.01 PARTIAL SECOND FLOOR CONSTRUCTION PLAN-A attached herewith. Please note clarification of notes and where wainscot to be installed, contractor to provide metal strip to close gap between lockers and wainscot.
19. Remove drawing A108.00 PARTIAL SECOND FLOOR PLAN-B and replace with A108.01 PARTIAL SECOND FLOOR CONSTRUCTION PLAN-B attached herewith. Please note clarification of notes and where wainscot to be installed, contractor to provide metal strip to close gap between lockers and wainscot.
20. Remove drawing A121.00 SECOND FLOOR LIBRARY REFLECTED CEILING PLAN and replace with A121.01 SECOND FLOOR LIBRARY REFLECTED CEILING PLAN attached herewith. Please note soffit and ceiling to be painted as stated in the key notes.
21. Remove sheet A122.00 GROUND FLOOR KITCHEN AND SERVING LINE REFLECTED CEILING PLAN and replace with A122.01 GROUND FLOOR KITCHEN AND SERVING LINE REFLECTED CEILING PLAN attached herewith. Please note to install new grid and ceiling panels.
22. Remove drawing A400.00 DETAILS and replace with A400.01 DETAILS attached herewith. Please note additional water fountain detail.
23. Remove drawing A430.00 WHEELCHAIR LIFT AND STAIR DETAILS. and replace with A430.01 WHEELCHAIR LIFT AND STAIR DETAILS attached herewith. Please note removal and reinstallation of exit sign, as noted in the keynotes.
24. Remove drawing A600.00 SCHEDULES AND DETAILS and replace with A600.01 SCHEDULES AND DETAILS attached herewith Please note updated lintel schedule.
25. Remove drawing P100.00 PLUMBING KITCHEN DEMOLITION AND CONSTRUCTION PLAN and replace with P100.01 PLUMBING KITCHEN DEMOLITION AND CONSTRUCTION PLAN AND DETAILS attached herewith. Please note construction notes regarding wainscot and drinking fountain removal.

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November 11, 2024

26. Remove drawing E001.00 ELECTRICAL LEGENDS and replace with E001.01 ELECTRICAL LEGENDS attached herewith. Updated to clarify scope of electrical work.
27. Remove drawing ED100A.00 ELECTRICAL GROUND FLOOR DEMOLITION PLAN- AREA A and replace with ED100A.01 ELECTRICAL GROUND FLOOR DEMOLITION PLAN- AREA A S attached herewith. Updated to clarify scope of electrical work
28. Remove drawing ED100A.00 ELECTRICAL GROUND FLOOR DEMOLITION PLAN- AREA A and replace with ED100A.01 ELECTRICAL GROUND FLOOR DEMOLITION PLAN- AREA A attached herewith. Updated to clarify scope of electrical work.
29. Remove drawing ED100B.00 ELECTRICAL GROUND FLOOR DEMOLITION PLAN- AREA B and replace with ED100B.01 ELECTRICAL GROUND FLOOR DEMOLITION PLAN- AREA B attached herewith. Updated to clarify scope of electrical work.
30. Remove drawing ED120A.00 ELECTRICAL SECOND FLOOR DEMOLITION PLAN- AREA A and replace with ED120A.01 ELECTRICAL SECOND FLOOR DEMOLITION PLAN- AREA A S attached herewith. Updated to clarify scope of electrical work.
31. Remove drawing ED120B.00 ELECTRICAL SECOND FLOOR DEMOLITION PLAN- AREA B and replace with ED120B.01 ELECTRICAL SECOND FLOOR DEMOLITION PLAN- AREA B attached herewith. Updated to clarify scope of electrical work.
32. Remove drawing ED141.00 ELECTRICAL DEMOLITION PLAN- LIBRARY and replace with ED141.01 ELECTRICAL DEMOLITION PLAN- LIBRARY attached herewith. Updated to clarify scope of electrical work.
33. Remove drawing ED142.00 ELECTRICAL DEMOLITION PLAN- KITCHEN AND SERVING LINE and replace with ED142.01 ELECTRICAL DEMOLITION PLAN- KITCHEN AND SERVING LINE attached herewith. Updated to clarify scope of electrical work.
34. Remove drawing E101.00 ELECTRICAL POWER PLAN-LIBRARY and replace with E101.01 ELECTRICAL POWER PLAN-LIBRARY attached herewith. Updated to clarify scope of electrical work.
35. Remove drawing E102.00 ELECTRICAL POWER PLAN- KITCHEN AND SERVING LINE and replace with E102.01 ELECTRICAL POWER PLAN- KITCHEN AND SERVING LINE attached herewith. Updated to clarify scope of electrical work.
36. Remove drawing E120A.00 ELECTRICAL GROUND FLOOR LIGHTING PLAN- AREA A and replace with E120A.01 ELECTRICAL GROUND FLOOR LIGHTING PLAN- AREA A attached herewith. Updated to clarify scope of electrical work.
37. Remove drawing E120B.00 ELECTRICAL GROUND FLOOR LIGHTING PLAN- AREA B and replace with E120B.01 ELECTRICAL GROUND FLOOR LIGHTING PLAN- AREA B attached herewith. Updated to clarify scope of electrical work.
38. Remove drawing E121A.00 ELECTRICAL LIGHTING PLAN- LIBRARY and replace with E121A.00 ELECTRICAL LIGHTING PLAN- LIBRARY attached herewith. Updated to clarify scope of electrical work.
39. Remove drawing E121B.00 ELECTRICAL LIGHTING PLAN - KITCHEN AND SERVING LINE and replace with E121B.00 ELECTRICAL LIGHTING PLAN - KITCHEN AND SERVING LINE attached herewith. Updated to clarify scope of electrical work.
40. Remove drawing E 122A.00 ELECTRICAL SECOND FLOOR LIGHTING PLAN- AREA A and replace with E 122A.01 ELECTRICAL SECOND FLOOR LIGHTING PLAN- AREA A attached herewith. Updated to clarify scope of electrical work.
41. Remove drawing E 122B.00 ELECTRICAL SECOND FLOOR LIGHTING PLAN- AREA B and replace with E 122B.01 ELECTRICAL SECOND FLOOR LIGHTING PLAN- AREA B attached herewith. Updated to clarify scope of electrical work.
42. Remove drawing E 400.00 ELECTRICAL ENLARGED POWER PLAN and replace with E 400.01 ELECTRICAL ENLARGED POWER PLAN attached herewith. Updated to clarify scope of electrical work.
43. Remove drawing E 500.00 ELECTRICAL DETAILS AND SCHEDULES and replace with E 500.01 ELECTRICAL DETAILS AND SCHEDULES attached herewith. Updated to clarify scope of electrical work.
44. Remove drawing E 501.00 ELECTRICAL DETAILS AND SCHEDULES and replace with E 501.01 ELECTRICAL DETAILS AND SCHEDULES attached herewith. Updated to clarify scope of electrical work.

**End of Addendum No. 1**

## PART 1 GENERAL

## 1.01 DESCRIPTION

- A. The project consists of installing Versico's VersiFleece TPO Gray 115 membrane adhered with Flexible DASH Adhesive as outlined below:
  - 1. Apply the VersiFleece TPO Adhered Roofing System directly to the existing Black EPDM adhered roof.
  - 2. Apply new gypsum coverboard to vertical parapet walls and apply Versiweld 0.60 TPO membrane to new coverboard

## 1.02 EXTENT OF WORK

- A. Provide all labor, materials, tools, equipment, and supervision necessary to complete the installation of the VersiFleece TPO Adhered Roofing System including flashings and insulation as specified herein and as indicated on the drawings in accordance with the manufacturer's most current specifications and details.
- B. The roofing contractor shall be fully knowledgeable of all requirements of the contract documents and shall make themselves aware of all job site conditions that will affect their work.
- C. The roofing contractor shall confirm all given information and advise the building owner, prior to bid, of any conflicts that will affect their cost proposal.
- D. Any contractor who intends to submit a bid using a roofing system other than the approved manufacturer must submit for pre-qualification in writing fourteen (14) days prior to the bid date. Any contractor who fails to submit all information as requested will be subject to rejection. Bids stating "as per plans and specs" will be unacceptable.

## 1.03 SUBMITTALS

- A. Prior to starting work, the roofing contractor must submit the following:
  - 1. Shop drawings showing layout, details of construction and identification of materials.
  - 2. A sample of the manufacturer's Membrane System Warranty.
  - 3. Submit a letter of certification from the manufacturer which certifies the roofing contractor is authorized to install the manufacturer's roofing system and lists foremen who have received training from the manufacturer along with the dates training was received.
  - 4. Certification from the membrane manufacturer indicating the membrane thickness over the reinforcing scrim (top ply membrane thickness) is nominal .015-mil or thicker.
  - 5. Certification of the manufacturer's warranty reserve.
- B. Upon completion of the installed work, submit copies of the manufacturer's final inspection to the specifier prior to the issuance of the manufacturer's warranty.

## 1.04 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Deliver materials to the job site in the manufacturer's original, unopened containers or wrappings with the manufacturer's name, brand name and installation instructions intact and legible. Deliver in sufficient quantity to permit work to continue without interruption.
- B. Comply with the manufacturer's written instructions for proper material storage.
  - 1. Store VersiFleece TPO membrane in a dry, cool, shaded area in the original undisturbed plastic. VersiFleece TPO membrane that has been exposed to the elements for approximately 7 days must be prepared with Weathered Membrane Cleaner prior to hot air welding.

2. Store curable materials (adhesives and sealants) between 60°F and 80°F in dry areas protected from water and direct sunlight. If exposed to lower temperature, restore to 60°F minimum temperature before using.
  3. Store materials containing solvents in dry, well ventilated spaces with proper fire and safety precautions. Keep lids on tight. Use before expiration of their shelf life.
- C. Insulation must be on pallets, off the ground and tightly covered with waterproof materials.
- D. Any materials which are found to be damaged shall be removed and replaced at the applicator's expense.

#### 1.05 WORK SEQUENCE

- A. Schedule and execute work to prevent leaks and excessive traffic on completed roof sections. Care should be exercised to provide protection for the interior of the building and to ensure water does not flow beneath or wick into any completed sections of the membrane system.
- B. Do not disrupt activities in occupied spaces.

#### 1.06 USE OF THE PREMISES

- A. Before beginning work, the roofing contractor must secure approval from the building owner's representative for the following:
1. Areas permitted for personnel parking.
  2. Access to the site.
  3. Areas permitted for storage of materials and debris.
  4. Areas permitted for the location of cranes, hoists and chutes for loading and unloading materials to and from the roof.
- B. Interior stairs or elevators may not be used for removing debris or delivering materials, except as authorized by the building superintendent.

#### 1.07 EXISTING CONDITIONS

If discrepancies are discovered between the existing conditions and those noted on the drawings, immediately notify the owner's representative by phone and solicit the manufacturer's approval prior to commencing with the work. Necessary steps shall be taken to make the building watertight until the discrepancies are resolved.

#### 1.08 PRECONSTRUCTION CONFERENCE

- A. A pre-bid meeting will be held at the job site on Date at Time. Contact the owner's representative, Name and Title, at Phone Number if there are any questions.
- B. Prior to bid submittal, the roofing contractor should schedule a job site inspection to observe actual conditions and verify all dimensions on the roof. The job site inspection may occur on the day of the pre-bid meeting or prior to such a meeting. Should access to the roof be necessary before or after the pre-bid meeting, the contractor must contact the owner's representative, Name and Title, at Phone Number to coordinate an appropriate time.
- C. Bids must be forwarded to the following address no later than Time on Date:  
Name and Address
- D. Any conditions which are not shown on the shop drawings should be indicated on a copy of the shop drawing and included with bid submittal if necessary to clarify any conditions not shown.

## 1.09 TEMPORARY FACILITIES AND CONTROLS

## A. Temporary Utilities:

1. Water, power for construction purposes and lighting are/are not available at the site and will/will not be made available to the roofing contractor.
2. Provide all hoses, valves and connections for water from a source designated by the owner when made available.
3. When available, electrical power should be extended as required from the source. Provide all trailers, connections and fused disconnects.

## B. Temporary, Sanitary Facilities

Sanitary facilities will not be available at the job site. The roofing contractor shall be responsible for the provision and maintenance of portable toilets or their equal.

## C. Building Site:

1. The roofing contractor shall use reasonable care and responsibility to protect the building and site against damages. The contractor shall be responsible for the correction of any damage incurred as a result of the performance of the contract.
2. The roofing contractor shall remove all debris from the job site in a timely and legally acceptable manner so as to not detract from the aesthetics or the functions of the building.

## D. Security:

Obey the owner's requirements for personnel identification, inspection and other security measures.

## 1.10 JOB SITE PROTECTION

- A. The roofing contractor shall adequately protect building, paved areas, service drives, lawn, shrubs, trees, etc. from damage while performing the required work. Provide canvas, boards and sheet metal (properly secured) as necessary for protection and remove protection material at completion. The contractor shall repair or be responsible for costs to repair all property damaged during the roofing application.
- B. During the roofing contractor's performance of the work, the building owner will continue to occupy the existing building. The contractor shall take precautions to prevent the spread of dust and debris, particularly where such material may sift into the building. The roofing contractor shall provide labor and materials to construct, maintain and remove necessary, temporary enclosures to prevent dust or debris in the construction area(s) from entering the remainder of the building.
- C. Do not overload any portion of the building, by either use of or placement of equipment, storage of debris, or storage of materials.
- D. Protect against fire and flame spread. Maintain proper and adequate fire extinguishers.
- E. Take precautions to prevent drains from clogging during the roofing application. Remove debris at the completion of each day's work and clean drains, if required. At completion, test drains to ensure the system is free running and drains are watertight. Remove strainers and plug drains in areas where work is in progress. Install flags or other telltales on plugs. Remove plugs each night and screen drain.
- F. Store moisture susceptible materials above ground and protect with waterproof coverings.

- G. Remove all traces of piled bulk material and return the job site to its original condition upon completion of the work.

#### 1.11 SAFETY

The roofing contractor shall be responsible for all means and methods as they relate to safety and shall comply with all applicable local, state and federal requirements that are safety related. Safety shall be the responsibility of the roofing contractor. All related personnel shall be instructed daily to be mindful of the full time requirement to maintain a safe environment for the facility's occupants including staff, visitors, customers and the occurrence of the general public on or near the site.

#### 1.12 WORKMANSHIP

- A. Applicators installing new roof, flashing and related work shall be factory trained and approved by the manufacturer they are representing.
- B. All work shall be of highest quality and in strict accordance with the manufacturer's published specifications and to the building owner's satisfaction.
- C. There shall be a supervisor on the job site at all times while work is in progress.

#### 1.13 QUALITY ASSURANCE

- A. The VersiFleece TPO Membrane Roofing System must achieve a UL Class A.

The specified roofing assembly must have been successfully tested by a qualified testing agency to resist the design uplift pressures calculated according to

The specified roofing assembly must be rated by Factory Mutual Global (FMG) to meet or exceed the factored uplift pressures outlined in FMG Property Loss Prevention Data Sheet 1-28, and complies with FMG Property Loss Prevention Data Sheet 1-29 for enhancements at the perimeter and corners.

- B. The membrane must be manufactured by the material supplier. Manufacturer's supplying membrane made by others are not acceptable.
- C. Unless otherwise noted in this specification, the roofing contractor must strictly comply with the manufacturer's current specifications and details.
- D. The roofing system must be installed by an applicator authorized and trained by the manufacturer in compliance with shop drawings as approved by the manufacturer. The roofing applicator shall be thoroughly experienced and upon request be able to provide evidence of having at least five (5) years successful experience installing single-ply roofing systems and having installed at least one (1) roofing application or several similar systems of equal or greater size within one year.
- E. Provide adequate number of experienced workmen regularly engaged in this type of work who are skilled in the application techniques of the materials specified. Provide at least one thoroughly trained and an experienced superintendent on the job at all times roofing work is in progress.
- F. There shall be no deviations made from this specification or the approved shop drawings without the prior written approval of the specifier. Any deviation from the manufacturer's installation procedures must be supported by written certification on manufacturer's letterhead and presented for the specifier's consideration.

- G. Upon completion of the installation, the applicator shall arrange for an inspection to be made by a non-sales technical representative of the membrane manufacturer in order to determine whether or not corrective work will be required before the warranty will be issued. Notify the building owner seventy-two (72) hours prior to the manufacturer's final inspection.

#### 1.14 JOB CONDITIONS, CAUTIONS AND WARNINGS

Refer to Versico's VersiFleece Adhered Roofing System specification for General Job Site Considerations.

- A. Safety Data Sheets (SDS) must be on location at all times during the transportation, storage and application of materials.
- B. Do not apply Flexible DASH Adhesive when surface and/or ambient temperatures are below 25°F.
- C. The contractor must exercise caution during adhesive spraying to avoid overspray.  
Use a non-atomizing spray tip such as the Graco Spatter Tip and reduce spray pressure to 500 – 800 psi to increase adhesive droplet size and reduce airborne mist. Maintain hand held wind screens on-site for use as necessary.  
Extruding Flexible DASH Adhesive method may be used to eliminate overspray concerns.
- D. When positioning membrane sheets, exercise care to locate all field splices away from low spots and out of drain sumps. All field splices should be shingled to prevent bucking of water.
- E. When loading materials onto the roof, the Versico Authorized Roofing Applicator must comply with the requirements of the building owner to prevent overloading and possible disturbance to the building structure.
- F. Proceed with roofing work only when weather conditions are in compliance with the manufacturer's recommended limitations, and when conditions will permit the work to proceed in accordance with the manufacturer's requirements and recommendations.
- G. Proceed with work so new roofing materials are not subject to construction traffic. When necessary, new roof sections shall be protected and inspected upon completion for possible damage. Provide protection, such as 3/4 inch thick plywood, for all roof areas exposed to traffic during construction. Plywood must be smooth and free of fasteners and splinters.
- H. The surface on which the insulation or roofing membrane is to be applied shall be clean, smooth, dry, and free of projections or contaminants that would prevent proper application of or be incompatible with the new installation, such as fins, sharp edges, foreign materials, oil and grease.
- I. New roofing shall be complete and weather tight at the end of the work day. Care must be taken to avoid wicking water through the fleece by properly sealing exposed edges of the membrane.
- J. Contaminants such as grease, fats and oils shall not be allowed to come in direct contact with the roofing membrane.

#### 1.15 WARRANTY

- A. Provide manufacturer's 20 year Total System Warranty covering both labor and material with no dollar limitation. The maximum wind speed coverage shall be peak gusts of 72 mph

measured at 10 meters above ground level. Certification is required with bid submittal indicating the manufacturer has reviewed and agreed to such wind coverage.

Note: For projects specified with warranties greater than 20 year and/or wind coverage specified greater than 80 mph, additional design enhancements are required. Refer to Versico published VersiFleece Specifications

Note:

Warranty Length	Minimum Membrane Thickness
20 year	115-mil VersiFleece TPO

- B. Warranty shall also cover leaks caused by accidental punctures:
  - 1. 16 man-hours per year for 115-mil VersiFleece
- C. Warranty shall also cover leaks caused by hail:
  - 1. Hail up to 3" diameter hail when 115-mil VersiFleece is installed
- D. Pro-rated System Warranties shall not be accepted.
- E. Evidence of the manufacturer's warranty reserve shall be included as part of the project submittals for the specifier's approval.

## PART 2 PRODUCTS

### 2.01 GENERAL

- A. All components of the specified roofing system shall be products of Versico or accepted by Versico as compatible.
- B. Unless otherwise approved by the specifier and accepted by the membrane manufacturer, all products (including adhesives, insulation, fasteners, fastening plates and edgings) must be manufactured and supplied by the roofing system manufacturer and covered by the warranty.

### 2.02 MEMBRANE

- A. Furnish 115-mil,VersiFleece TPO gray reinforced TPO (Thermoplastic Polyolefin) membrane. Membrane thickness over the reinforcing scrim (top-ply thickness) shall be nominal .015-mil or thicker.
  - 1. APEEL Protective Film supplied on all membrane and removed upon completion to insure a clean final product.
- B. Membrane Weathering Performance: The TPO membrane shall be formulated with Octaguard XT Weathering Package to withstand 60 days of exposure at a 275° F temperature and a minimum of 17,000 kj/m xenon arc resistance at 80°F without cracking or showing signs of material failure, exceeding ASTM 6878.
- C. Gray Membrane Sheets are 12' wide by 75' or 100' long.

### 2.03 ADHESIVES, CLEANERS AND SEALANTS

All products shall be furnished by Versico and specifically formulated for the intended purpose.

(Delete the Adhesive, Primer or Cleaner which will not be used)

- A. Flexible DASH Adhesive: A two component insulating urethane adhesive used to attach insulation and VersiFleece membrane. Packaging formats include 50 and 15 gallon drums as well as Dual Tanks, Dual Cartridges and 5 gallon Jug formats.
- B. CAV-GRIP 3V Low-VOC Aerosol Contact Adhesive/Primer: a low-VOC, methylene chloride-free adhesive that can be used for a variety of applications including: bonding Sure-Weld membrane to various surfaces, enhancing the bond between Versico's VapAir Seal 725TR and various substrates, priming unexposed asphalt prior to applying Flexible DASH Adhesive and for adhering VersiWeld/VersiFlex FleeceBACK and VersiWeld TPO membrane to vertical walls. Coverage rate is approximately 2,000-2,500 sq. ft. per #40 cylinder and 4,000-5,000 sq. ft. per #85 cylinder as a primer, in a single-sided application and 750 sq. ft. per #40 cylinder and 1,500 sq. ft. per #85 cylinder as an adhesive for vertical walls, in a double-sided application.
- C. Cut-Edge Sealant: A white or clear colored sealant used to seal cut edges of reinforced VersiFleece TPO membrane. A coverage rate of approximately 225 - 275 linear feet per squeeze bottle can be achieved when a 1/8" diameter bead is applied.
- D. Water Cut-Off Mastic: Used as a mastic to prevent moisture migration at drains, compression terminations and beneath conventional metal edging (at a coverage rate of approximately 10' per tube or 100' per gallon).
- E. Universal Single-Ply Sealant: A 100% solids, solvent free, voc free, one part polyether sealant that provides a weather tight seal to a variety of building materials. It is white in color and is used for general caulking such as above termination bars and metal counter flashings and at scuppers.
- F. Thermoplastic One-Part Pourable Sealer: A one-part, moisture curing, elastomeric polyether sealant used to fill TPO Molded Pourable Sealant Pockets. Packaged in 4, 2-liter foil pouches inside a reusable plastic bucket. 1 pouch will fill 2 TPO Molded Pourable Sealant Pockets.
- G. Weathered Membrane Cleaner: Used to prepare membrane for heat welding that has been exposed to the elements or to remove general construction dirt at an approximate coverage rate of 400 square feet per gallon (one surface).
- H. TPO Primer: A solvent-based primer used to prepare the surface of VersiFleece TPO Membrane prior to application of Pressure-Sensitive Coverstrip and TPO Pressure-Sensitive RUSS.
- I. TPO Low VOC Primer:: A solvent-based, low solids primer used to prepare the surface of VersiFleece TPO Membrane prior to application of Pressure-Sensitive Coverstrip and TPO Pressure-Sensitive RUSS. This low VOC product is ideal for use in states where environmental issues are a concern.

#### 2.04 METAL EDGING AND MEMBRANE TERMINATIONS

- A. General: All metal edgings shall be tested and meet ANSI/SPRI ES-1 standards and comply with International Building Code.
  - 1. VersiTrim 2000: a metal fascia system with an extruded aluminum anchor bar and .040" thick aluminum. Metal fascia color shall be as designated by the Owner's Representative. ANSI/SPRI ES-1 Certified. 2000 Fascia FM Approved 1-645. 2000 Extended Fascia FM Approved 1-270. 2000 Canted Fascia FM Approved 1-270.

## 2.05 WALKWAYS

Protective surfacing for roof traffic shall be VersiFleece TPO Walkway Rolls installed per manufacturer's requirements or concrete pavers loose laid over an approved slip sheet (pavers not recommended for slopes greater than 2" in 12").

## PART 3 EXECUTION

### 3.01 GENERAL

- A. Comply with the manufacturer's published instructions for the installation of the membrane roofing system including proper substrate preparation, job site considerations and weather restrictions.
- B. Position sheets to accommodate contours of the roof deck and shingle splices to avoid bucking water.

### 3.02 MEMBRANE PLACEMENT AND BONDING

- A. Position and unroll successive sheets and align to provide a minimum 2 inch overlap (use pre-marked overlap line) along the selvage edge. At end laps (along the width of the sheet), membrane shall be butted together which will be overlaid with 6 inch wide VersiFleece TPO Reinforced Membrane and hot air welded on all edges.
- B. VersiFleece Membrane shall be fully adhered to an acceptable substrate with Versico Flexible DASH Adhesive. The adhesive is spray applied or extruded to the substrate only and the membrane is rolled into the wet adhesive once it has foamed up and reached string/gel time (approximately 2 minutes). Roll the membrane with a 150 pound segmented steel roller to set the membrane into the adhesive.
  - 1. Exercise care to prevent overspray onto the membrane. If Flexible DASH Adhesive should contaminate the splice area, immediately (while the adhesive is still in liquid form) clean with Weathered Membrane Cleaner or allow Flexible DASH Adhesive to cure and remove with a paint-type scraper.
- C. Position adjoining sheets to allow a minimum overlap of 2 inches to provide a minimum 1-1/2" hot air weld.
- D. Continue to install adjoining membrane sheets in the same manner, overlapping edges a minimum of 2 inches and complete the bonding procedures as stated previously.

### 3.03 MEMBRANE HOT AIR WELDING PROCEDURES

- A. General

The VersiFleece membrane has a selvage edge (the fleece-backing is discontinued) along the length of the sheet for membrane splicing. Selvage edges are not provided along the width of the membrane; adjoining membrane sheets must be butted together and overlaid with 6 inch wide VersiFleece TPO Reinforced membrane heat welded on all sides.
- B. Hot Air Welding Procedures
  - 1. Hot air weld the VersiFleece TPO membrane using an Automatic Hot Air Welding Machine or Hot Air Hand Welder in accordance with the manufacturer's specifications. At all splice intersections, roll the seam with a silicone roller to ensure a continuous hot air welded seam.

Note: When using 115-mil thick or thicker membrane, all splice intersections shall be overlaid with VersiFleece TPO T-Joint covers or non-reinforced flashing

2. Probe all seams once the hot air welds have thoroughly cooled (approximately 30 minutes).
3. Repair all seam deficiencies the same day they are discovered.
4. Apply Cut Edge Sealant on all cut edges of reinforced membrane (where the scrim reinforcement is exposed) after seam probing is complete. Cut Edge Sealant is not required on vertical splices.

### 3.04 FLASHING

- A. Flashing of parapets, curbs, expansion joints and other parts of the roof must be performed using VersiFleece TPO membrane or VersiFleece TPO reinforced membrane. VersiFleece TPO non-reinforced membrane can be used for flashing pipe penetrations, Sealant Pockets, and scuppers, as well as inside and outside corners, when the use of pre-molded accessories is not feasible.
- B. Follow manufacturer's typical flashing procedures for all wall, curb, and penetration flashing including metal edging/coping and roof drain applications.

(Note: When specifying Rib Profile use installation procedure below.)

- C. VersiWeld TPO Rib Profile Installation

(Note: The Rib Profile is recommended for use with VersiFleece adhered roofing systems.)

1. The VersiWeld Rib Profiles should be positioned parallel to the laps of the installed TPO roofing system and parallel with the roof slope where possible.
2. Ensure that all welding surfaces are clean and dry. Inspect all seam areas for proper weld prior to installation.
3. Set spacing according to project drawings.
4. Connecting multiple ribs is achieved by using fiberglass pins. Insert a pin half-way into the end of one profile. Connect the adjoining rib by inserting the exposed end of the pin into the alignment hole. Repeat previous steps for additional TPO Rib profiles.
5. Consult the VersiWeld Rib Profile installation guides for instructions on proper welding installation techniques.

### 3.05 WALKWAYS

- A. Install walkways at all traffic concentration points (such as roof hatches, access doors, rooftop ladders, etc.) and all locations as identified on the specifier's drawing.
- B. Hot air weld walkway pads to the membrane or install concrete pavers, loose laid over an approved protection sheet in accordance with the manufacturer's specifications.

Note: Pavers are not recommended when the roof slope exceeds 2 inches in 12 inches

### 3.06 DAILY SEAL

- A. On phased roofing, when the completion of flashings and terminations is not achieved by the end of the work day, a daily seal must be performed to temporarily close the membrane to prevent water infiltration.
- B. Use Flexible DASH Adhesive or other similar material in accordance with the manufacturer's requirements.

**3.07 CLEAN UP**

- A. Perform daily clean up to collect all wrappings, empty containers, paper, and other debris from the project site. Upon completion, all debris must be disposed of in a legally acceptable manner.
- B. Prior to the manufacturer's inspection for warranty, the applicator must perform a pre-inspection to review all work and to verify all flashing has been completed as well as the application of all caulking.

**END OF SPECIFICATION**

October 31, 2024

Xavier Hernandez  
Director School Facilities & Operations  
White Plains Public Schools  
580 North Street  
White Plains, NY 10605

**Subject: Report for Limited Asbestos Survey Services  
Kitchen & Serving Area Flooring  
Mamaroneck Avenue Elementary School  
7 Nosband Avenue, White Plains, NY 10605**

Dear Mr. Hernandez:

Langan has completed a limited asbestos materials survey at Mamaroneck Avenue Elementary School located at 7 Nosband Avenue, White Plains, NY 10605. Drew Cheskin, a DOL Licensed Asbestos Inspector (#24-61X9V-SHAB), conducted the survey on October 22<sup>nd</sup>, 2024. The survey included visual observation, friability and condition assessment, material sampling, and laboratory sample analysis of suspect Asbestos-Containing Materials (ACM) to address replacement of the quarry tile flooring in the kitchen & serving areas. Langan inspected the following suspect materials in order to address specific concerns and suspect materials to be impacted by the upcoming project:

Location(s)	Functional Space	Material Description	No. of Samples	Condition & Friability	Asbestos Results	Quantity
Kitchen & Serving Area	1019 & 1018	Quarry Tile Grout	2	Good Friable	NAD	---
		Quarry Tile Setting Bed	2	Good Friable	NAD	---

**Note(s): All quantities are an estimate and MUST be confirmed by contractor during the contractor walkthrough.**

NAD = No Asbestos Detected

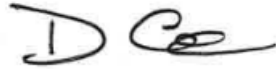
**Asbestos Materials in BOLD**

No Waterproofing Below Floor Tile Setting Bed was identified. The current scope of work is understood to be removal and replacement of the existing Quarry Tile Flooring System without penetrations or demolition to the existing slab below. Should this scope of work change, additional survey efforts may be required to address potential suspect asbestos containing materials.

It is our hope that the information provided in this letter has met the project requirements. Thank you for the opportunity to provide you and your staff with our continued services. Please contact me at [dcheskin@langan.com](mailto:dcheskin@langan.com) via email or 917-696-6972 if you have any questions or require any additional information.

Sincerely,

**Langan Engineering, Environmental, Surveying,  
Landscape Architecture and Geology, D.P.C.**

A handwritten signature in black ink, appearing to read 'D Cheskin', with a stylized flourish at the end.

Drew Cheskin  
Project Scientist

Enclosure(s):      Bulk Sample Lab Results  
                         Company and Personnel Certification

## **Bulk Sample Laboratory Results**



Atlas Environmental Lab, Corp.  
255 West 36th Street, Suite# 1503  
New York, NY 10018  
Phone:(212) 563-0400 Fax:(212) 563-0401  
www.atlasenvironmentallab.com

## Bulk Asbestos Report by PLM-TEM

**Client:** Langan

**Lab ID:** BK1024308

**Collected by:**

Client

**Project Name/No.:** White Plains - George Washington Elementary School / 101134513

**Date Received:** 10/24/2024

**Project Address:** 100 Orchard Street, White Plains, NY 10605

**PLM Date Analyzed:** 10/25/2024

**TEM Date Analyzed:**

**Report Date:** 10/27/2024

Client ID#	Lab ID#	Description/ Location	Analyst Description	ORG %	AI% ASI%	PLM		TEM Asbestos% & Type	Method By ELAP		
						Fibrous%	Non Fibrous%		PLM 198.1	PLM NOB 198.6	TEM 198.4
KQTG-1A	BK1024308-1	Quarry Tile Grout   Kitchen	Brown, Homogeneous, Friable	Not Applicable		0%	100%	NAD	X		
KQTG-1B	BK1024308-2	Quarry Tile Grout   Kitchen	Brown, Homogeneous, Friable	Not Applicable		0%	100%	NAD	X		
KQTSB-1A	BK1024308-3	Quarry Tile Setting Bed   Kitchen	White, Homogeneous, Friable	Not Applicable		0%	100%	NAD	X		
KQTSB-1B	BK1024308-4	Quarry Tile Setting Bed   Kitchen	White, Homogeneous, Friable	Not Applicable		0%	100%	NAD	X		

AL

Quantitative Analysis (Semi/Full): Bulk Asbestos Analysis-PLM by EPA 600/M4-82-020 per 40 CFR or ELAP 198.1 (friable) and 198.6 (NOB) samples for New York.

NAD=no asbestos detected, NA/PS=Not Analyzed/Positive Stop, Trace=<1%, FBGL=Fiberglass, CELL=Cellulose, CHRY=Chrysotile, Amo=Amosite, CRO=Crocidolite, ANTH=Anthophyllite, TRE=Tremolite, ACT=Actinolite, NA=not applicable.

PLM is not consistently reliable in detecting Asbestos in floor coverings and similar non friable organically bound materials. NAD or Trace results by PLM are inconclusive.

TEM is currently the only method that can be used to determine if this material can be considered or treated as non asbestos containing in NY State.

All samples were prepared and analyzed in accordance with the EPA "TEM Method for Identifying and Quantifying Asbestos in Non-Fibrous Organically Bound Bulk Samples" ELAP 198.4".

ORG%=Ashed Organic%, AI= Acid Insoluble Inorganic%, ASI= Acid Soluble Inorganic%

This "Summary of Analytical Results" shall not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, ELAP or any agency of the U.S Government. The results relate only to the items tested. This report may not be reproduced, except in full, without the written approval of AEL. Atlas Environmental lab did not collect the analyzed samples and thus accepts no liability with regard to their collection and/or maintenance. AEL relies on client's data. The liability of Atlas Environmental Lab corp with respect to the services charged, shall in no event exceed the amount of the invoice.

NYS-ELAP#11999, NVLAP Lab Code: 500092-0, CT ID:PH-0154

PLM Analyst: EM

TEM Analyst:

Approved by:

Page 1 of 1

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[illegible]
$$p_{\text{hr}} = \text{€M}; 10/25 | 24, 12 = 10.$$

## **Company and Personnel Certifications**

**WE ARE YOUR DOL**



DIVISION OF SAFETY & HEALTH LICENSE AND CERTIFICATE UNIT, STATE OFFICE CAMPUS, BLDG. 12, ALBANY, NY 12226

# ASBESTOS HANDLING LICENSE

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.  
300 Kimball Drive, 4th Floor, Parsippany, NJ, 07054

License Number: 70336

License Class: RESTRICTED

Date of Issue: 03/04/2024

Expiration Date: 03/31/2025

Duly Authorized Representative: Craig Napolitano

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. This license verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Amy Phillips, Director  
For the Commissioner of Labor

EXCELSIOR

N.Y.S.



CLASS(EXPIRES)

E MGPL (09/25) H PM (09/25)

I PD (09/25)

CERT# 24-61X9V-SHAB  
DMV# 304231776

MUST BE CARRIED ON ASBESTOS PROJECTS



NEW YORK STATE DEPARTMENT OF HEALTH  
WADSWORTH CENTER



Expires 12:01 AM April 01, 2025  
Issued April 01, 2024

**CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE**

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

**MS. JACKIE DARVISH**  
**ATLAS ENVIRONMENTAL LABS CORP**  
**255 W 36TH STREET SUITE 1503**  
**NEW YORK, NY 10018**

**NY Lab Id No: 11999**

*is hereby APPROVED as an Environmental Laboratory for the category*  
**ENVIRONMENTAL ANALYSES SOLID AND HAZARDOUS WASTE**  
*All approved subcategories and/or analytes are listed below:*

**Miscellaneous**

Asbestos in Friable Material	Item 198.1 of Manual EPA 600/M4/82/020
Asbestos in Non-Friable Material-PLM	Item 198.6 of Manual (NOB by PLM)
Asbestos in Non-Friable Material-TEM	Item 198.4 of Manual
Asbestos-Vermiculite-Containing Mate	Item 198.8 of Manual
Lead in Dust Wipes	EPA 7000B
Lead in Paint	EPA 7000B

**Sample Preparation Methods**

EPA 3050B



**Serial No.: 69037**

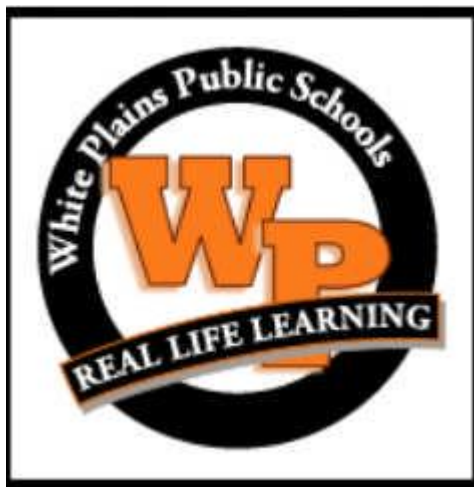
Property of the New York State Department of Health. Certificates are valid only at the address shown and must be conspicuously posted by the laboratory. Continued accreditation depends on the laboratory's successful ongoing participation in the Program. Consumers may verify a laboratory's accreditation status online at <https://apps.health.ny.gov/pubdoh/applinks/wc/elappublicweb/>, by phone (518) 485-5570 or by email to [elap@health.ny.gov](mailto:elap@health.ny.gov).

# White Plains Public Schools

## Owners Standards Guide

### Key System and Door Hardware

08710



Frank Stefanelli, Director of Facilities

## **Purpose Statement**

### **Door Hardware Specification Guideline**

#### **Section 08710**

**November 15, 2017**

The purpose of this document is to support White Plains Public Schools standardization of door hardware. The Owner maintains the hardware specified in this document and is currently stocking replacement parts for said hardware. The products specified in this document are to be furnished without substitution for all new construction and modernization projects unless other products are listed in this document as acceptable alternates.

Although products may be listed as acceptable alternates, they still must meet any and all performance criteria set forth in this document before they may be incorporated into a project.

It is the intent of this document to provide guidelines for the Architect's Section 08710 of the construction specifications, both as it pertains to product groups and the hardware schedule. It remains the Architect's responsibility to coordinate these products to meet all applicable laws, regulations, building codes, fire and life safety codes, and the requirements of the Americans with Disabilities Act. The Architect is encouraged to seek the services of an Architectural Hardware Consultant (as certified by the Door and Hardware Institute) to aid them in the preparation of all parts of Section 08710 of the Specifications.

No deviation from the standards set forth in this document shall be allowed without the express written consent of the Owner to be obtained before final bid documents are distributed.

All weather and smoke sealing products and hardware for swinging personnel doors of any type shall reside solely in Section 08710. This is required so that proper coordination and verification of applications may be performed.

- Items specified in Section 08710 of the specifications shall not be considered for value engineering.
- The Architect shall coordinate all related Sections of the specifications (Hollow Metal Doors and Frames, Wood Doors, etc) so that the products specified in this document may be furnished and applied without conflict of any kind.

**The Architect's Section 08710 must contain the following:**

- **After delivery of, but before the installation of, the hardware, the General Contractor/Construction Manager shall coordinate and schedule a hardware installation seminar.** The seminar will be conducted on the installation of locksets, door closers, exit devices, overhead stops, and electromechanical or electromagnetic hardware. The manufacturer's representative for each of the above product categories shall conduct the seminar. The seminar shall be conducted at the job site with installers of hardware on wood, hollow metal, and aluminum doors (including any installer working with low voltage wiring on electromechanical hardware) in attendance. Seminar will provide training for installation using installation manuals, hardware schedules, templates, and physical product samples.
- **The manufacturer's representative(s) for the locking devices and the closing devices shall inspect and approve the installation of the products whose manufacturer they represent. Incorrectly installed hardware must be reported to the Architect before preparation of the final punch list.**
- All hardware submittals must be submitted to the Architect, Owner, and/or Owner's Agent for final approval before any material is ordered or any release of door and/or frame preparations.
- **Requests for material substitution must be submitted to the Architect, Owner, and/or Owner's Agent 10 days prior to bid date.** Requests for substitution are to be submitted in writing and are to be accompanied by physical samples. Requests for substitution shall contain written certification from the factory that proposed items meet all performance criteria delineated in this document.
- Hardware sets using specific product numbers so that each opening application is clearly defined. Specification of the hardware sets in Part 3 of Section 08710 by descriptive phrase only (*e.g.* "Hinges as Required") is not acceptable.
- No concession on the quality of material or the quality of applications shall be allowed due to non-timely procurement of hardware.

**For assistance with writing this specification, please contact:  
Nolan Thrope (201) 396-6679 [nolan.thrope@allegion.com](mailto:nolan.thrope@allegion.com)**

Specification Guideline-Door and Hardware

ITEM DESCRIPTION	PREFERRED MANUFACTURER		ALTERNATE
Continuous Hinge @ Exterior	Ives	XY series	As Specified
Hinge (Heavy Weight), Stairwells, Corridors and Places of Assembly	Ives	5BB1HW	Or Equal
Hinge (Standard Weight)	Ives	5BB1	Or Equal
Locks and Latch Sets	Schlage	ND series Rigid levers Athens. ND73 on classrooms	No Substitution
Cylinders and Keying	Schlage	Schlage Everest T Full Size IC Cores Primus Exterior	No Substitution
Exit Device	Von Duprin	98/99 series rim devices and KR mullions where applicable	No Substitution
Removable Mullion	Von Duprin	KR4954/KR9954	No Substitution
Door Closer	LCN	4010/4110/4040 Heavy Duty Cast Iron	No Substitution
Automatic Operator	LCN	Auto Equalizer 4640/4630	As Specified
Electronic Holder	LCN	SEM7800, 4040SE. 4310ME, 4410ME	
O/H Stop/Holder	Glynn Johnson	As Specified	
Wall Stop/Floor Stop	Ives	As Specified	
Coordinators and Auto Flush Bolts	Ives	As Specified	
Threshold (Arch. Verify)	Zero International	As Specified	
Smoke, Head and Jamb Seals	Zero International	As Specified	