COUNTY OF DUPAGE
501 – DuPage County Sheriff's Office
2026 Roofing Improvements

501 N County Farm Rd
Wheaton, IL 60187

OMNIA CERTIFIED PROPOSAL NUMBER: IL-R230404-309182

SERVICE REQUEST NUMBER: TRBM-309182

May 2026

OMNIA
PARTNERS

Date: October 2024

RE: CUSTOMER PROPOSAL NUMBER IL-R230404-309182

Dear Valued OMNIA Member:

Thank you for your considering utilizing the OMNIA Cooperative Contractor Network method of delivery. Each contract in the OMNIA Partners portfolio has been competitively solicited and publicly awarded.

Tremco has implemented the Customer Proposal Number (CPN) system, a proposal registration program. This system will track transactions from the initial proposal stage to the completion of each project and provide consistency and faster service for your agency. It will also allow us to assist you with verification of contract compliance and consistency.

THE CPN PROCESS

Tremco will register your project and generate a CPN. That CPN (noted above) should be prominently displayed on all proposal related documents including Purchase Orders and invoices utilizing the OMNIA cooperative contract. The CPN will also alert our dedicated and experienced Tremco Cooperative Team, who will work to support you during the process.

Your Tremco representative may be found at https://www.tremcoroofing.com/find-a-rep/

Thank you for your participation with OMNIA.

Sincerely,

The Tremco Cooperative Team

SECTION 00 41 13 – QUOTATION FORM

Emailed Bids To: Geoff Matteson
geoffrey.matteson@dupagecounty.gov

Bid Due Date: **May 12, 2026 at 2:00PM**

Bidder Name: Malcor Roofing of IL, Inc

Contact: Jason Doran

Address: 1850 dean street
St Charles, IL

Telephone: 630-849-4963

Re: Proposal for 2026 Roofing Improvements – 501 N County Farm Rd – Sheriff's Office
Omnia National IPA Customer Proposal No. IL-R230404-309182

Dear Mr. Matteson,

Having carefully examined the instructions for quotations, project specifications, drawings, supporting documents and addenda issued prior to this date, we propose to furnish all labor, materials, equipment, transportation and other services required to successfully accomplish the work in accordance with the project documents.

This proposal and any work performed related to this proposal will be provided in accordance with the project documents and the terms, conditions and criteria established by Omnia/National IPA Contract No. R230404 - Roofing Products and Services. The Proposer will be solely responsible for delivering the project in accordance with Omnia National IPA Contract No. R230404 and the project documents.

A. Base Quotation – Roofing Restoration at 501 N County Farm Rd, Wheaton IL – Roofs 12, 23, 25, 26 and 27 including wet replacement as identified in moisture survey and installation of 300 linear feet of anti-skid walkway:

$ 487,000.00 .00

B. Alternate Quotation 1 – Installation of exterior stair tower for exterior access to roofs.

$ $ 11,895.00 .00

C. Unit Costs:

a. Additional wet polyisocyanurate replacement $ 2.50 /sqft

b. Replacement of drain head, plumbing connection and collar $ 3400.00 /drain

c. Replacement of cracked/broken drain clamping ring and strainer $ 675..00 /drain

d. Installation of additional fluid-applied anti-skid walkway $ 42.00 /lin. ft

e. Concrete deck repair $ 48.00 /sqft

D. Addendum: The Proposer has received addendum numbers and incorporated provisions of such addendums in this quotation. Addendum(s) No(s) _____ thru _____ have been received and duly noted.

E. The Proposer acknowledges scheduling for the construction of the specified project, which includes pre-construction activities, construction per major discipline, completion, project close out and commissioning.

a. Number of work days necessary 10 days.

F. Accompanying this quotation is a certified or cashier's check or proposal bond payable to the order of DuPage County for not less than five (5%) percent of the greatest amount for which a contract can be awarded under this Proposal.

G. A Performance Bond in the amount of 100% of the contract price shall be required from the successful bidder prior to execution of the contract.

The owner and their representatives reserve the right to waive any irregularities, to reject any or all Proposals, or to accept any Proposal.

Executed on May 11th, 2026.

Malcor Roofing of IL, Inc
Contractor

Taxpayer I.D. No.: 46.1189399

By: Jason Doran [redacted]
(Sole Owner, or Partner, or President of Corporation)

(If Contractor is a Corporation, complete the following)

ATTEST [redacted]
(Corporate Seal)

Whose address is:

1850 dean street
St Charles, IL

Telephone No.: 630-849-4963

Fax No.: Jason@malcorroofing.com

Sworn to and subscribed before me this 11th day of May, 2026.

Notary Public in and for the State of Illinois

[redacted]
Signature of Notary

Expiration Date of Notary Public Commission: OFFICIAL SEAL
PAMELA SM THEISEN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/14/2026

SECTION 070150.73 - REHABILITATION OF MODIFIED BITUMINOUS MEMBRANE ROOFING

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the following:

1. Roof re-coating preparation.

2. Application of fluid-applied roof membrane and flashings over existing granule-surfaced modified bituminous membrane roofing.

1.2 MATERIALS OWNERSHIP

A. Demolished materials shall become Contractor's property and shall be removed from Project site.

1.3 DEFINITIONS

A. Roofing Terminology: Refer to ASTM D1079 "Standard Terminology Relating to Roofing and Waterproofing" and glossary in NRCA's "The NRCA Roofing Manual: Membrane Roof Systems" for definition of terms related to roofing work in this Section.

B. Roofing Coating Preparation: Existing roofing that is to remain and be prepared to accept restorative coating application.

C. Patching: Removal of a portion of existing membrane roofing system from deck or removal of selected components and accessories from existing membrane roofing system and replacement with compatible similar materials.

D. Remove: Detach items from existing construction and legally dispose of them off-site unless indicated to be removed and reinstalled.

E. Existing to Remain: Existing items of construction that are not indicated to be removed.

F. Construction Waste: Building and site improvement materials and other solid waste resulting from construction, remodeling, renovation, or repair operations. Construction waste includes packaging.

G. Demolition Waste: Building and site improvement materials resulting from re-roofing preparation, demolition, or selective demolition operations.

H. Disposal: Removal off-site of demolition and construction waste and subsequent sale, recycling, reuse, or deposit in landfill or incinerator acceptable to authorities having jurisdiction.

1.4 PREINSTALLATION MEETINGS

A. Roofing Rehabilitation Preinstallation Conference: Conduct conference at Project site to review methods and procedures related to roofing system.

1. Meet with Owner; roofing re-coating materials manufacturer's representative; roofing re-coating Installer including project manager and foreman; and installers whose work

interfaces with or affects re-coating including installers of roof accessories and roof-mounted equipment requiring removal and replacement as part of the Work.

2. Review methods and procedures related to re-coating preparation, including membrane roofing system manufacturer's written instructions.

3. Review drawings and specifications.

4. Procedures for salvaging and recycling of demolition and construction waste

5. Review temporary protection requirements for existing roofing system that is to remain, during and after installation.

6. Review roof drainage during each stage of re-coating and review plugging and plug removal procedures.

7. Review and finalize construction schedule, and verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.

8. Review methods and procedures related to re-coating preparation, including coating manufacturer's written instructions.

9. Review base flashings, special roofing details, drainage, penetrations, equipment curbs, and condition of other construction that will affect re-coating.

10. Review HVAC shutdown and sealing of air intakes.

11. Review shutdown of fire-suppression, -protection, and -alarm and -detection systems.

12. Review procedures for asbestos removal or unexpected discovery of asbestos-containing materials.

13. Review governing regulations and requirements for insurance and certificates if applicable.

14. Review existing conditions that may require notification of Owner before proceeding.

1.5 ACTION SUBMITTALS

A. Product Data: For each type of product specified.

1.6 INFORMATIONAL SUBMITTALS

A. Existing Conditions Photographs: Show existing conditions of adjoining construction and site improvements, including exterior and interior finish surfaces, which might be misconstrued as having been damaged by re-coating operations. Submit before Work begins.

B. Proposed Protection Measures: Submit report, including Drawings, that indicates the measures proposed for protecting individuals and property, for environmental protection, and for dust control. Indicate proposed locations and construction of barriers.

C. Field Quality Control Reports: Reports of Roofing Inspector. Include weather conditions, description of work performed, tests performed, defective work observed, and corrective actions required and carried out.

D. Manufacturer's Instructions: Submit copy of manufacturer's written installation instructions for specified roofing system.

1.7 CLOSEOUT SUBMITTALS

A. Maintenance Data: To include in maintenance manuals.

B. Warranties: Executed copies of approved warranty forms.

1.8 QUALITY ASSURANCE

A. Installer Qualifications: An employer of workers trained and certified by manufacturer, including a full-time on-site supervisor with a minimum of five years' experience installing products comparable to those specified, able to communicate verbally with Contractor, and employees, and qualified by the manufacturer to install manufacturer's product and furnish warranty of type specified.

B. Manufacturer Qualifications: Primary product manufacturer with minimum five years' experience in manufacture of comparable products in successful use in similar applications, and able to furnish warranty with provisions matching specified requirements.

C. Roofing Inspector Qualifications: A technical representative of manufacturer not engaged in the sale of products and experienced in the installation and maintenance of the specified roofing system, qualified to perform roofing observation and inspection specified in Field Quality Control Article, to determine Installer's compliance with the requirements of this Project, and approved by the manufacturer to issue warranty certification. The Roofing Inspector shall be one of the following:

1. An authorized full-time technical employee of the manufacturer.

2. An independent party certified as a Registered Roof Observer by the International Institute of Building Enclosure Consultants (formerly the Roof Consultants Institute) retained by the Contractor or the Manufacturer and approved by the Manufacturer.

D. Manufacturer's Installation Instructions: Obtain and maintain on-site access to manufacturer's written recommendations and instructions for installation of products.

1.9 PROJECT / FIELD CONDITIONS

A. Weather Limitations: Proceed with rehabilitation work only when existing and forecasted weather conditions permit Work to proceed without water entering into existing roofing system or building.

1. Store all materials prior to application at temperatures recommended by manufacturer.

2. Apply coatings within range of ambient and substrate temperatures recommended by manufacturer.

3. Do not apply roofing in snow, rain, fog, or mist.

B. Discard and legally dispose of liquid material that cannot be applied within its stated shelf life or application time frame.

C. Protect building to be rehabilitated, adjacent buildings, walkways, site improvements, exterior plantings, and landscaping from damage or soiling from rehabilitation operations.

1. Handle and store roofing materials and place equipment in a manner to avoid permanent deflection of deck.

D. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities.

E. Daily Protection: Coordinate installation of roofing so insulation and other components of roofing system, that are not to be permanently exposed, are not subjected to precipitation or left uncovered at the end of the workday or when rain is forecast.

F. Owner will occupy portions of building immediately below re-coating area. Conduct re-coating so Owner's operations will not be disrupted. Provide Owner with not less than 72 hours' notice of activities that may affect Owner's operations.

1.10 WARRANTY

A. Manufacturer's Warranty: Roof System Manufacturer's standard form in which Manufacturer agrees to repair or replace components of roofing system that fail in materials or workmanship within warranty period, as follows.

1. Form of Warranty: Manufacturer's standard warranty form.

2. Scope of Warranty: Work of this Section and including sheet metal details and termination details installed by the roof system Installer and approved by the Roof System Manufacturer.

3. Warranty Period: 20 years from date of completion.

B. Manufacturer Inspection Services: By manufacturer's technical representative, to report maintenance responsibilities to Owner necessary for preservation of Owner's warranty rights. The cost of manufacturer's inspections is included in the Contract Sum.

1. Inspections to occur in following years: 2, 5, 10 and 15 following completion.

C. Installer Warranty: Installer's warranty signed by Installer, as follows.

1. Form of Warranty: Form included in Project Manual.

2. Scope of Warranty: Work of this Section.

3. Warranty Period: 2 years from date of completion.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Basis of Design: The restoration system specified in this Section is based upon products of Tremco CPG Inc, Beachwood, OH, (800) 562-2728, www.tremcoroofing.com that are named in other Part 2 articles. Provide specified products or comparable products of one of the following.

1. Manufacturers of comparable products: Approved by Owner prior to bid.

B. Source Limitations: Obtain components for roofing system from same manufacturer as membrane roofing or manufacturer approved by membrane roofing manufacturer.

2.2 PERFORMANCE REQUIREMENTS

A. General Performance: Rehabilitated roofing shall withstand exposure to weather without failure or leaks due to defective manufacture or installation.

1. Accelerated Weathering: Roofing system shall withstand 5000 hours of exposure when tested according to ASTM G152, ASTM G154, or ASTM G155.

B. Material Compatibility: Provide roofing materials that are compatible with one another under conditions of service and application required, as demonstrated by roofing manufacturer based on testing and field experience.

C. Exterior Fire-Test Exposure: Roofing system exterior fire-test exposure performance following application of rehabilitation coating shall be not be less than that of the pre-rehabilitated roof performance when tested in accordance with ASTM E108 or UL 790, based upon manufacturer's tests of identical applications.

D. Bio-Based Content: Provide roofing rehabilitation coating materials meeting requirements of USDA Bio-based Affirmative Procurement Program, with not less than 20 percent bio-based content.

2.3 MATERIALS

A. General: Re-coating materials recommended by roofing system manufacturer for intended use and compatible with components of existing membrane roofing system.

B. Infill Materials: Where required to replace test cores and to patch existing roofing, use infill materials matching existing membrane roofing system materials, unless otherwise indicated.

C. Temporary Roof Drainage: Design and selection of materials for temporary roof drainage are responsibilities of the Contractor.

2.4 FLUID-APPLIED ROOFING MEMBRANE COATING

A. Polyurethane Elastomeric Fluid-Applied System: Two-coat fluid-applied roofing membrane formulated for application over prepared existing roofing substrate.

1. Polyurethane Roof Coating System Base Coat: Bio-based, low-odor low-VOC two-part, for use with a compatible top coat.

a. Basis of design product: Tremco, AlphaGuard BIO Base Coat.

b. Combustion Characteristics, UL 790: Maintains combustion characteristics of existing roof system.

c. Volatile Organic Compounds (VOC), maximum, ASTM D3960: 1 g/L.

d. Accelerated Weathering, 5000 hours, ASTM G154: Pass.

e. Hardness, Shore A, minimum, ASTM D2240: 80.

f. Solids, by volume, ASTM D2697: 100 percent.

g. Bio-Based Content, Minimum: 70 percent.

h. Minimum Thickness, Base Coat reinforced over Granular Surfaced MB: 64 mils (1.62 mm) wet.

2. Polyurethane roof coating system top coat, bio-based low-odor low-VOC two-part, for application over compatible base coat.

a. Basis of design product: Tremco, AlphaGuard BIO Top Coat.

b. Combustion Characteristics, UL790: Maintains combustion characteristics of existing roof system.

c. Volatile Organic Compounds (VOC), maximum, ASTM D3960: 6 g/L.

d. Solar Reflectance Index (SRI), ASTM E1980: For white, not less than 103.

e. Accelerated Weathering, 5000 hours, ASTM G 154: Pass.

f. Hardness, Shore A, minimum, ASTM D2240: 81.

g. Solids, by volume, ASTM D2697: 100 percent.

h. Bio-Based Content, Minimum: 60 percent.

i. Minimum Thickness, reinforced system: 32 mils (0.81 mm) wet.

j. Minimum Thickness, Slip-Resistant Coat: 24 mils (0.60 mm) wet.

k. Color: White.

B. Primers:

1. Primer for Non-Porous Surfaces: Single-part, water based primer to promote adhesion of urethanes to metals, PVC and other non-porous surfaces.

a. Basis of design product: Tremco, AlphaGuard M-Prime.

b. Volatile Organic Compounds (VOC), maximum, ASTM D3960: 22 g/L.

c. Nonvolatile Content, minimum, ASTM D2369: 5 percent.

d. Density at 77 deg F (25 deg C): 8.3 lb/gal (1kg/L).

2. Reactivation Primer: Single-component primer used to prepare aged bio-based urethane coating products, and for intercoat repriming of bio-based urethane coatings which have cured for more than 72 hours.

a. Basis of design product: Tremco, BIO Prime.

b. Coverage Rate: 1/4 gal / 100 sq. ft. (0.1 L/m2) (4 wet mils) minimum.

C. Fluid-Applied Membrane Reinforcing Fabric:

1. Polyester Reinforcing Fabric: 100 percent stitch-bonded mildew-resistant polyester fabric intended for reinforcement of compatible fluid-applied membranes and flashings.

a. Basis of design product: Tremco, Permafab.

b. Tensile Strength, Minimum, ASTM D5034 (2-inch): MD - 110 lbs (49.8 kg); XMD - 60 lbs (27.2 kg) avg.

c. Elongation, Minimum, ASTM D5034 (1-inch): MD - 25 percent; XMD - 100 percent.

d. Tear Strength, Minimum, ASTM D5587: MD - 20 lbs (9.0 kg) avg; XMD - 20 lbs (9.0 kg) avg.

e. Weight: 3 oz./sq. yd (102 g/sq. m).

2.5 AUXILIARY MATERIALS

A. General: Auxiliary materials recommended by roofing system manufacturer for intended use and compatible with existing roofing system and fluid-applied roofing system.

B. Seam Sealer: Waterproof seam and patching material compatible with applied coating.

1. Seam Sealer: Aromatic polyurethane sealer, single-component, high solids, moisture curing, formulated for compatibility and use with a variety of roofing and flashing substrates.

a. Basis of design product: Tremco, GEOGARD Seam Sealer.

b. Volatile Organic Compounds (VOC), maximum, ASTM D3960: 189 g/L.

c. Tensile Strength, ASTM D412: 270 psi (1860 kPa).

d. Tear Strength, ASTM D412: 35 pli (6.13 kNm).

e. Elongation, ASTM D412: 220 percent.

f. Color: Gray.

C. Seam and Detail Reinforcing Fabric:

1. Polyester Reinforcing Fabric: 100 percent stitch-bonded mildew-resistant polyester fabric intended for reinforcement of compatible fluid-applied membranes and flashings.

a. Basis of design product: Tremco, Permafab.

b. Tensile Strength, Minimum, ASTM D5034 (2-inch): MD - 110 lbs (49.8 kg); XMD - 60 lbs (27.2 kg) avg.

c. Elongation, Minimum, ASTM D5034 (1-inch): MD - 25 percent; XMD - 100 percent.

d. Tear Strength, Minimum, ASTM D5587: MD - 20 lbs (9.0 kg) avg; XMD - 20 lbs (9.0 kg) avg.

e. Weight: 3 oz./sq. yd (102 g/sq. m).

D. Joint Sealant: Elastomeric joint sealant compatible with applied coating, with movement capability appropriate for application.

1. Click here to select joint sealant.

E. Fasteners: Factory-coated steel fasteners and metal or plastic plates meeting corrosion-resistance provisions in FM 4470; designed for fastening roofing membrane components to substrate; tested by manufacturer for required pullout strength; and acceptable to roofing system manufacturer.

F. Metal Flashing Sheet: Provide metal flashing sheet matching type, thickness, finish, and profile of existing metal flashing and trim.

1. Slip Flashing: Fabricate from the following material:

a. Galvanized Steel or Aluminum-Zinc Alloy-Coated Steel, ASTM A653/A653M, G90 (Z275) or ASTM A792/A792M, Class AZ50 (Class AZM150): 0.028 inch/24 ga. (0.71 mm) thick.

G. Miscellaneous Accessories: Provide miscellaneous accessories recommended by roofing system manufacturer.

2.6 WALKWAYS

A. Walkway Materials:

1. Polyurethane Top Coat, Slip-Resistant: Second top coat with broadcast slip-resistant aggregate.

a. Basis of design product: Tremco, AlphaGuard Top Coat Slip-Resistant.

b. Minimum Thickness: As indicated in Part 2 product listing; over cured top coat.

c. .

d. Ceramic granules: 10 to 15 lb/100 sq. ft.

e. Color: As selected from manufacturer's standard colors.

2. Granular Roofing Surfacing: Ceramic-coated roofing granules, No. 11 screen size with 100 percent passing No. 8 (2.36-mm) sieve and 98 percent of mass retained on No. 40 (0.425-mm) sieve.

a. Basis of design product: Granular Roofing Surfacing, Colored.

b. Aggregate application rate, average: 10 - 15 lb/100 sq ft (0.5 - 0.75 k/m2).

c. Color: Match cap sheet granules.

3. Color: White.

a. Include 4-inch- (100-mm-) wide outline stripes; YELLOW.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine existing roofing substrates, with Installer present, for compliance with requirements and for other conditions affecting application and performance of roof coatings.

1. For the record, prepare written report, endorsed by Installer, listing conditions detrimental to performance.

2. Verify compatibility of approved re-coating system with and suitability of substrates.

3. Verify that substrates are visibly dry and free of moisture.

4. Verify that roofing membrane surfaces have adequately aged to enable proper bond with re-coating system base coat.

5. Verify that existing roofing membrane is free of blisters, splits, open laps, indications of shrinkage, and puncture damage or other indications of impending roof system failure.

6. Commencing application of fluid-applied re-coating membrane indicates acceptance of surfaces and conditions.

3.2 PREPARATION

A. Protect existing roofing system that is indicated not to be rehabilitated, and adjacent portions of building and building equipment.

1. Mask surfaces to be protected. Seal joints subject to infiltration by coating materials.

2. Limit traffic and material storage to areas of existing roofing membrane that have been protected.

3. Maintain temporary protection and leave in place until replacement roofing has been completed.

B. Pollution Control: Comply with environmental regulations of authorities having jurisdiction. Limit spread of dust and debris.

1. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.

2. Remove debris from building roof by chute, hoist, or other device that will convey debris to grade.

C. Verify that rooftop utilities and service piping affected by the Work have been shut off before commencing Work.

D. Shut down air intake equipment in the vicinity of the Work in coordination with the Owner. Cover air intake louvers before proceeding with re-coating work that could affect indoor air quality or activate smoke detectors in the ductwork.

E. Maintain roof drainage components in functioning condition to ensure roof drainage at end of each workday. Prevent debris from entering or blocking roof drainage and conductors. Use

plugs specifically designed for this purpose. Remove plugs at end of each workday, when no work is taking place, or when rain is forecast.

1. Do not permit water to enter into or under existing membrane roofing system components that are to remain.

3.3 ROOFING COATING PREPARATION

A. Removal of Wet Insulation: Remove portions of roofing membrane with underlying wet insulation. Remove wet insulation, fill in tear-off areas to match existing insulation and membrane, and prepare patched membrane for roof coating application specified below.

B. Repair of Ponding Areas: Repair areas indicated as ponding areas or areas of inadequate drainage by removing roof membrane, adding additional insulation as required to provide minimum slopes to drain required by roofing rehabilitation coating manufacturer, and replace membrane with material matching existing. Submit photographic report indicating compliance.

C. Membrane Surface Preparation:

1. Remove loose granular aggregate from granular-surfaced modified bituminous roofing with a power broom.

2. Remove pavers and walkway pads from roofing membrane.

3. Remove blisters, ridges, buckles, roofing membrane fastener buttons projecting above the membrane, and other substrate irregularities from existing roofing membrane that would inhibit application of uniform, waterproof coating.

4. Broom clean existing substrate.

5. Substrate Cleaning: Clean substrate in accordance with requirements of Division 07 Section "Maintenance Cleaning of Membrane Roofing."

6. Substrate Cleaning: Clean substrate of contaminants such as dirt, debris, oil, and grease that can affect adhesion of coating by power washing at minimum 2,000 psi. (13,800 kPa).

a. Dispose of waste water in accordance with requirements of authorities having jurisdiction.

7. Verify that existing substrate is dry before proceeding with application of coating. Spot check substrates with an electrical capacitance moisture-detection meter.

8. Verify adhesion of new products.

D. Existing Flashing and Detail Preparation: Repair flashings, gravel stops, copings, and other roof-related sheet metal and trim elements. Reseal joints, replace loose or missing fasteners, and replace components where required to leave in a watertight condition.

1. Do not damage metal counterflashings that are to remain. Replace metal counterflashings damaged during removal with counterflashings of same metal, weight or thickness, and finish.

2. Roof Drains: Remove drain strainer and clamping ring. Grind metal surfaces down to clean, bare, metal.

E. Surface Priming: Prime surfaces to receive fluid-applied coating using coating manufacturer's recommended product for surface material. Apply at application rate recommended by manufacturer.

1. Ensure primer does not puddle and substrate has complete coverage.

2. Allow to cure completely prior to application of coating.

F. Membrane Repair: Repair membrane at locations with irregularities using seam sealer mastic and reinforcing fabric.

G. Membrane Seam Reinforcement: Reinforce membrane seams using seam sealer mastic and reinforcing fabric overlapping onto field of existing membrane not less than width required by roof coating manufacturer.

3.4 FLUID-APPLIED FLASHING APPLICATION

A. Fluid-Applied Flashing and Detail Base Coat Application: Complete base coat and fabric reinforcement at parapets, curbs, penetrations, and drains prior to application of field of fluid-applied membrane. Apply base coat in accordance with manufacturer's written instructions.

1. Apply base coat on prepared and primed surfaces and spread coating evenly. Extend coating minimum of 8 inches (200 mm) up vertical surfaces and 4 inches (100 mm) onto horizontal surfaces.

2. Back roll to achieve not less than minimum coating thickness indicated in Part 2 product listing, unless greater thickness is recommended by manufacturer. Verify thickness as work progresses.

3. Fabric Reinforcement: Embed fabric reinforcement into wet base coat. Lap adjacent flashing pieces of fabric minimum 3 inches (75 mm) along edges and 6 inches (150 mm) at end laps.

a. Roll surface of fabric reinforcing to completely embed and saturate fabric. Leave finished base coat with fabric free of pin holes, voids, or openings.

4. Roof Drains: Install base coat onto surrounding membrane surface and metal drain bowl flange. Install target piece of fabric reinforcement immediately into wet base coat and roll to fully embed and saturate fabric. Reinstall clamping ring and strainer following application of top coat. Replace broken drain ring clamping bolts.

5. Allow base coat to cure prior to application of top coat.

6. Following curing of base coat and prior to application of top coat, sand raised or exposed edges of fabric reinforcement.

3.5 FLUID-APPLIED MEMBRANE APPLICATION

A. Fluid-Applied Membrane Base Coat: Apply base coat to field of membrane in accordance with manufacturer's written instructions.

1. Apply base coat on prepared and primed surfaces and spread coating evenly.

2. Back roll to achieve not less than minimum coating thickness indicated in Part 2 product listing, unless greater thickness is recommended by manufacturer. Verify thickness as work progresses.

3. Fabric Reinforcement: Embed fabric reinforcement into wet base coat. Lap adjacent flashing pieces of fabric minimum 3 inches (75 mm) along edges and 6 inches (150 mm) at end laps.

    a. Roll surface of fabric reinforcing to completely embed and saturate fabric. Leave finished base coat with fabric free of pin holes, voids, or openings.

4. Allow base coat to cure prior to application of top coat.

5. Following curing of base coat and prior to application of top coat, sand raised or exposed edges of fabric reinforcement.

B. Top Coat Application: Apply top coat to field of membrane and flashings uniformly in a complete, continuous installation.

1. Prime base coat prior to application of top coat if top coat is not applied within 72 hours of the base coat application, using manufacturer's recommended primer.

2. Apply top coat extending coating up vertical surfaces and out onto horizontal surfaces. Install top coat over field base coat and spread coating evenly.

3. Back roll to achieve not less than minimum coating thickness indicated in Part 2 product listing, unless greater thickness is recommended by manufacturer. Verify thickness as work progresses.

4. Avoid foot traffic on new fluid-applied membrane for a minimum of 24 hours.

3.6 WALKWAY INSTALLATION

A. Walkways, General: Install walkways according to roofing manufacturer's written instructions.

1. Install walkways at following locations:

    a. Where indicated on Drawings.

B. Slip-Resistant Walkway Topcoat: Apply walkway second topcoat following application and curing of top coat. Locate as indicated.

1. Mask walkway location with tape.

2. Prime first top coat prior to application of walkway top coat if walkway top coat is not applied within 72 hours of the first top coat application, using manufacturer's recommended primer.

3. Apply walkway topcoat and back roll to achieve minimum coating thickness indicated on Part 2 product listing, unless greater thickness is recommended by manufacturer; verify thickness of base coat as work progresses.

4. Broadcast Slip-Resistant Top Coat Aggregate in wet top coat at rate indicated in Part 2 product listing or as otherwise recommended by coating manufacturer.

    a. Back roll aggregate and top coat creating even dispersal of aggregate.

5. Remove masking immediately.

3.7 FIELD QUALITY CONTROL

A. Roof Inspection: Engage roofing system manufacturer's technical personnel to inspect roofing installation, and submit report. Notify Owner 48 hours in advance of dates and times of inspections. Inspect work as follows:

1. Upon completion of preparation of roof coating substrate, prior to application of coating materials.

2. Following application of coating to flashings and application of base coat to field of roof.

3. Upon completion of coating but prior to re-installation of other roofing components.

B. Repair fluid-applied membrane where test inspections indicate that they do not comply with specified requirements.

C. Arrange for additional inspections, at Contractor's expense, to verify compliance of replaced or additional work with specified requirements.

3.8 DISPOSAL

A. Collect demolished materials and place in containers. Promptly dispose of demolished materials. Do not allow demolished materials to accumulate on-site.

1. Storage or sale of demolished items or materials on-site is not permitted.

B. Transport and legally dispose of demolished materials off Owner's property.

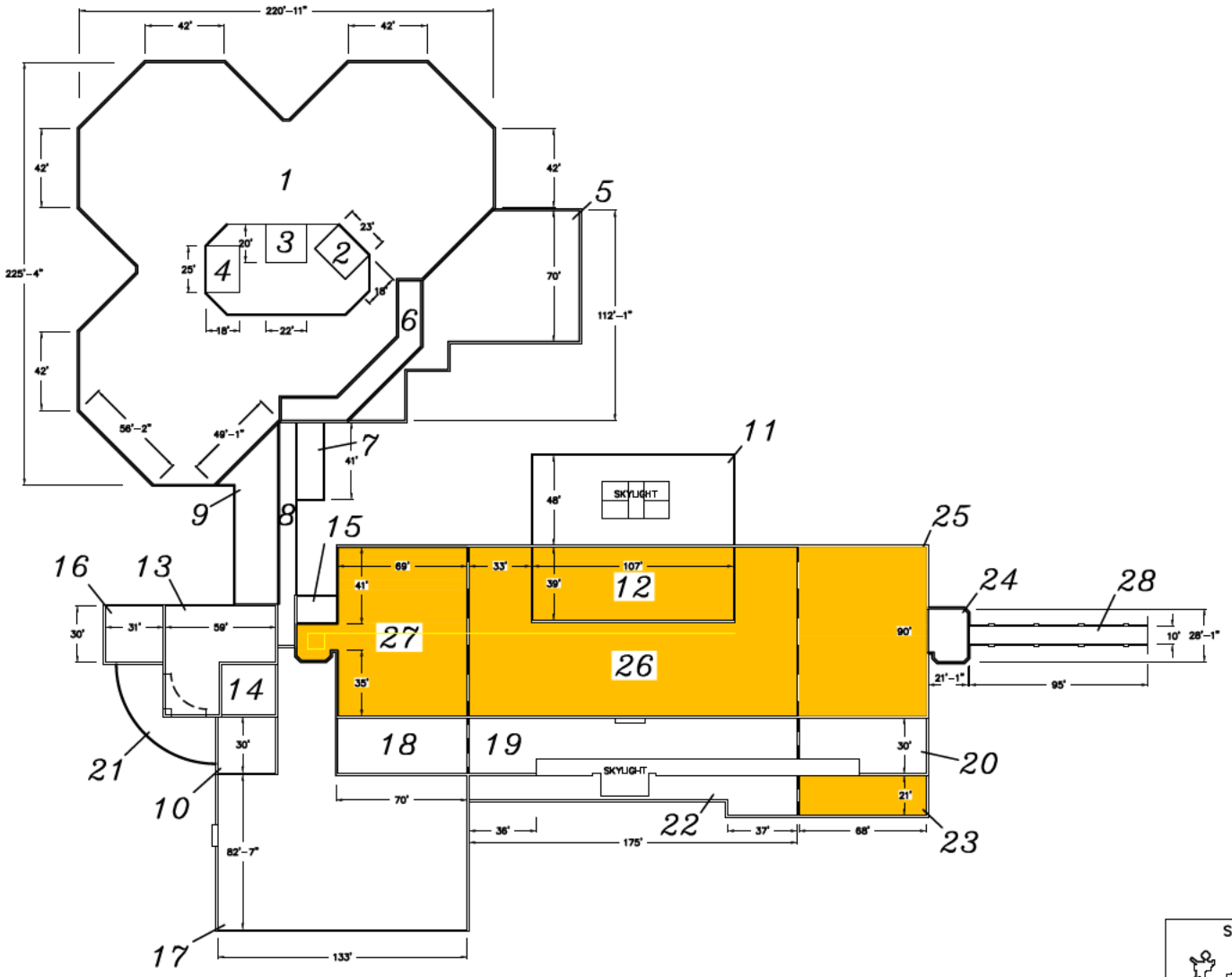
3.9 PROTECTING AND CLEANING

A. Protect roofing system from damage and wear during remainder of construction period.

B. Correct deficiencies in or remove coating that does not comply with requirements, repair substrates, and reapply coating.

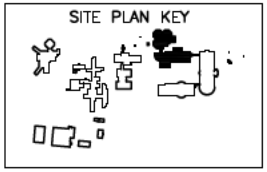
C. Clean overspray and spillage from adjacent construction using cleaning agents and procedures recommended by manufacturer of affected construction.

END OF SECTION 070150.73



ROOF NAME	SQUARE FEET	ROOF NAME	SQUARE FEET
1	33,776	15	284
2	414	16	930
3	440	17	12,894
4	450	18	2,070
5	5,853	19	4,090
6	1,393	20	1,784
7	574	21	1,652
8	1,021	22	2,293
9	2,031	23	1,428
10	930	24	572
11	4,416	25	6,120
12	4,173	26	11,390
13	2,582	27	6,611
14	783	28	946
TOTAL SQUARE FEET			111,900

SITE PLAN KEY



ROOF PLAN

SCALE 1" = 30'

0' 15' 30' 45' 60'

ALL DIMENSIONS TO BE VERIFIED BY THE CONTRACTOR

REVISIONS	No.	DATE	BY

NOTES:

LEGEND:

- * CORE
- DRAIN / OVERFLOW DRAIN
- SCUPPER / OVERFLOW SCUPPER
- EXPANSION JOINT / CONTROL JOINT
- HIDDEN LINE
- RIDGE LINE

N

wti
A Division of PGAL Building Solutions

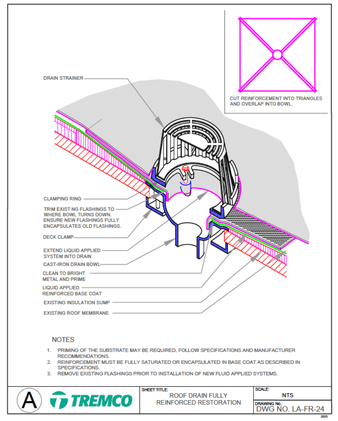
CUSTOMER: COUNTY OF DUPAGE

BUILDING: GOVERNMENT CENTER
COUNTY JUDICIAL COMPLEX
SHERIFF'S OFFICE AND JAIL

LOCATION: WHEATON, ILLINOIS

DRAWN BY	DATE DRAWN	FILE NAME
WB	11 / 5 / 10	M16 \ JO_SHOJ
APPROVED	SURVEY DATE	AGREEMENT #
TS	9 / 22 / 10	137455

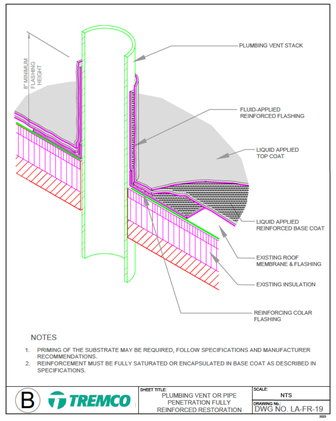
Roof Project:



NOTES

1. PRIMING OF THE SUBSTRATE MAY BE REQUIRED, FOLLOW SPECIFICATIONS AND MANUFACTURER RECOMMENDATIONS.
2. REINFORCEMENT MUST BE FULLY SATURATED OR ENCAPSULATED IN BASE COAT AS DESCRIBED IN SPECIFICATIONS.
3. REMOVE EXISTING FLASHINGS PRIOR TO INSTALLATION OF NEW FLUID APPLIED SYSTEMS.

A | TREMCO | SHEET TITLE: ROOF DRAIN FULLY REINFORCED RESTORATION | SCALE: NTS | DRAWING NO.: DWG NO. LA-FR-24



NOTES

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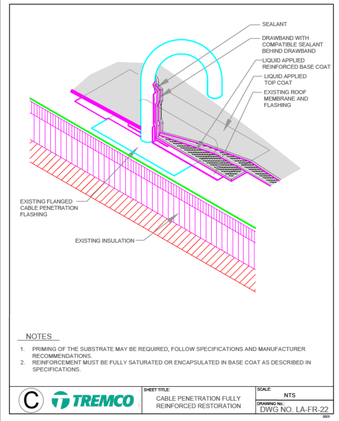
2. REINFORCEMENT MUST BE FULLY SATURATED OR ENCAPSULATED IN BASE COAT AS DESCRIBED IN SPECIFICATIONS.

B | TREMCO | SHEET TITLE: PLUMBING VENT OR PIPE PENETRATION FULLY REINFORCED RESTORATION | SCALE: NTS | DRAWING NO.: DWG NO. LA-FR-19



NOTES

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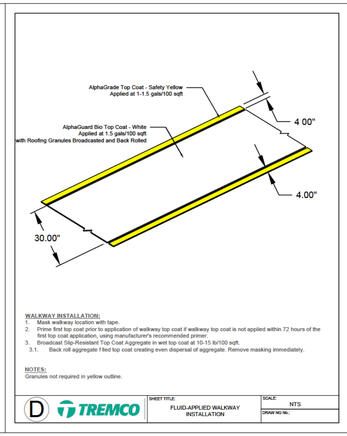
2. REINFORCEMENT MUST BE FULLY SATURATED OR ENCAPSULATED IN BASE COAT AS DESCRIBED IN SPECIFICATIONS.

C | TREMCO | SHEET TITLE: CABLE PENETRATION FULLY REINFORCED RESTORATION | SCALE: NTS | DRAWING NO.: DWG NO. LA-FR-22

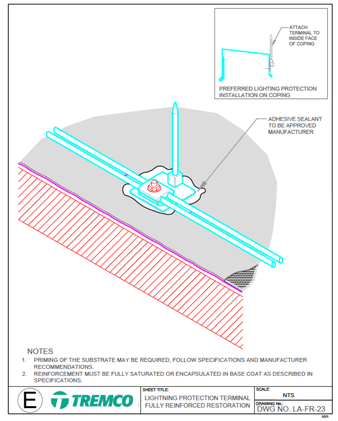


WALKWAY INSTALLATION:

1. Mask walkway location with tape.
2. Prime first top coat prior to application of walkway top coat if walkway top coat is not applied within 72 hours of the first top coat application, using manufacturer's recommended primer.
3. Broadcast Slip-Resistant Top Coat Aggregate in wet top coat at 10-15 lb/100 sqft.
   3.1. Back roll aggregate f bed top coat creating even dispersal of aggregate. Remove masking immediately.

NOTES:
Granules not required in yellow outline.

D | TREMCO | SHEET TITLE: FLUID-APPLIED WALKWAY INSTALLATION | SCALE: NTS | DRAWING NO.:



NOTES

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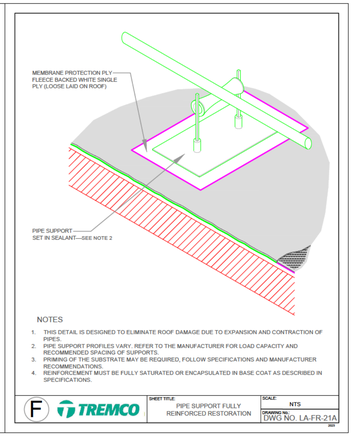
2. REINFORCEMENT MUST BE FULLY SATURATED OR ENCAPSULATED IN BASE COAT AS DESCRIBED IN SPECIFICATIONS.

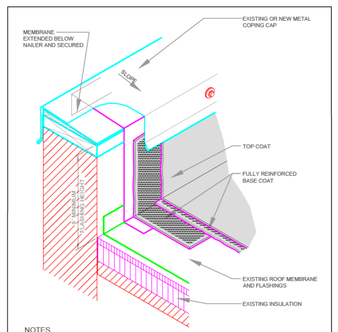
E | TREMCO | SHEET TITLE: LIGHTNING PROTECTION TERMINAL FULLY REINFORCED RESTORATION | SCALE: NTS | DRAWING NO.: DWG NO. LA-FR-23



NOTES

1. THIS DETAIL IS DESIGNED TO ELIMINATE ROOF DAMAGE DUE TO EXPANSION AND CONTRACTION OF PIPES.
2. PIPE SUPPORT PROFILES VARY. REFER TO THE MANUFACTURER FOR LOAD CAPACITY AND RECOMMENDED SPACING OF SUPPORTS.
3. PRIMING OF THE SUBSTRATE MAY BE REQUIRED, FOLLOW SPECIFICATIONS AND MANUFACTURER RECOMMENDATIONS.
4. REINFORCEMENT MUST BE FULLY SATURATED OR ENCAPSULATED IN BASE COAT AS DESCRIBED IN SPECIFICATIONS.

F | TREMCO | SHEET TITLE: PIPE SUPPORT FULLY REINFORCED RESTORATION | SCALE: NTS | DRAWING NO.: DWG NO. LA-FR-21A



NOTES

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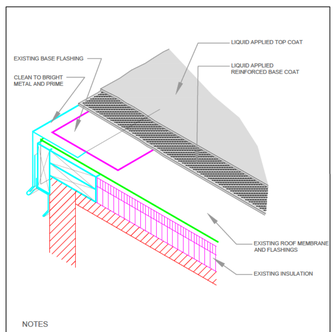
2. REINFORCEMENT MUST BE FULLY SATURATED OR ENCAPSULATED IN BASE COAT AS DESCRIBED IN SPECIFICATIONS.

G | TREMCO | SHEET TITLE: BASE FLASHING AT PARAPET WALL WITH METAL COPING FULLY REINFORCED RESTORATION | SCALE: NTS | DRAWING NO.: DWG NO. LA-LR-01



NOTES

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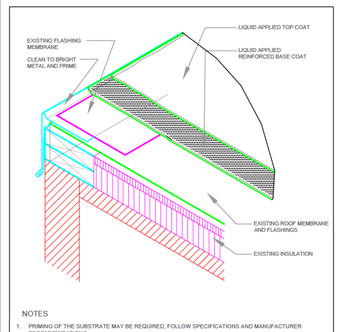
2. REINFORCEMENT MUST BE FULLY SATURATED OR ENCAPSULATED IN BASE COAT AS DESCRIBED IN SPECIFICATIONS.

H | TREMCO | SHEET TITLE: DRAINING PERIMETER EDGE METAL FULLY REINFORCED RESTORATION | SCALE: NTS | DRAWING NO.: DWG NO. LA-FR-04



NOTES

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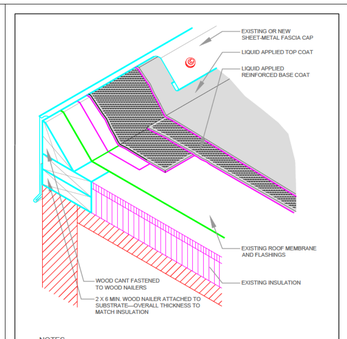
2. REINFORCEMENT MUST BE FULLY SATURATED OR ENCAPSULATED IN BASE COAT AS DESCRIBED IN SPECIFICATIONS.

I | TREMCO | SHEET TITLE: EMBEDDED EDGE-METAL FLASHING (GRAVEL STOP) FULLY REINFORCED RESTORATION | SCALE: NTS | DRAWING NO.: DWG NO. LA-FR-03



NOTES

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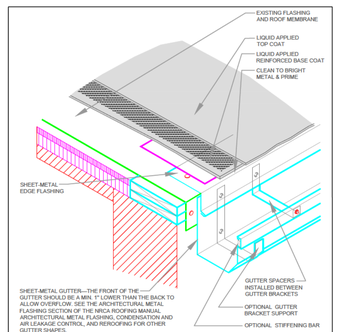
2. REINFORCEMENT MUST BE FULLY SATURATED OR ENCAPSULATED IN BASE COAT AS DESCRIBED IN SPECIFICATIONS.
3. APPLY FLUID-APPLIED MEMBRANE UP TO SHEET METAL FLASHING, IF SHEET METAL IS DESIGNATED TO REMAIN UNTOUCHED.

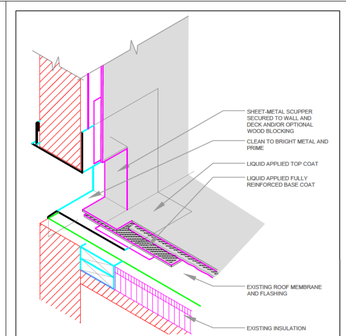
J | TREMCO | SHEET TITLE: RAISED PERIMETER EDGE WITH METAL FLASHING FULLY REINFORCED RESTORATION | SCALE: NTS | DRAWING NO.: DWG NO. LA-FR-2



NOTES

1. GUTTER BRACKETS ARE RECOMMENDED TO BE AT LEAST ONE GAUGE HEAVIER THAN GUTTER STOCK.
2. PRIMING OF THE SUBSTRATE MAY BE REQUIRED, FOLLOW SPECIFICATIONS AND MANUFACTURER RECOMMENDATIONS.
3. REINFORCEMENT MUST BE FULLY SATURATED OR ENCAPSULATED IN BASE COAT AS DESCRIBED IN SPECIFICATIONS.

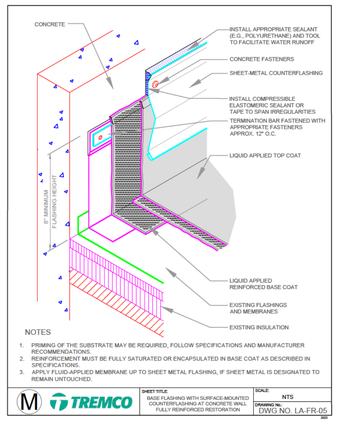
K | TREMCO | SHEET TITLE: GUTTER WITH PERIMETER EDGE METAL FULLY REINFORCED RESTORATION | SCALE: NTS | DRAWING NO.: DWG NO. LA-FR-27



NOTES

1. CONDUCTOR HEAD TO BE 1 INCH MINIMUM BELOW BOTTOM OF THROUGH-WALL SCUPPER.
2. PRIMING OF THE SUBSTRATE MAY BE REQUIRED, FOLLOW SPECIFICATIONS AND MANUFACTURER RECOMMENDATIONS.
3. REINFORCEMENT MUST BE FULLY SATURATED OR ENCAPSULATED IN BASE COAT AS DESCRIBED IN SPECIFICATIONS.

L | TREMCO | SHEET TITLE: BASE FLASHING AT THROUGH-WALL SCUPPER FULLY REINFORCED RESTORATION | SCALE: NTS | DRAWING NO.: DWG NO. LA-FR-25



NOTES

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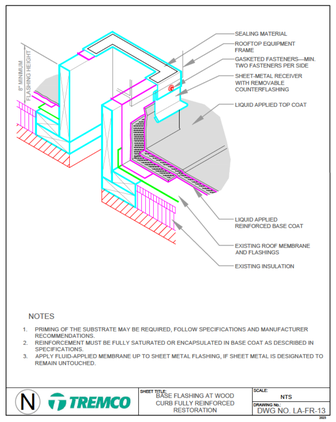
2. REINFORCEMENT MUST BE FULLY SATURATED OR ENCAPSULATED IN BASE COAT AS DESCRIBED IN SPECIFICATIONS.
3. APPLY FLUID-APPLIED MEMBRANE UP TO SHEET METAL FLASHING, IF SHEET METAL IS DESIGNATED TO REMAIN UNTOUCHED.

M | TREMCO | SHEET TITLE: BASE FLASHING WITH SURFACE-MOUNTED COUNTERFLASHING AT CONCRETE WALL FULLY REINFORCED RESTORATION | SCALE: NTS | DRAWING NO.: DWG NO. LA-FR-05



NOTES

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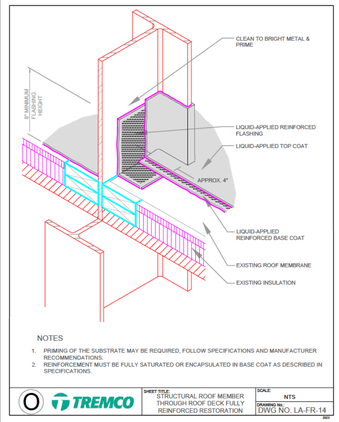
2. REINFORCEMENT MUST BE FULLY SATURATED OR ENCAPSULATED IN BASE COAT AS DESCRIBED IN SPECIFICATIONS.
3. APPLY FLUID-APPLIED MEMBRANE UP TO SHEET METAL FLASHING, IF SHEET METAL IS DESIGNATED TO REMAIN UNTOUCHED.

N | TREMCO | SHEET TITLE: BASE FLASHING AT WOOD CURB FULLY REINFORCED RESTORATION | SCALE: NTS | DRAWING NO.: DWG NO. LA-FR-13



NOTES

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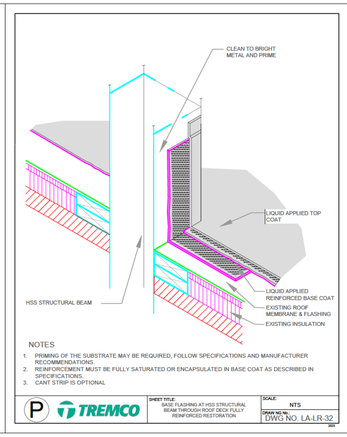
O | TREMCO | SHEET TITLE: STRUCTURAL ROOF MEMBER THROUGH ROOF DECK FULLY REINFORCED RESTORATION | SCALE: NTS | DRAWING NO.: DWG NO. LA-FR-14



NOTES

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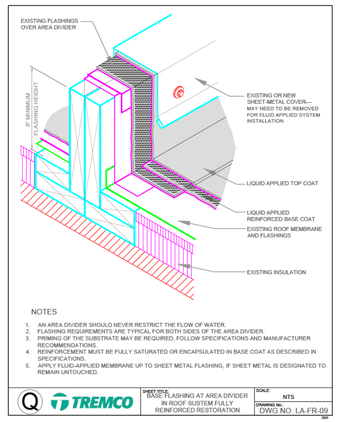
2. REINFORCEMENT MUST BE FULLY SATURATED OR ENCAPSULATED IN BASE COAT AS DESCRIBED IN SPECIFICATIONS.
3. CANT STRIP IS OPTIONAL

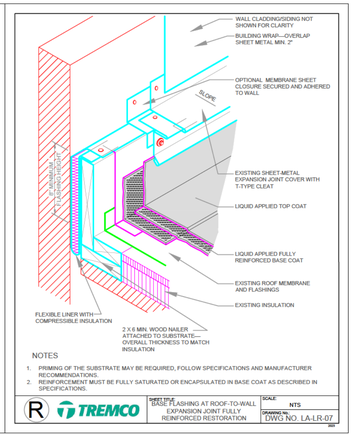
P | TREMCO | SHEET TITLE: BASE FLASHING AT HSS STRUCTURAL BEAM THROUGH ROOF DECK FULLY REINFORCED RESTORATION | SCALE: NTS | DRAWING NO.: DWG NO. LA-LR-32



NOTES

1. AN AREA DIVIDER SHOULD NEVER RESTRICT THE FLOW OF WATER.
2. FLASHING REQUIREMENTS ARE TYPICAL FOR BOTH SIDES OF THE AREA DIVIDER.
3. PRIMING OF THE SUBSTRATE MAY BE REQUIRED, FOLLOW SPECIFICATIONS AND MANUFACTURER RECOMMENDATIONS.
4. REINFORCEMENT MUST BE FULLY SATURATED OR ENCAPSULATED IN BASE COAT AS DESCRIBED IN SPECIFICATIONS.
5. APPLY FLUID-APPLIED MEMBRANE UP TO SHEET METAL FLASHING, IF SHEET METAL IS DESIGNATED TO REMAIN UNTOUCHED.

Q | TREMCO | SHEET TITLE: BASE FLASHING AT AREA DIVIDER IN ROOF SUSTEM FULLY REINFORCED RESTORATION | SCALE: NTS | DRAWING NO.: DWG NO. LA-FR-09



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R | TREMCO | SHEET TITLE: BASE FLASHING AT ROOF-TO-WALL EXPANSION JOINT FULLY REINFORCED RESTORATION | SCALE: NTS | DRAWING NO.: DWG NO. LA-LR-07

TREMCO

Drawing Title:
Fluid-Applied Restoration Typical Details

Project Notes:

Project Number:

Date: MAY_2026

Sheet Number: D-1

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Roof Diagnostic Survey – 2/23/26

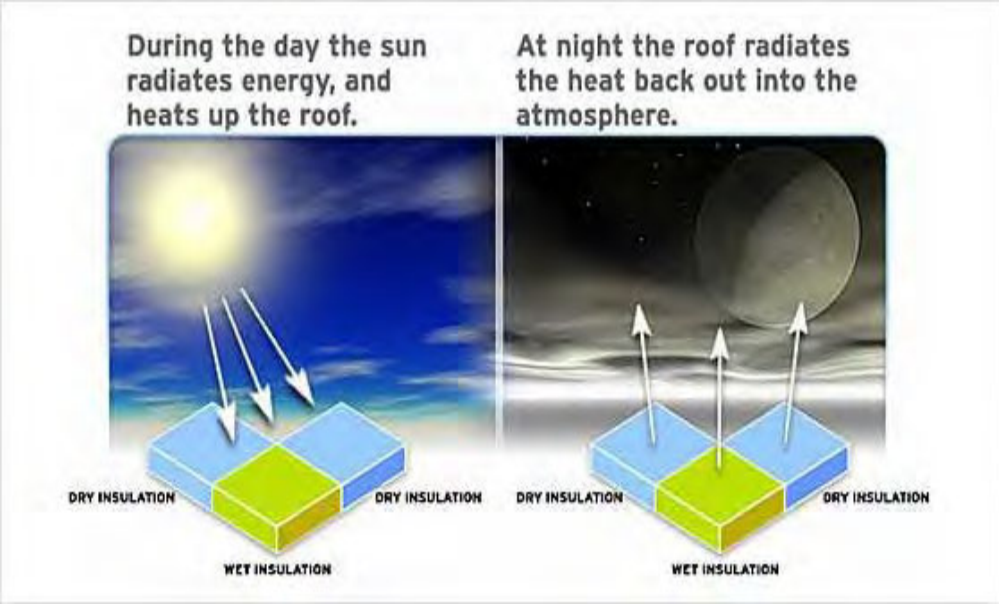
DuPage County

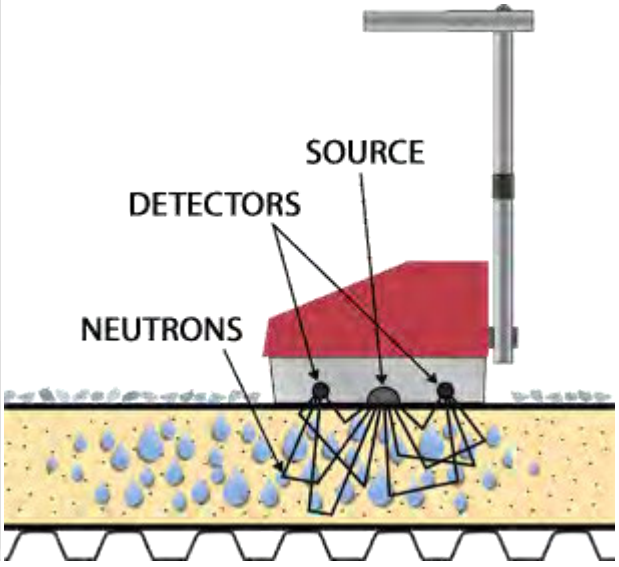
501 Building

421 N. County Farm Rd., Wheaton, IL 60187

Understanding Building Roof Infrared Imagery & Nuclear Surveys

1-20 = Dry, 21 & Above = Wet





2149 Potter Rd. E.
Traverse City, MI 49696
231.590.9899
www.irtroofing.com

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Understanding Nuclear Surveys

A nuclear roof moisture survey is the only effective method for locating areas of wet insulation within a ballasted roof system or multi-layered roof assembly. A nuclear gauge is used to detect varying levels of hydrogen ions within the roof system, with hydrogen being most abundant in wet materials. Readings are taken in conjunction with physical sampling to determine a baseline reading for dry materials. Typically readings are taken on a 10'x10' grid pattern and transferred to a scaled roof plan showing a visual representation of the wet areas. Readings over the dry baseline benchmark indicate damp to wet materials, with moisture content increasing with higher readings.

Inspector: Len Simkins Phone: (231) 590-9899

This report provides the inspector's opinion of the condition of the elements inspected. The findings are based on a limited time/scope inspection performed according to the terms of Infrared Roofing Technologies and in a manner consistent with property inspection industry standards. The inspection is limited to readily accessible systems or components of the property. No guarantees are implied with respect to future deficiencies or conditions. No engineering, geological, design, environmental, biological, health related or code compliance evaluations of the property were performed. The information in this report was prepared exclusively for the named client and/or their authorized representative. The report, including supplemental information and addenda should be reviewed in its entirety.

Comments: Overall, the roof sections had 236 SF of wet insulation which is detailed in the report. Thank you for allowing Infrared Roofing Technologies to perform a Nuclear inspection of your facility. If you have any questions please do not hesitate to call or e-mail me.

Thanks again – Len Simkins

RSO & Level III Thermographer

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Traverse City, MI 49696
231.590.9899
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IRT

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Overview Photos






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