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August 8, 2018

**ATTENTION ALL BIDDERS:**

**It is the responsibility of the bidder to email Richard Rushing at [Richard@FortSmithAirport.com](mailto:Richard@FortSmithAirport.com) to be added to the bidders list in the event an addendum is made.**

Please note the following in regards to the “Hangar Roof Renewal Coating Project” bid:

- Bid opening date is on August 22, 2018 at 2:00 p.m. at Fort Smith Regional Airport Commission Meeting Room.
- Sealed bids may be hand delivered or mailed. Should you wish to submit your bid by mail, our physical address is:  
Fort Smith Regional Airport  
6700 McKennon Boulevard, Suite 200  
Fort Smith, AR 72903
- The following information must be on the sealed envelope:  
Vendor name & location  
Title of bid – “Hangar Roof Renewal Coating Project”  
Packages not properly labeled will not be accepted.
- **A pre-bid meeting will be held at 9:00am on Friday, August 17, 2018, at Hangar 3. It is strongly recommended each bidder have a representative from their company present.**

Hangar 3 is located adjacent to 5300 Airport Blvd. Turn south onto Airport Blvd. from Phoenix Avenue and park in the Tac Air parking lot near where the aircraft are parked. Airport employees will provide escort from here.

Thank you for your cooperation in this matter.

Tim Thomas, Airfield Maintenance Supervisor  
Fort Smith Regional Airport  
(479) 650-3309  
[Tim@fortsmithairport.com](mailto:Tim@fortsmithairport.com)

## **Hangar Roof Renewal Coating Project General Specifications**

The successful bidder shall furnish all materials, parts, equipment, and labor necessary to provide a waterproof, weather resistant, color-stable silicone elastomeric membrane for renovation of aged metal roofs of all types and shapes on Hangars 3 and 4. Project shall be bid as **one lump sum (please submit an itemized list)** for all related work which includes taxes, shipping, and applicable licenses and permits.

### **PART 1 - GENERAL**

#### **1.1 SUMMARY**

- A. This specification provides a waterproof, weather resistant, color-stable silicone elastomeric membrane for renovation of aged metal roofs of all types and shapes. GacoFlex Silicone Coatings, along with primer and joint treatment, will provide excellent protection for metal roofs, effectively sealing seams and fastener penetrations and renewing the overall finish in order to extend the useful life of the roof assembly.
- B. GacoFlex S-2000 White Silicone Coating will reflect the sun's ultraviolet rays. This ultraviolet radiation is normally absorbed and turned to heat. The reflectivity of GacoFlex Series Silicone coating will help to keep roof temperatures cooler and thus reduce demand on air conditioning equipment.

\*GacoFlex S-2000 White Silicone Coating meets Energy Star performance levels for reflectivity.

- C. Suitable surfaces to receive the system include steel, aged one year or treated galvanized steel, anodized aluminum and pre-finished metal (other than siliconized and fluorocarbon finishes ). The system is designed to renew an existing finish or add a high performance finish to bare metal.

#### **1.2 SUBMITTALS**

- A. Product Data: Submit manufacturers' standard submittal package including specification, installation instructions, and general information for each waterproofing material.
- B. Applicator Qualifications: Submit current "Qualified Applicator" Certificate from the specified waterproofing manufacturer.
- C. Warranty must be supplied by product manufacturer

#### **1.3 QUALIFICATIONS**

- A. Primary waterproofing materials shall be a product of a single source manufacturer. The primary manufacturer shall recommend secondary materials. Manufacturer shall have a minimum of 10 years experience in the manufacture of materials of this type. Applicators shall have a minimum of 5 years experience in the application of waterproofing materials of this type specified. Applicator shall possess a current "Qualified Applicator" Certificate from the specified waterproofing manufacturer.

- B. Pre-Bid Conference: There is to be a highly recommended Pre-Bid Conference. All products considered an equal to the specified product or any changes in the scope of work of installation or specifications must be presented at the Pre-Bid Conference. If a change in the specification is accepted, it will be considered as an alternate and will be presented as a bid amendment issued 2 working days prior to the bid opening. No other changes to the specification or bid documents will be accepted.
- C. Meets Energy Star performance levels for reflectivity.

#### **1.4 WARRANTY**

- A. The contractor shall guarantee that all work performed under this section will be free from defects in material and workmanship. Upon notice of a defect in writing to the contractor within one year after completion of the work, the contractor shall, at his own expense, make the necessary repair or replacement of the defective work.
- B. Warranty must be supplied by product manufacturer
- C. A warranty is available with this system provided it has been installed by a Gaco Western Qualified Applicator and is installed according to this specification. An application for Warranty must be made prior to starting the job.
- D. Protection of building and occupants:
  - 1. All surfaces not to receive the system specified shall be protected from overspray hazard i.e. windows, doors, exterior and vehicles. Protective coverings shall be secured against wind and shall be vented if used in conjunction with the application preventing collection and moisture.
  - 2. The contractor is to post signs noting a potential overspray hazard within 400' (121.90 m) of the application.
  - 3. All air intake ventilation equipment shall be turned off to prevent fumes from entering the building.
  - 4. All surfaces damaged during the application shall be restored at no expense to the owner.
  - 5. No smoking signs are to be posted as mandated by local fire officials.
- E. Substrate: Proceed with the work as specified only after the substrate construction, preparation, and detail work has been completed.
- F. Equipment: All equipment used during the operations shall be located so as not to adversely affect the daily operations or endanger occupants, structure or materials on-site. All spray equipment must be grounded during the operations.

## **PART 2 - PRODUCTS**

**2.1 MANUFACTURERS** - Gaco Western, LLC, [www.gaco.com](http://www.gaco.com)

### **2.2 MATERIALS:**

- A. Cleaner: GacoFlex GacoWash Concentrated Cleaner
- B. Primer: GacoFlex E-5320 Epoxy Primer
- C. Sacrificial Tape: 3M Scotchblue Industrial Adhesive Masking Tape 2750 or equal.
- D. Tape: GacoFlex SF-2000 SeamSeal brush applied, or GacoFlex 66-S Polyester Tape embedded in two coats of GacoFlex S-20 Series Silicone.
- E. Coating: GacoFlex S-20 Series Silicone Coating color shall be White.  
\*GacoFlex S-2000 white meets Energy Star performance levels for reflectivity.
- F. Other Materials Required: Gaco Western, LLC shall approve all other materials.

## **PART 3. - EXECUTION**

### **3.1 EXAMINATION:**

- A. Verify that substrate is ready to receive work; surface is clean, dry and free of substances that could affect bond.
- B. Verify that all other work involved with this area, done under other sections, has been completed and accepted by the architect and general contractor prior to starting the waterproofing application.

### **3.2 PREPARATION**

**It is extremely important to get the roof clean and dry.**

- A. Inspect Fasteners: Tighten and/or replace all loose metal deck fasteners.
- B. First remove heavy deposits of dirt, leaves and other debris from the roof using broom or air blower, then inspect the entire roof surface and flashings for any open seams, tears, cuts, etc. Repair these flaws so water is not blown in under membrane during the cleaning process. Pressure wash roof with water and allow to dry completely.
- C. For general cleaning, after the roof is dry from initial cleaning, apply GacoWash Concentrated Cleaner according to label instructions with sprayer of choice, using a 3-4 foot (0.91-1.22 m) arc pattern. A Hudson-type agricultural sprayer, conventional pressure sprayer or airless sprayer is recommended. Allow solution to stand for 10-15 minutes, adding a light mist of water to prevent drying. While it sets, lightly agitate any heavily soiled areas with a broom or brush. Do not allow dirt to settle in low areas. Use a commercial power washer >3,000 psi (20.69 MPa) to remove debris and continue rinsing until all suds are gone. Start at the lowest point of the roof and work towards the highest point. For low-sloped roofs, work away from and then back towards, roof drains. It is important to keep the surface wet until all of the GacoWash and other residue has been completely rinsed off and the surface is clean. After cleaning and rinsing the roof, ensure no dirt or debris is present.

- D. **Biological Control:** Areas of algae, mildew or fungus on the roof membrane or the existing coating should be treated with a solution of 1 part household bleach and 3 parts water, followed by a power washer rinse using clear water.
- E. **Drying:** Allow surfaces to thoroughly dry to prevent blistering. Examine roof, paying particular attention to areas of physical damage to determine that residual water has in fact dried before applying GacoFlex S-20 coating.

**Note:** Drying time depends on weather conditions such as temperature, humidity and air movement. The above drying times assume good weather (70°F / 21°C daytime temperature) and no rain. Conditions of lower temperature and rain will require a longer period for drying.

- F. **Substrate Condition:** Loose paint, powdery or friable rust and scale must be completely removed by power brushing to provide a sound, tight surface. Soft asphalt, and/or bitumastics and silicone caulking shall be completely removed.

**NOTE:** Care must be taken to ensure that the substrate is structurally sound and is properly prepared. The owner and/or contractor must correct any defect in the condition of the substrate existing prior to the coating; otherwise these defects may adversely affect the condition of the coating over time, necessitating maintenance and/or repair.

### 3.3 INSTALLATION

- A. **Exposed Fasteners:** All exposed fasteners must be retightened or replaced as needed.
- B. **General Primer:**
  - 1. **No rust:** Apply 1 coat of GacoFlex E-5320 Primer at a rate of one gallon per 300 sq. ft.
  - 2. **Minimal rust:** Apply 2 coats of GacoFlex E-5320 Primer at a rate one gallon per 300 sq. ft per pass, resulting in a total of one gallon per 150 sq. ft. of finished primer.
  - 3. **Pronounced rusting:** Apply 2 coats of GacoFlex E-5320 Primer at one gallon per 150 sq. ft. per pass, resulting in one gallon per 75 sq. ft. of finished product.

**NOTE:** Mixed GacoFlex E-5230 in accordance to directions on the can.

**NOTE:** Allow drying to the touch, but no more than 72 hours prior to coating. If more than 72 hours pass, mechanically abrade surface and recoat with GacoFlex E-5320 Primer at one gallon per 300 sq ft.

- C. **Waterproofing:**
  - 1. All exposed fasteners must be waterproofed by applying GacoFlex SF-2000 SeamSeal to the fastener heads by brush.
  - 2. All seams, flashings, protrusions and terminations must be waterproofed by one of the following methods:

- a. Taping: Apply a 6” wide strip of GacoFlex S-20 Series Silicone at a rate of 1.5 gal per 100 square feet, centered on the seam. Immediately embed GacoFlex 66-S polyester tape in to the wet coating, and apply another coat of GacoFlex S-20 Silicone at a rate of 1.5 gal per 100 square feet to completely cover the polyester tape. The tape must be applied smooth, without wrinkles, “fish mouths”, blisters or pin holes.
- b. GacoFlex SF-2000 SeamSeal, applied by brush or roller, 4” wide, centered on the seam, at 1 gal per 75-100 sq.ft. Please note that on horizontal seams (end laps) and other details where significant movement due to expansion, contraction, or other factors may occur; it is necessary to apply sacrificial tape prior to the application of GacoFlex SF-2000 SeamSeal.

D. Coating:

Apply one coat of GacoFlex S-20 Series Silicone Coating at a coverage rate of 2 ½ gallon per 100 square feet (5.68 L/ 9.3 m<sup>2</sup>) to achieve a nominal film thickness of 38 dry mils. Double coat flashings and edge terminations.

**NOTE:** Application rate based on theoretical coverage, actual coverage may be less due to surface profile, losses due to overspray and wind, and residual coating left in the container. Additional material may be required to achieve a minimum of 38 dry mils.

Optional 2 Coat Application:

- a. Base Coat: Apply GacoFlex S-20 Silicone Series at the rate of 1.25 gallon per 100 sq. ft. At all edges and penetrations, an extra pass must be applied. Dry film thickness shall be a minimum of 19 mils.
- b. Top Coat: Apply GacoFlex S-20 Silicone Series at the rate of 1.25 gallon per 100 square feet (2.84 L / 9.3 m<sup>2</sup>). Coat all surfaces including expansion joint covers and flashing. At all edges and penetrations, an extra pass must be applied. Dry film thickness shall be a minimum of 19 mils.

**NOTE:** The base coat shall be allowed to cure a minimum of 2 to 6 hours. For best results, apply at temperatures above 50°F. (10°C) to a dry, frost free surface. The surface must be dry, clean & free of debris between coats.

**NOTE:** The topcoat must completely cover the base coat (the base coat must be an alternate color from the top coat) including expansion joint covers and flashing.

- E. No traffic shall be permitted on the coated surface for a minimum of 3 days. Damage to the surface by other trades shall not be the responsibility of the roofing contractor.

### 3.4 FIELD QUALITY CONTROL

- A. Coating Thickness: The finished dry film thickness will measure a minimum of 38 dry mils.
- B. Defects: There shall be no blisters, pinholes, voids or membrane defects of any kind.

- C. Variations: Any variations from specified procedures or limits found by the contractor or representatives of Gaco Western, Inc. or the owner shall be immediately corrected by the contractor.

**BIDDER REQUIREMENTS:**

Bid will include all components necessary for installation and the contractor will own or have access to the tools and equipment necessary to insure the proper installation. The bidder shall employ only qualified individuals skilled and experienced in the type of installation as set forth within these specifications.

**INSURANCE:**

The Contractor will provide proof of liability insurance as part of the contractual agreement prior to the beginning of work and the Fort Smith Regional Airport shall be named as additional insured. Certificates of insurance shall include a minimum \$1,000,000 (one million dollars) of liability insurance. Additional coverage shall include automobile liability insurance, workmen's collective insurance, and property damage insurance. In the event the Fort Smith Regional Airport determines that the low bidder's coverage is inadequate or does not meet requirements, the Airport shall require the bidder to obtain additional coverage. Failure to obtain required coverage shall deem reason to disqualify the bidder.

**PROJECT START DATE:**

The Fort Smith Regional Airport is anticipating a start date of this project within 30-45 days of the bid award. Actual dates of start and completion will be negotiated at the time a contract is signed based on material availability. These dates may be considered in determining the successful bidder if the dates are deemed unreasonable.

**WARRANTY:**

All warranty information shall be included with the bid.

**INSPECTION FEES AND PERMITS:**

Contractor shall obtain and pay for all necessary permits and/or inspection fees required for construction.

**BIDDER QUALIFICATIONS:**

Bidders must conform to the requirements of the Arkansas State Licensing Law for Contractors, and provide a copy of a current license with the bid. Bidder shall conform to all federal, state, and local safety codes. Bidders will have completed a minimum of five (5) jobs of similar scope and size to this project. **Bidders will include with their bids a list of customer references, three of which are of similar size and scope to this project. The references shall be for the most recent projects.**

**DAMAGE:**

The bidder shall replace or repair to the satisfaction of the Fort Smith Regional Airport any and all exterior surfaces, fixtures, furnishings, vehicles, or other property of, or on the airport property that is damaged by the bidder's employees, at no cost to the airport. It shall be the responsibility of the bidder and the airport to mutually agree upon the condition of the work areas before starting work on this contract.

**SAFETY:**

All bidders and contractors shall comply with all Occupational Safety and Health Administration (OSHA), State and County Safety and Occupational Health Standards, and any other applicable rules and regulations. All bidders and/or contractors shall be held responsible for the safety of their employees and any unsafe acts or conditions that may cause injury or damage to any persons or property within and around the work areas of this project.

**AIRPORT SAFETY AND SECURITY REQUIREMENTS:**

The bidder must conform to all required Federal and Airport Regulations and/or requirements. These requirements include but are not limited to Transportation Security Administration ( TSA) required security checks on all project employees, and Federal Aviation Administration (FAA) training classes. Training for these areas will be provided by airport staff to employees involved in this project.

**BID AWARD:**

The bidder with the lowest proposal will be announced at the bid opening. This announcement does not guaranty bid award. The project will not be awarded for contract until it is determined that the bidder meets or exceeds all specifications and requirements of this project. A contract will also not be in place until approved by the Fort Smith Airport Commission. The project is dependent on receiving grant funding from the Arkansas Department of Aeronautics.

**OMISSIONS:**

It is the intent of these specifications provide a waterproof, weather resistant, color-stable silicone elastomeric membrane for renovation of aged metal roofs of all types and shapes. Any services that have been omitted from the specification, which are clearly necessary for the complete installation and operation of the system shall be included, although not directly specified or called for in the bid specifications.

**ACCEPTANCE REQUIREMENTS:**

The final acceptance shall be the responsibility of Mr. Michael Griffin, Airport Director, or his designee.

**The Fort Smith Regional Airport reserves the right to waive any formalities and the right to reject any or all bids.**