



ADDENDUM # 3

TO : All Bidders

RE: Spartanburg Community College – A Wing Renovation
Spartanburg, SC
OSE Project No. H59-6353-JM / CGD Project No. 26010

DATE: June 22, 2026

To Bidders:

Please note the following changes or clarifications which shall become a part of the contract documents for the above referenced project.

GENERAL INFORMATION & CLARIFICATIONS:

G1 Clarification on existing roofing:

As noted in item G4 in Addendum #2, the existing TPO roof at the building was installed during a previous renovation. Roofing work associated with the installation of new rooftop equipment of this contract will require certified Johns Manville installers to perform the work and maintain the current warranty. See roof maintenance recommendations from Johns Mansville, attached.

G2 Clarification on cabling:

Please note the following clarifications regarding cabling scope:

1. MC Cable is acceptable in walls.
2. Above ceiling cabling and homeruns to be in EMT conduit.
3. Data cabling to be piped back to cable tray.
4. Fire Alarm to be piped in EMT conduit, not in free air.

END OF ADDENDUM # 3

Sincerely,
CRAIG GAULDEN DAVIS | PBK

David L. Dixon, AIA
Senior Principal

Your Johns Manville roofing system is made of premium quality materials, and it's backed by a valuable guarantee. Both help secure your investment as a building owner, but they also rely on your commitment to responsible maintenance. Knowing when and why to inspect your roof for optimum performance is critical to a long lasting JM Roof System.

THE RIGHT WAY TO MAINTAIN YOUR ROOF

Do...

- Perform inspections at least twice a year or as required by the guarantee. It's best to inspect your roof at the end of winter and the end of summer, when it has gone through the most thermal stress.
- Conduct inspections immediately after unusual occurrences such as heavy rains, high winds, hail, nearby fires, explosions, etc.
- Watch your roof for trouble spots, and clear away any debris or contaminants on a regular basis. This includes unclogging drains in the spring and fall.
- Establish a rooftop control policy, and keep any access doors or hatches locked.
- Keep a file of all records, inspection reports and activity related to your roof.
- Advise equipment service personnel to be careful handling tools and heavy equipment on your roof.

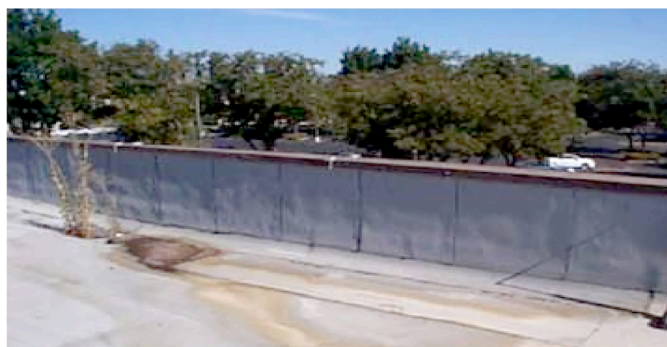
Don't...

- Allow unqualified personnel to access or maintain your roof.
- Permit equipment service personnel to make penetrations into your roof. These should be handled by an approved roofing contractor.
- Power wash your roof, as it may cause unintended damage.
- Move heavy equipment across your roof.
- Puncture the membrane.

CAUSE & EFFECT



1 / When a water line split on this roof ...



2 / the leak created a persistent pool ...



3 / and gave weeds a chance to grow.



PROTECT YOUR JM ROOF GUARANTEE

Prevent Roofing Problems

MAINTENANCE CHECKLIST

Below is a checklist of things to look for while on your roof. Use this as a guideline for semi-annual maintenance, and maintain the records to help ensure the integrity of your roofing system.

Building Exterior	General Condition	Inspect all areas for signs of leaks and/or deterioration.	<input type="checkbox"/>
	Walls & Roof Edge – Coping Caps or Gravel Stop, Gutter	A coping is a covering for the top of a wall that is exposed to weather. It is usually sloped to shed water to the roof. Inspect for deterioration, missing mortar and stains in walls indicating possible leaks. Check for cracking, splits and mortar integrity. Replace any damaged, loose or cracked areas. Caulk joints if necessary.	<input type="checkbox"/>
	Fascia	Inspect all surfaces for signs of leaks and/or deterioration.	<input type="checkbox"/>
Building Interior	General Condition	Inspect all areas for signs of leaks and/or deterioration.	<input type="checkbox"/>
	Walls	Inspect all surfaces for signs of leaks and/or deterioration.	<input type="checkbox"/>
	Underside of Deck	Inspect for stains, discoloration, spalled or rusted surfaces.	<input type="checkbox"/>
	Ceilings	Inspect for evidence of staining.	<input type="checkbox"/>
Field of Roof	General Condition	Remove any debris such as leaves, small branches, dirt or rocks that have accumulated.	<input type="checkbox"/>
	Surfacing	Minimize the amount of foot traffic on the roof whenever possible. Place walkway pads at roof entry areas and at rooftop equipment access panels.	<input type="checkbox"/>
	Laps	Inspect the condition of membrane laps, if applicable.	<input type="checkbox"/>
Drainage System	General Condition	Water should flow freely, unobstructed from the roof.	<input type="checkbox"/>
	Gutters, Scuppers, Downspouts, Drains	Remove any debris from inside and the surrounding areas. Make sure strainers and clamping rings are secure.	<input type="checkbox"/>
Perimeter/Flashings	General Condition	Inspect attachment to make sure it remains watertight. All metal work must be caulked and watertight. Only JM metal is covered by the JM Peak Advantage Guarantee.	<input type="checkbox"/>
	Base Flashing	Inspect for adequate fastening at top of the flashing. Check attachment to the substrate. Inspect vertical flashing end laps and horizontal laps at membrane.	<input type="checkbox"/>
	Counterflashing	Ensure that the counterflashing is well secured. Periodically remove and replace caulking to ensure watertight conditions. Only use commercial grade caulk suitable for rooftop application.	<input type="checkbox"/>
Roof Top Units	General Condition	All roof penetrations are prone to leaks. All units should be installed using compatible roof materials and should be properly flashed. Be sure to have a JM approved contractor assist in the installation and flashing of new rooftop equipment.	<input type="checkbox"/>
	HVAC	Check condensation lines for positive drainage and ensure they are flowing freely to roof drains. Condensation lines should rest on wood blocks or rubber supports and never directly on the roof surface. Ensure equipment is in good condition and working properly. Install protection/walkpads around perimeter of any equipment that requires periodic maintenance.	<input type="checkbox"/>
	Equipment Supports: Satellite Dishes, Signs, Antennas, etc.	Properly support all heavy equipment on vertical curbs. All vertical curbs should be properly flashed and covered with a metal cap. Use protection/walkpads below all lightweight horizontal wood equipment supports.	<input type="checkbox"/>
	Lightning Protection	Should not penetrate the roof surface. Ensure there are no overly loose or dangling cables.	<input type="checkbox"/>
	Equipment Flashing	Ensure equipment base flashings are secure, watertight and counterflashed.	<input type="checkbox"/>
Penetrations	General Condition	Do not allow exhaust fats, petroleum or other chemicals or contaminants directly onto the roof. Contact JM if any chemicals or service fluids come into contact with the roofing system.	<input type="checkbox"/>
	Pipes and Vent Penetration Pan, Pitch Pocket	Inspect the lap at membrane and vertical lap. Ensure that the top to the flashing is secured and caulked properly. An enclosure made of sheet metal, rubber or other material used to flash penetrations through a roof system. Often a source of leaks. Must be topped-off annually with compatible sealer.	<input type="checkbox"/>
Expansion Joints	General Condition	A structural separation between two building elements that allows free movement between the elements without damage to the building or roofing system. Check for excessive movement or deterioration. Check all end laps and repair or replace lap splice as necessary. JM Expand-O-Flash expansion joints are covered under the terms of the JM Peak Advantage Guarantee.	<input type="checkbox"/>

PEAKLIFE

Secure your property and your investment through the JM Peak Life program and get the best value for your roof system and guarantee.

Contact us at (800) 922-5922 Option 1 or ownerservices@jm.com to learn more about Peak Life.