

**US Army Corps
of Engineers**
Louisville District

Solicitation For

**Army Reserve National Roofing Program
FY26 Task Order 10**

**P2: 574437
Design-Build**

NC106 - Wilmington, NC

Certified Final

**20 August 2026
W912QR26R1C3V**

**MATOC
W912QR24D0054 thru 24D0063**



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
LOUISVILLE DISTRICT, CORPS OF ENGINEERS
220 W. MAIN STREET; 3RD FLOOR
LOUISVILLE, KENTUCKY 40201-0059

Contracting Division

20 August 2026

AR6-Cram Company, Inc.
Brazos Roofing International of South Dakota
Carmen Roofing Services, LLC
Defense Roofing Solutions, LLC
Reasor Roofing, LLC
South Central Roofing, Inc.
Southwest Construction & Property Management, Inc.
Sustainable Building Solutions, LLC
Tabcon, Inc.
Tri-Coast-Pac Tech JV LLLP

Dear MATOC Contractors:

Reference is made to your Indefinite Delivery Contracts, Numbers W912QR24D0054 - W912QR24D0063, Indefinite Delivery Indefinite Quantity (IDIQ), Design-Build Multiple Award Task Order Contract (MATOC) for Building Envelope, Roof Repair and Replacement Construction in Support of the U.S. Army Reserves National Roofing Program (NRP), Army, and Air Force Reserve Sections.

We request you submit a price proposal for design and construction services required to repair roofs in Wilmington, North Carolina; FAC ID NC106, as detailed in the scope of work, drawings, and specifications posted at the System for Award Management (www.SAM.gov). The documents are available for download at www.SAM.gov only. All vendors must be registered in the SAM database at SAM.gov. The RFP can be found by logging into the website as a vendor and searching for the solicitation number (**W912QR26R1C3V**). The cost range is between \$1,000,000 and \$5,000,000.

The basis for award of this task order will be made based on a Best Value Trade-Off basis. Factors that will be reviewed are offeror's past performance, as found within the Contractor Performance Assessment System (CPARS), in addition to price (base). Price is considered more important than past performance. The Government will be pulling your CPARS reports and will review quality and timeliness provided on prior jobs similar in scope and magnitude in accordance with the attached scope of work. Your proposal should include a price breakdown and/or labor category table demonstrating the use of the binding rates included in your MATOC contract. The submitted price breakdown should include sufficient detail to allow the Government to verify that your proposed price incorporates the binding rates from your base contract. Any level of effort shown in the submitted information will not be used for evaluation purposes and will be used only to ensure that the proposal is in compliance with the binding rates from the base contract. Proposals that fail to submit a price breakdown or fail to use the binding rates from your MATOC will not be considered. Proposals submitted in response to this RFP shall be good for no less than 120 calendar days.

Award of this project is Subject to the Availability of Funds. Funds are not presently available for this acquisition. No contract award will be made until appropriated funds are made available.

Proposals are due no later than 2:00 PM ET on 17 September 2026. Submit your proposal by email to Laura.Phillips-Payne@usace.army.mil. Proposals not received by the stated date/time will not be considered. Please acknowledge receipt of this RFP by signing below in the space provided and returning to Laura.Phillips-Payne via email at Laura.Phillips-Payne@usace.army.mil.

Payment and Performance Bonds will be required for this project. Performance and Payment Bonds are required within 10 days after the date of award. The Notice to Proceed will be issued after receipt and approval of the bonds.

All questions regarding this Request for Proposal (RFP) must be submitted via ProjNet. The website to access this system is www.projnet.org and the bidder inquiry key for this specific project is: **(YH59FY-GWH73B)**. Please see ProjNet instructions included in this RFP.

If you have contractual questions, please contact Laura.Phillips-Payne at Laura.Phillips-Payne@usace.army.mil. If an Offeror believes that the requirements in the RFP contain an error, omission, or are otherwise unsound; the offeror shall immediately notify the Contract Specialist in writing with supporting rationale. All Offerors is reminded that the Government reserves the right to award this RFP based on the initial proposals, as received, without discussion.

Sincerely,
 SCHARLOW.JES
 SE.E.129818247
 1
 Jesse E. Scharlow
 Contracting Officer

Digitally signed by
 SCHARLOW.JESSE.E.129818
 2471
 Date: 2026.08.20 08:26:21
 -04'00'

(Signature)

(Date)

(Printed Name)

(Firm Name)

OFFEROR'S QUESTIONS AND COMMENTS

Technical inquiries and questions relating to proposal procedures or bonds are to be submitted via Bidder Inquiry in ProjNet at <http://www.ProjNet.org/ProjNet>. As noted below, offerors shall not submit their proposals via ProjNet. Offerors shall submit their proposals in accordance with the provisions stated in the solicitation.

To submit and review bid inquiry items, bidders will need to be a current registered user or self-register into system.

The Solicitation Number is: **W912QR26R1C3V**

The Bidder Inquiry Key is: **YH59FY-GWH73B**

Specific Instructions for ProjNet Bid Inquiry Access:

1. From the ProjNet home page linked above, click on **Quick Add** on the upper right side of the screen.
2. Identify the Agency. This should be marked as **USACE**.
3. Key. Enter the **Bidder Inquiry Key** listed above.
4. Email. Enter the email address you would like to use for communication.
5. Select Continue. A page will then open stating a user account was not found and will ask you to create one using the provided form.
6. Enter your First Name, Last Name, Company, City, State, Phone, Email, Secret Question, Secret Answer, and Time Zone. Make sure to remember your Secret Question and Answer as they will be used from this point on to access the ProjNet system.
7. Select Add User. Once this is completed you are now registered within ProjNet and are currently logged into the system.

Specific Instructions for Future ProjNet Bid Inquiry Access:

1. For future access to ProjNet, you will not be emailed any type of password. You will utilize your Secret Question and Secret Answer to log in.
2. From the ProjNet home page linked above, click on **Quick Add** on the upper right side of the screen.
3. Identify the Agency. This should be marked as **USACE**.
4. Key. Enter the **Bidder Inquiry Key** listed above.
5. Email. Enter the email address you used to register previously in ProjNet.
6. Select Continue. A page will then open asking you to enter the answer to your Secret Question.
7. Enter your Secret Answer and click Login. Once this is completed you are now logged into the system.

From this page you may view all bidder inquiries or add an inquiry.

Bidders will receive an acknowledgement of their question via email, followed by an answer to their question after it has been processed by our technical team.

Offerors are requested to review the specification in its entirety and to review the Bidder Inquiry System for answers to questions prior to submission of a new inquiry.

The call center operates weekdays from 8AM to 5PM U.S. Central Time Zone (Chicago). The telephone number for the Call Center is 800-428-HELP.

NOTES:

1. Offerors shall not submit their proposals via ProjNet, but in accordance with the provisions stated in the solicitation. Any questions regarding acceptable means of submitting offers shall be made directly to the Contract Specialist identified in the solicitation.
2. Government responses to technical inquiries and questions relating to proposal procedures or bonds that are submitted to ProjNet in accordance with the procedures above are not binding on the Government unless an amendment is issued on Standard Form 30. In the case of any conflicts, the solicitation governs. Any changes or revisions to the solicitation will be made by formal amendment.
3. The ability to enter technical inquiries and questions relating to proposal procedures or bonds will be disabled **five (5)** calendar days prior to the closing date stated in the solicitation. No Government responses will be entered into the ProjNet system within **two (2)** calendar days prior to the closing date stated in the solicitation.

TOTAL PROJECT BASE PROPOSAL \$ _____

Provide the binding contract rates and hours included in job prices above for all base and option tasks.

Project Manager	_____	hours	x	_____	= \$ _____
Superintendent	_____	hours	x	_____	= \$ _____
CQC Manager	_____	hours	x	_____	= \$ _____
Site Safety Health Officer	_____	hours	x	_____	= \$ _____

NOTES FOR CONTRACT LINE ITEM (CLIN) SCHEDULE

NOTE NO. 1. To better facilitate the receipt and proposal process, all modifications to proposals are to be submitted on copies of the latest Contract Line Item (CLIN) schedules as published in the solicitation or the latest amendment thereto. In lieu of indicating additions/deductions to line items, all Offerors should state their revised prices for each item.

NOTE NO. 2. Offerors must insert a price on all numbered items of the CLIN Schedule. Failure to do so may result in the offer being unacceptable.

NOTE NO. 3.

The Offeror's Base Bid will be evaluated for best value to the Government. The basis for award is the trade-off process.

--END OF CLIN SCHEDULE--

Section 00 70 00

52.204-27 Prohibition on a ByteDance Covered Application.

As prescribed in 4.2203(c), insert the following clause:

Prohibition on a ByteDance *Covered Application* (Jun 2023)

(a) *Definitions.* As used in this clause-

Covered application means the social networking service TikTok or any successor application or service developed or provided by ByteDance Limited or an entity owned by ByteDance Limited.

Information technology, as defined in 40 U.S.C. 11101(6)-

(1) Means any equipment or interconnected system or subsystem of equipment, used in the automatic *acquisition*, storage, analysis, evaluation, manipulation, management, movement, control, display, switching, interchange, transmission, or reception of data or information by the *executive agency*, if the equipment is used by the *executive agency* directly or is used by a contractor under a contract with the *executive agency* that requires the use-

(i) Of that equipment; or

(ii) Of that equipment to a significant extent in the performance of a service or the furnishing of a product;

(2) Includes computers, ancillary equipment (including imaging peripherals, input, output, and storage devices necessary for security and surveillance), peripheral equipment designed to be controlled by the central processing unit of a computer, software, firmware and similar procedures, services (including support services), and related resources; but

(3) Does not include any equipment acquired by a Federal contractor incidental to a Federal contract.

(b) *Prohibition.* Section 102 of Division R of the Consolidated Appropriations Act, 2023 (Pub. L. 117-328), the No TikTok on Government Devices Act, and its implementing guidance under Office of Management and Budget (OMB) Memorandum M-23-13, dated February 27, 2023, "No TikTok on Government Devices" Implementation Guidance, collectively prohibit the presence or use of a *covered application* on *executive agency information technology*, including certain equipment used by Federal contractors. The Contractor is prohibited from having or using a *covered application* on any *information technology* owned or managed by the

Government, or on any *information technology* used or provided by the Contractor under this contract, including equipment provided by the Contractor's employees; however, this prohibition does not apply if the *Contracting Officer* provides written notification to the Contractor that an exception has been granted in accordance with OMB Memorandum M-23-13.

(c) *Subcontracts*. The Contractor *shall* insert the substance of this clause, including this paragraph (c), in all subcontracts, including subcontracts for the *acquisition of commercial products or commercial services*.

(End of clause)

52.211-10 Commencement, Prosecution, and Completion of Work (Apr 1984)

The Contractor shall be required to

- (a) commence work under this contract within **10** calendar days after the date the Contractor receives the notice to proceed,
- (b) prosecute the work diligently, and
- (c) complete the entire work ready for use not later than **365** calendar days from Notice to Proceed. The time stated for completion shall include final cleanup of the premises.

(End of Clause)

52.211-12 Liquidated Damages -- Construction (Sept 2000)

- (a) If the Contractor fails to complete the work within the time specified in the contract, the Contractor shall pay liquidated damages to the Government in the amount of **\$2,725.00** for each calendar day of delay until the work is completed or accepted.
- (b) If the Government terminates the Contractor's right to proceed, liquidated damages will continue to accrue until the work is completed. These liquidated damages are in addition to excess costs of repurchase under the Termination clause.

(End of Clause)

52.211-13 Time Extensions -- (Sept 2000)

Time extensions for contract changes will depend upon the extent, if any, by which the changes cause delay in the completion of the various elements of construction. The change order granting the time extension may provide that the contract completion date will be extended only for those

specific elements related to the changed work and that the remaining contract completion dates for all other portions of the work will not be altered. The change order also may provide an equitable readjustment of liquidated damages under the new completion schedule.

(End of Clause)

52.232-18 Availability of Funds

Funds are not presently available for this contract. The Government's obligation under this contract is contingent upon the availability of funds from which payment for contract purposes can be made. No legal liability on the part of the Government for any payment may arise until funds are made available to the Contracting Officer for this contract and until the Contractor receives notice of such availability, to be confirmed in writing by the Contracting Officer.

(End of clause)

52.236-4 Physical Data (Apr 1984)

Data and information furnished or referred to below is for the Contractor's information. The Government shall not be responsible for any interpretation of or conclusion drawn from the data or information by the Contractor.

(a) The indications of physical conditions on the drawings and in the specifications are the result of site investigations.

(b) Weather conditions: The Contractor shall make his own investigations as to weather conditions at the site. Data may be obtained from various National Weather Service offices located generally at airports of principal cities, the nearest to this project being **Wilmington, NC**.

(d) Historical data for all areas may be obtained from:

U. S. Department of Commerce
National Climatic Center
Federal Building
Asheville, N. C. 28801

(End of Clause)

52.236-27 Site Visit (Construction) (Feb 1995) Alternate I

(a) The clauses at [52.236-2](#), Differing Site Conditions, and [52.236-3](#), Site Investigations and Conditions Affecting the Work, will be included in any contract awarded as a result of this

solicitation. Accordingly, offerors or quoters are urged and expected to inspect the site where the work will be performed.

Meeting Details	Access Requirements:
- Date: 08 September 2026 (Tuesday) - Time: 10:30 am ET - Walkthrough Duration: 2 hours - Location: 3623 Carolina Beach Road, Wilmington, NC 28412	- No base access - Escort not required

USACE NRP POC	Site POC	
Robert Graff	Louis Paul, RFOS	Bruce Belisle, AFOS
Robert.M.Graff@usace.army.mil	louis.p.sadle4.civ@army.mil	randy.c.dyson.ctr@army.mil
Mobile: 502-520-1958	Office: 803-751-1715 Mobile: 803-394-5964	Office: 910-771-9410 Mobile: 785-375-3595

(End of provision)

52.246-21 WARRANTY OF CONSTRUCTION (MAR 1994)

(a) In addition to any other warranties in this contract, the Contractor warrants, except as provided in paragraph (i) of this clause, that work performed under this contract conforms to the contract requirements and is free of any defect in equipment, material, or design furnished, or workmanship performed by the Contractor or any subcontractor or supplier at any tier.

(b) This warranty shall continue for a period of 1 year from the date of final acceptance of the work. If the Government takes possession of any part of the work before final acceptance, this warranty shall continue for a period of 1 year from the date the Government takes possession.

(c) The Contractor shall remedy at the Contractor's expense any failure to conform, or any defect. In addition, the Contractor shall remedy at the Contractor's expense any damage to Government-owned or controlled real or personal property, when that damage is the result of-

(1) The Contractor's failure to conform to contract requirements; or

(2) Any defect of equipment, material, workmanship, or design furnished.

(d) The Contractor shall restore any work damaged in fulfilling the terms and conditions of this clause. The Contractor's warranty with respect to work repaired or replaced will run for 1 year from the date of repair or replacement.

(e)The Contracting Officer shall notify the Contractor, in writing, within a reasonable time after the discovery of any failure, defect, or damage.

(f)If the Contractor fails to remedy any failure, defect, or damage within a reasonable time after receipt of notice, the Government shall have the right to replace, repair, or otherwise remedy the failure, defect, or damage at the Contractor's expense.

(g)With respect to all warranties, express or implied, from subcontractors, manufacturers, or suppliers for work performed and materials furnished under this contract, the Contractor shall-

(1)Obtain all warranties that would be given in normal commercial practice;

(2)Require all warranties to be executed, in writing, for the benefit of the Government, if directed by the Contracting Officer; and

(3)Enforce all warranties for the benefit of the Government, if directed by the Contracting Officer.

(h)In the event the Contractor's warranty under paragraph (b) of this clause has expired, the Government may bring suit at its expense to enforce a subcontractor's, manufacturer's, or supplier's warranty.

(i)Unless a defect is caused by the negligence of the Contractor or subcontractor or supplier at any tier, the Contractor shall not be liable for the repair of any defects of material or design furnished by the Government nor for the repair of any damage that results from any defect in Government-furnished material or design.

(j)This warranty shall not limit the Government's rights under the Inspection and Acceptance clause of this contract with respect to latent defects, gross mistakes, or fraud.

(End of clause)

252.236-7001 Contract Drawings and Specifications (AUG 2000)

(a) The Government will provide to the Contractor, without charge, one set of contract drawings and specifications, except publications incorporated into the technical provisions by reference, in electronic or paper media as chosen by the Contracting Officer.

(b) The Contractor shall—

- (1) Check all drawings furnished immediately upon receipt;
- (2) Compare all drawings and verify the figures before laying out the work;
- (3) Promptly notify the Contracting Officer of any discrepancies;
- (4) Be responsible for any errors that might have been avoided by complying with this paragraph (b); and

(5) Reproduce and print contract drawings and specifications as needed.

(c) In general--

(1) Large-scale drawings shall govern small-scale drawings; and

(2) The Contractor shall follow figures marked on drawings in preference to scale measurements.

(d) Omissions from the drawings or specifications or the misdescription of details of work that are manifestly necessary to carry out the intent of the drawings and specifications, or that are customarily performed, shall not relieve the Contractor from performing such omitted or misdescribed details of the work. The Contractor shall perform such details as if fully and correctly set forth and described in the drawings and specifications.

(e) The work shall conform to the specifications and the contract drawings identified on the following index of drawings: Not Applicable

(End of clause)

"General Decision Number: NC20260009 05/18/2026

State: North Carolina

Construction Types: Building

Counties: North Carolina Counties of
New Hanover

Modification Number	Publication Date
0	01/02/2026
1	05/18/2026

IRON0848-003 07/01/2025

	Rates	Fringes
IRONWORKER.....	\$ 29.75	18.00

PLUM0421-006 07/01/2023

	Rates	Fringes
PIPEFITTER.....	\$ 33.96	13.48

SUNC2018-009 08/08/2023

	Rates	Fringes
TRUCK DRIVER: DUMP TRUCK.....	\$ 15.98	2.93
SHEET METAL WORKER.....	\$ 19.67	13.27
ROOFER.....	\$ 18.26	4.38
PLUMBER.....	\$ 23.11	0.00
PAINTER.....	\$ 15.55	1.05
OPERATOR: ROLLER.....	\$ 15.31	1.46
OPERATOR: GRADER/BLADE.....	\$ 22.68	3.27
OPERATOR: FORKLIFT.....	\$ 16.75	0.00
OPERATOR: BULLDOZER.....	\$ 17.54	2.63
OPERATOR: BACKHOE/EXCAVATOR/TRACKHOE.....	\$ 21.00	2.89
LABORER: PIPELAYER.....	\$ 16.50	3.36
LABORER: MASON TENDER - CEMENT/CONCRETE.....	\$ 15.26	0.00
LABORER: MASON TENDER - BRICK.....	\$ 13.17	0.00
LABORER: COMMON OR GENERAL.....	\$ 11.92	0.00
FORM WORKER.....	\$ 14.51	1.88
ELECTRICIAN.....	\$ 22.15	5.93
CEMENT MASON/CONCRETE FINISHER.....	\$ 16.72	0.00
CARPENTER, EXCLUDES FORM WORK.....	\$ 20.49	5.61
BRICKLAYER.....	\$ 19.13	0.00

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this

contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Note: Executive Order 13658 generally applies to contracts subject to the Davis-Bacon Act that were awarded on or between January 1, 2015 and January 29, 2022, and that have not been renewed or extended on or after January 30, 2022. Executive Order 13658 does not apply to contracts subject only to the Davis-Bacon Related Acts regardless of when they were awarded. If a contract is subject to Executive Order 13658, the contractor must pay all covered workers at least \$13.65 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract from May 11, 2026, through December 31, 2026. The applicable Executive Order minimum wage rate will be adjusted annually. Additional information on contractor requirements and worker protections under Executive Order 13658 is available at www.dol.gov/whd/govcontracts.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

The body of each wage determination lists the classifications and wage rates that have been found to be prevailing for the type(s) of construction and geographic area covered by the wage determination. The classifications are listed in alphabetical order under rate identifiers indicating whether the particular rate is a union rate (current union negotiated rate), a survey rate, a weighted union average rate, a state adopted rate, or a supplemental classification rate.

Union Rate Identifiers

A four-letter identifier beginning with characters other than **◆SU◆**, **◆UAVG◆**, **◆SA◆**, or **◆SC◆** denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE:

UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

Survey Rate Identifiers

The **SU** identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

SU wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

State Adopted Rate Identifiers

The **SA** identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the **SA** identifier took effect under state law in the state from which the rates were adopted.

WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

- a) a survey underlying a wage determination
- b) an existing published wage determination
- c) an initial WHD letter setting forth a position on a wage determination matter
- d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to davisbaconinfo@dol.gov or by mail to:

Branch of Wage Surveys

Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

Regarding any other wage determination matter such as conformance decisions, requests for initial decisions should be directed to the WHD Branch of Construction Wage Determinations. Requests can be submitted via email to BCWD-Office@dol.gov or by mail to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to dba.reconsideration@dol.gov or by mail to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210.

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END OF GENERAL DECISION

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National Roofing Program (NRP) FY26
Project 10
NC106, Wilmington, NC, US

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ATTACHMENTS

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NRP FY22 Project 10
NC106 Wilmington, NC
P2 574437
22-Jul-26

SECTION
00 80 50.00 06

SPECIAL PROVISIONS FOR TASK ORDERS
Updated 22 July 2026

1. PART 1 GENERAL

1.1. SUBMITTALS

Government approval/acceptance is required for submittals with a "GOVT" designation; submittals not having a "GOVT" designation are for information only. When used, a designation following the "GOVT" designation identifies the office that will review the submittal for the Government. The submittals listed in the Submittal Register at the end of this specification section shall be submitted in accordance with Section 01 33 00.00 06.

SD-01 Preconstruction Submittals

SD-02 Shop Drawings

SD-05 Design Data

SD-07 Certificates

SD-11 Closeout Submittals

1.2. NOT USED

1.3. COMMENCEMENT, PROSECUTION AND COMPLETION OF WORK - Paragraph 1.3 of Section 00 80 00.00 06 is replaced with the following:

1.3.1 After approval of the required bonds, the Government will issue an Administrative Notice-to-Proceed (NTP) to allow for preconstruction activities to be initiated in accordance with the contract requirements. The contract period of performance specified in Contract Clause 52.211-10 will begin upon issuance of Administrative NTP. No onsite demolition or construction work will be permitted during the Administrative NTP period. All required preconstruction activities and submittals must be submitted and accepted by the Government, where applicable, within the Administrative NTP period. The Government will issue a Construction NTP to allow commencement of all other contract work after the Administrative NTP period, or after the contractor's completion of all work specified in the Administrative NTP. Failure to complete all required preconstruction activities may result in the contract being terminated for default in accordance with Contract Clause 52.249-10 Default (Fixed-Price Construction).

NRP FY22 Project 10
 NC106 Wilmington, NC
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1.3.2 Refer to FAR 52.211-12 "LIQUIDATED DAMAGES" in Section 00 70 50 for the amount of Liquidated Damages for the Task order project.

1.3.3 Refer to FAR 52.211-10 "Commencement, Prosecution, and Completion of Work" in Section 00 70 50 for a notification of significant contract dates.

1.3.4 Additional Requirements/Clarifications of Work Included Within the Contract

The time stated in FAR 52.211-10 "Commencement, Prosecution, and Completion of Work" in Section 00 70 50 for completion shall include as-built drawings, O&M manuals, operational tests/reports/training/instructions, and equipment lists.

1.4. TIME EXTENSIONS FOR UNUSUALLY SEVERE WEATHER. ER 415-1-15

This provision specifies the procedure for the determination of time extensions for unusually severe weather in accordance with the "Default (Fixed-Price Construction)" as discussed in Section 00 70 00 of the base contract and Section 00 70 50 of this task order. In order for the Contracting Officer to award a time extension under this clause, the following conditions must be satisfied:

The weather experienced at the project site during the contract period must be found to be unusually severe, that is, more severe than the adverse weather anticipated for the project location during any given month.

The unusually severe weather must cause a delay to the completion of the project. The delay must be beyond the control and without the fault or negligence of the Contractor.

The following schedule of monthly anticipated adverse weather delays is based on National Oceanic and Atmospheric Administration (NOAA) or similar data for the project location and will constitute the base line for monthly weather time evaluations. The Contractor's progress schedule must reflect these anticipated adverse weather delays in weather dependent activities.

MONTHLY ANTICIPATED ADVERSE WEATHER DELAY WORKDAYS BASED ON (5) DAY WORK WEEK

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
NC106	22	20	21	19	7	6	7	7	5	7	19	22

Upon acknowledgment of the Notice to Proceed (NTP) and continuing throughout the contract, the Contractor will record on the daily CQC report, the occurrence of adverse weather and resultant impact to

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normally scheduled work. Actual adverse weather delay days must prevent work on critical activities for 50 percent or more of the Contractor's scheduled workday. The number of actual adverse weather delay days shall include days impacted by actual adverse weather (even if adverse weather occurred in previous month), be calculated chronologically from the first to the last day of each month and be recorded as full days. If the number of actual adverse weather delay days exceeds the number of days anticipated listed above, the Contracting Officer will convert any qualifying delays to calendar days, giving full consideration for equivalent fair-weather workdays, and issue a modification in accordance with the "Default (Fixed-Price Construction)" in section 00 70 00 of the base contract, Volume 1.

1.5. WAGE RATES

The decision of the Secretary of Labor, covering rates of wages, including fringe benefits to be paid laborers and mechanics performing work under this contract, is attached to this solicitation. The payment for all classes of laborers and mechanics employed to perform work under the contract will be specified in the following contract provisions: "Contract Work Hours and Safety Standards -- Overtime Compensation"; "Construction Wage Rate Requirements"; and "Compliance with Copeland Act Requirements" in Section 00 70 00 of the base contract.

Wage decision included: NC2026009 Building

The work to be performed is located in Wilmington, NC, New Hanover County.

3623 Carolina Beach Rd
Wilmington, NC 28412

1.6. NOT USED

1.7. Antiterrorism (AT) and Operations Security (OPSEC)- Paragraph 1.7 of Section 00 80 00.00 06 is replaced with the following:

1.7.1 AT Level I training. This standard language is for contractor employees with an area of performance within an Army-controlled installation, facility, or area. All contractor employees, including subcontractor employees, requiring access to Army installations, facilities, and controlled access areas shall complete AT Level I awareness training within 30 calendar days after contract start date or effective date of incorporation of this requirement into the contract, whichever is applicable. The contractor shall submit certificates of completion for each affected contractor employee and subcontractor employee to the COR or to the contracting officer, if a COR is not assigned, within 30 calendar days after completion of training by all

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employees and subcontractor personnel. AT Level I awareness training is available at the following website: <http://jko.jten.mil>.

1.7.2 Access and general protection/security policy and procedures. This standard language is for contractor employees with an area of performance within an Army-controlled installation, facility, or area. Contractor and all associated subcontractor employees shall provide all information required for background checks to meet installation access requirements to be accomplished by the installation Provost Marshal Office, Director of Emergency Services, or Security Office. Contractor workforce must comply with all personal identity verification requirements (CFR clause 52.204-9, Personal Identity Verification of Contract Personnel) as directed by DoD, HQDA and/or local policy. In addition to the changes otherwise authorized by the changes clause of this contract, should the Force Protection Condition (FPCON) at any individual facility or installation change, the Government may require changes in contractor security matters or processes.

1.7.3 AT Awareness Training for Contractor Personnel Traveling Overseas. This standard language requires U.S.-based contractor employees and associated subcontractor employees to make available and to receive Government-provided area of responsibility (AOR)-specific AT awareness training as directed by AR 525-13. Specific AOR training content is directed by the combatant commander, with the unit ATO being the local point of contact.

1.7.4 Army Training Certification Tracking System (ATCTS) registration for contractor employees who require access to Government information systems. All contractor employees with access to a Government info system must be registered in the ATCTS at commencement of services and must successfully complete the DoD Information Assurance Awareness prior to access to the information system and annually thereafter.

1.7.5 For contracts that require a formal OPSEC program. The contractor shall develop an OPSEC Standing Operating Procedure (SOP)/Plan within 90 calendar days of contract award, to be reviewed and approved by the responsible Government OPSEC officer. This plan will include a process to identify critical information, where it is located, who is responsible for it, how to protect it, and why it needs to be protected. The contractor shall implement OPSEC measures as ordered by the commander. In addition, the contractor shall have an identified certified Level II OPSEC coordinator per AR 530-1.

1.7.6 Controlled Unclassified Information (CUI). Include DFARS clause 252.204-7012, which requires the contractor to comply with NIST 800-171. Also include DFARS provision 252.204-2019 into solicitations. Acquisition officials should follow procedures outlined in DFARS 204.73 and verify vendors have an adequate NIST SP 800-171 summary assessment score within the Supplier Performance Risk System (within PIEE). If the

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score doesn't show a medium- or high-level assessment with a score of 110 or better (as described in the "NIST SP 800-171 DoD Assessment Methodology"), include clause 252.204-7020 and obtain the vendor's "system security plan" and "plan of action" for NIST SP 800-171 verification and assurance by Army security officials.

1.8. NOT USED

1.9. NOT USED

1.10. NOT USED

1.11. NOT USED

1.12. NOT USED

1.13. NOT USED

1.14. NOT USED

1.15. NOT USED

1.16. NOT USED

1.17. NOT USED

1.18. NOT USED

1.19. NOT USED

1.20. NOT USED

1.21. NOT USED

1.22. NOT USED

1.23. NOT USED

1.24. NOT USED

1.25. NOT USED

1.26. NOT USED

2. PART 2 PRODUCTS NOT USED

3. PART 3 EXECUTION NOT USED

TITLE: NRP FY26 Project 10										SUBMITTAL REGISTER										
JOB NAME: NC106																				
LOCATION: Wilmington, NC																				
CONTRACT NO:																				
CONTRACTOR:																				
SB MATOC								CONTRACTOR SCHEDULE DATES			CONTRACTOR ACTION		APPROVING AUTHORITY							
Line	Activity #	Transmittal #	Specification Section	SD #	SD Description	Item Submitted	Paragraph #	Classification: GA for GOVT or A/E Revwr	Submit	Approval Needed By	Material Needed By	Action Code	Date Of Action	Date FWD to APPR / Auth - Date RCD From CONTR	Date FWD To Other Revwr	Date RCD From Other Revwr	Action Code	Date Of Action	Mailed To CONTR/ Date RCD From APPR Authority	Remarks
			01 32 01.00 06	SD-01	Preconstruction Submittal	Project Schedule	3.4	GA												
			01 35 26.00 06	SD-01	Preconstruction Submittal	Accident Prevention Plan (APP)	1.7	GA												
			01 35 26.00 06	SD-01	Preconstruction Submittal	Activity Hazard Analysis (AHA)	1.8	GA												
			01 45 04.10 06	SD-01	Preconstruction Submittal	Design Quality Control Plan	3.2	GA												
			01 45 04.10 06	SD-01	Preconstruction Submittal	Construction Quality Control Plan	3.3	GA												
			01 50 00	SD-01	Preconstruction Submittal	Construction Site Plan	1.3	GA												
			01 57 19.00 06	SD-01	Preconstruction Submittal	Environmental Protection Plan	1.7	GA												
			01 74 19	SD-01	Preconstruction Submittal	Construction Waste Management Plan	1.7	GA												
			00 80 00.00 06	SD-07	Certificates	No Asbestos - Containing Material (ACM) Certification	1.14	GA												
			00 80 00.00 06	SD-07	Certificates	Insurance	1.31	GA												
			00 80 00.00 06	SD-07	Certificates	Warranties	1.15	GA												
			00 80 00.00 06	SD-11	Closeout Submittals	Preliminary (Working) As-Built Drawings	3.4	GA												
			00 80 00.00 06	SD-11	Closeout Submittals	Final As-Built Drawings	3.4	GA												

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SECTION
 01 11 50.00 06
 Task Order SCOPE OF WORK
 Updated 22 July 2026

1. PROJECT INFORMATION

1.1. GENERAL

Design/Build: The Contractor shall provide all labor, equipment, supplies, and consultant services and all site investigations, surveys, analysis, sampling, testing and verification of existing field conditions as required for design and construction of the Roof Replacement Project at NC106 to result in a complete and usable Facility. Contractor shall provide complete design analysis incorporating all engineering computations, analysis, test, and survey results, building code (including fire protection, life safety, environmental and accessibility) review as it pertains/affects/relates to this project, equipment and material data and documentation of existing conditions.

1.2. SCOPE OF WORK

Unless specifically noted otherwise in this Specification Section or in the base MATOC contract Volume 1 of 2 itself, all requirements of the base MATOC contract Volume 1 of 2 shall apply to this Task Order. The work includes design and construction to replace the following roof systems located at NC106:

Building Name	Section(s)	Existing Roof System
NC106 USAFRC	1-2	EPDM
NC106 OMS	1-3	EPDM
NC106 Storage	1	SSMR

Design/Build: Design and construction shall comply with the requirements contained in this Task Order Request for Proposal (RFP). The design and technical criteria contained and cited in this RFP and the Unified Facilities Guide Specifications (UFGS) establish minimum standards for design and construction quality. The Designers of Record shall use the Unified Facilities Guide Specifications (UFGS) and the requirements contained in this RFP to fully develop the technical specifications and construction drawings. The objective of this solicitation is to obtain an energy efficient, durable, maintainable, and sustainable space.

Design/Build: The illustrations and exhibits included in this RFP illustrate the conceptual design of the project and are provided to define the scope of work and budget. The concepts provided shall be further developed by the Design/Build Contractor to comply with the customer's functional needs.

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All demolition required to construct the project is included as part of the work of this Contract.

1.3. SITE LOCATION

This project is located at Wilmington, NC.

1.4. EXISTING SITE UTILITIES

- 1.4.1. The contractor shall verify the location of all utilities serving the building. Upgrading the existing utilities, (unless noted otherwise) outside the limits of construction, is not a part of this project.

1.5. BID OPTIONS

1.6. NOT USED

1.7. ATTACHMENTS

Design/Build: Information provided in the Attachments is intended to guide the completion of the design by establishing existing conditions, and the desired character, appearance, and function of the new construction. The following Attachments are included and shall be used and strictly adhered to in completing the design and construction of the project.

- a. ATTACHMENT A: Site Location
- b. ATTACHMENT B: Building Layout Plans
- c. ATTACHMENT C: Site Inspection Report, 23-Jun-26

1.8. Not Used

1.9. Not Used

1.10. NOT USED

1.11. NOT USED

1.12. NOT USED

1.13. NOT USED

1.14. PERSONNEL REQUIREMENTS AND QUALIFICATIONS

- 1.15. Registered Roof Consultant (RRC) (Designer of Record) shall have a degree in Architecture or Engineering and have at least ten (10) years of experience in roof repairs. The RRC must be currently licensed by the International Institute of Building Envelope Enclosures (IIBEC).

1.16. Not Used

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1.17. Not Used

1.18. Not Used

1.19. Not Used

2. DESIGN REQUIREMENTS

2.1. GENERAL

The Contractor shall prepare complete construction documents for all work designed as required by the RFP. The construction documents to be prepared shall include, but are not limited to, construction drawings, specifications, submittals, and design analysis as required in Section 01 33 16.00 10 DESIGN DATA (DESIGN AFTER AWARD), Volume 1. Materials and equipment shall be limited to those specified except that where no specific material and equipment is specified or no basis of design is identified, the Contractor shall use materials and equipment accepted within the construction industry and in compliance with Design Criteria.

2.2. DESIGN

2.2.1. The Contractor shall prepare a 100% design for the project in accordance with the RFP using industry standard materials and efficient practices. The design of the materials selected shall be high quality, durable and easily maintained. The Contractor shall be responsible for the professional quality, code compliance, technical accuracy, and coordination of all designs, drawings, specifications, and other documents or publications upon which the design and construction are based. It shall be the responsibility of the Design/Build Contractor to verify the accuracy of the documents provided.

2.2.2 CAD/BIM Requirement

The contractor will not be required to produce advanced modeling and design drawings will be limited to CAD files.

2.2.3 Design Submittal Requirements

Instead of a charrette submittal in accordance with the Louisville District Design Guide, the contractor may submit a charrette report after they have conducted an on-site charrette meeting. The charrette report must detail the results of the site visit and identify any discrepancies between the solicitation and field conditions. An interim submittal is not required. The contractor will submit a final design, a corrected final design, and certified final design in accordance with the requirements of the base contract. The independent Registered Roof Observer (RRO) identified under section 01 11 00 shall review the final design as part of the contract design QC review team. The RRO shall attend the final design plan-in-hand meeting.

2.2.4 Design Professionals

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General Scope of work for most task orders will be for roof replacement and exterior water proofing with associated work. Roof replacement design will be certified by a RRC and have a professional engineer or architectural stamp. Structural analysis will only be required if there is a change in the dead load for the structural system or if called out in the task order scope of work. Electrical and mechanical design will be limited to relocating existing systems.

2.2.5 Design Milestone Schedule

Notice to Proceed (NTP)	Day 0
Design Quality Control Plan (DQCP)	NTP + 14 Days
Charette Report (FIO no review)	NTP + 60 Days
Final Submittal	NTP + 120 Days
Final Plan in Hand Meeting (on-site)	NTP + 138 Days
Corrected Final Submittal	NTP + 152 Days
Certified Final Submittal	NTP + 160 Days

2.3. REQUEST FOR PROPOSAL (RFP) INTENT

The intent of this RFP section is to describe the requirements for appearance, function, materials, and types of construction in sufficient detail to enable engineering and design to be completed by the Contractor.

2.4. Design Milestone Meetings

2.4.1. Charette / Kickoff Meeting

2.4.1.1. Shall be in person and on-site.

2.4.2. Final Design / Plan-in-hand Review Meeting

2.4.2.1. Shall be in person and on-site.

2.5. NOT USED

2.6. NOT USED

2.7. NOT USED

2.8. NOT USED

2.9. NOT USED

2.10. NOT USED

2.11. NOT USED

2.12. GOVERNMENT FURNISHED MATERIALS

2.12.1. GFM Handover

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The GFM has been provided as part of the Solicitation package.

2.12.2. GFM File Formats

GFM are provided only in PDF format.

2.13. (See Paragraph 2.1 Section 01 11 00.00 06) DESIGN SUBMITTAL DISTRIBUTION MATRIX

Submittal Reviewers & Mailing Addresses

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Fort Campbell Area Office
Abraham Goodwin
3709 Polk Rd, Suite B
Fort Campbell, KY 42223
Phone: 270-798-3662
Email: Abraham.M.Goodwin@usace.army.mil

3. GENERAL CONSTRUCTION REQUIREMENTS

3.1. SUMMARY

3.1.1. The requirements include:

- a. Construction considerations and use of the premises.
- b. Protection of personnel and Government property.
- c. Construction facilities and job site standards.
- d. The requirements of this section apply to the entire project including all amendments or modifications that may be issued to modify the contract documents.

3.2. GENERAL INFORMATION

3.2.1. NOT USED

3.2.2. Coordinate all construction activities with:

- a. Contracting Officer's Representative
- b. Building Occupants

3.2.3. NOT USED

3.2.4. NOT USED

3.2.5. NOT USED

3.2.6. NOT USED

3.2.7. NOT USED

3.2.8. Project and Safety Signs. See 01 50 00, Paragraph 2.1.3.

3.3. DOCUMENTATION

3.3.1. NOT USED

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3.3.2. NOT USED

3.4. NOT USED

3.5. Work Schedule under Section 01 11 00.00 06 Paragraph 3.9.1.2 is changed to "Work S WORK SCHEDULE: The Contractor shall schedule the work between the hours of 7:00 a.m. and 4:30 p.m. Monday through Friday except Federal Holidays.

3.5.1. Permission to perform any work outside of these hours must be in writing and submitted five (5) calendar days in advance for approval by the Contracting Officer.

3.5.2. No work shall occur on Federal Holidays.

3.5.3. No Work shall occur on drill weekends.

3.5.4. Permission to perform any work outside of these hours must be in writing and submitted five (5) calendar days in advance for approval by the Contracting Officer.

3.5.5. The Government may or may not grant such permission at its discretion.

3.6. Contractor Personal Vehicle Parking under Section 01 11 00.00 06 Paragraph 3.9.1.7 is changed to Contractor Personal Vehicle Parking: The contractor may use a limited number of parking spaces in the existing lots for the contractor's employee parking of personal vehicles. The Contractor shall coordinate with the Government on the exact number of available spaces, and shall make provisions to transport employees to the site should inadequate parking spaces be available on site. Parking in these areas is available on a first-come first served basis.

4. NOT USED

5. NOT USED

6. EXTERIOR EQUIPMENT

6.1. OSHA approved guardrails to be installed at roof edge for NC106 USAFRC Section 1, which is located at Project North in the Roof Assessment Report and approximately 120'.

6.2. Contractor to remove all equipment rails and replace with curbs on USAFRC Section 1.

6.3. Contractor to remove and replace roof access hatch and provide fully lined and insulated curb on USAFRC Section 1.

6.4. All equipment sleepers to be replaced with box curbs for mounting equipment.

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7. ARCHITECTURAL / BUILDING ENVELOPE

- 7.1. Approximately 1,831 LF of deteriorated joint sealant and backer rod to be replaced around the OMS.
- 7.2. DOR shall visit the site three times during the construction phase. One of these visits shall be during the final inspection.
- 7.3. Contractor to provide anodized aluminum for all fascia, drip edges, coping, downspouts, gutters, scuppers, flashing, and conductor heads.
- 7.4. Contractor to upgrade existing scuppers as necessary to ensure compliance with DOD minimum sizing and drainage requirements.
- 7.5. Contractor to install secondary, overflow drainage for all existing scuppers.
- 7.6. Contractor to install diversion crickets on upslope side of all rectangular penetrations or curbs larger than 24-inches.
- 7.7. Contractor to replace all exposed fasteners for NC106 Storage.
- 7.8. Contractor to apply Mesh Reinforced Elastomeric Coating (MREC) for NC106 Storage.
- 7.9. Contractor to replace damaged rake section for NC106 Storage and identified in Attachment C.
- 7.10. Contractor to pressure wash building façades at end of project for all facilities in this project.
- 7.11. Contractor to raise parapet wall where necessary to ensure minimum 8" flashing height.
- 7.12. Contractor to provide a flush seam metal wall panel system with manufacturer's 30-year PVDF (polyvinylidene fluoride) finish warranty for walls that transition from a lower roof section to a higher roof section.

8. NOT USED

9. NOT USED

10. NOT USED

11. NOT USED

12. NOT USED

13. NOT USED

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14. Roof System

Roof system installed shall comply with the latest version UFC 3-110-03 Roofing. Existing roof access ladders will be replaced with OSHA-compliant and ATFP Security Upgrade compliant ladders. Where there are no existing roof access stairs or ladders, the Contractor shall install OSHA-compliant and ATFP Security upgrade compliant exterior ladders from the ground to the roof on all facilities, which includes single-story facilities, and between roof sections to allow access to all sections. Ladder security shall comply with UFC 4-026-01 and UFGS 05 51 33. The requirement for new ladders replaces Section 01 11 00 Paragraph 14 requirement for ladder brackets. Contractors shall install new splash blocks at all downspout terminations.

Contractor bids shall include removal of 2-8 inches of insulation. Existing roof systems may be multi-layered with differing roof system types below the surface membrane. Contractor is responsible for identifying all equipment mounted directly below the deck and to utilize a connection method that either avoids the deck or relocates equipment in a way that complies with current building codes.

Modified Bitumen systems shall be three-ply systems.

Building RFID	Section(s)	New Roof System
NC106 USAFRC	1-2	Class 4 SBS-Modified Bitumen
NC106 OMS	1-3	Class 4 SBS-Modified Bitumen
NC106 Storage	1	MREC Finish

14.1. NOT USED

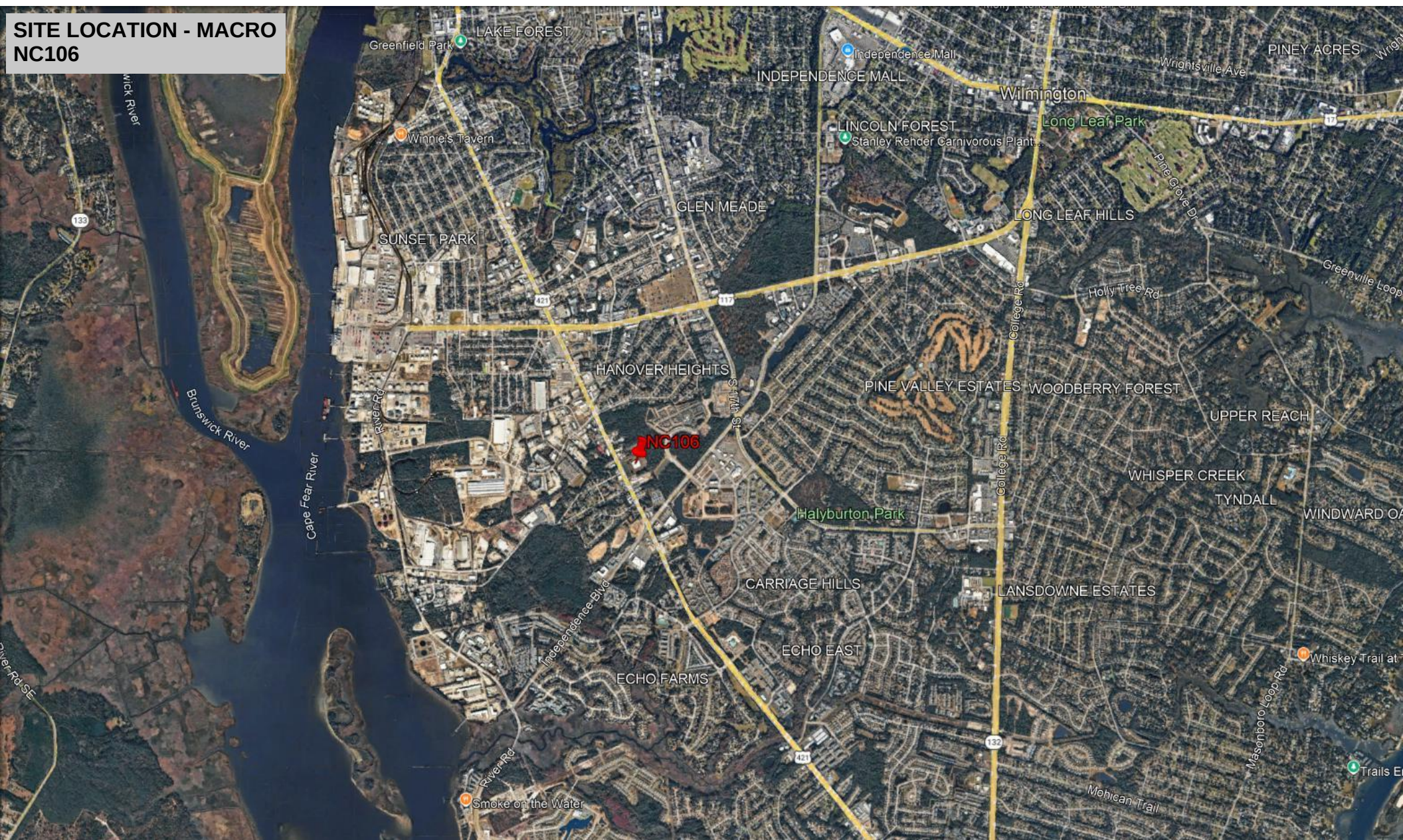
14.2 ROOF DECK REPAIR

Inspect the roof deck carefully. If there are roof deck areas which require repair or replacement, notify the Contracting Officer. Do not proceed with repair or replacement until directed by the Contracting Officer. Assume replacement up to 10% damaged decking and 50% wood nailers.

--End of Section --

Attachment A

Site Location NC106 - Wilmington, NC

**SITE LOCATION - MACRO
NC106**

**SITE LOCATION - MICRO
NC106**

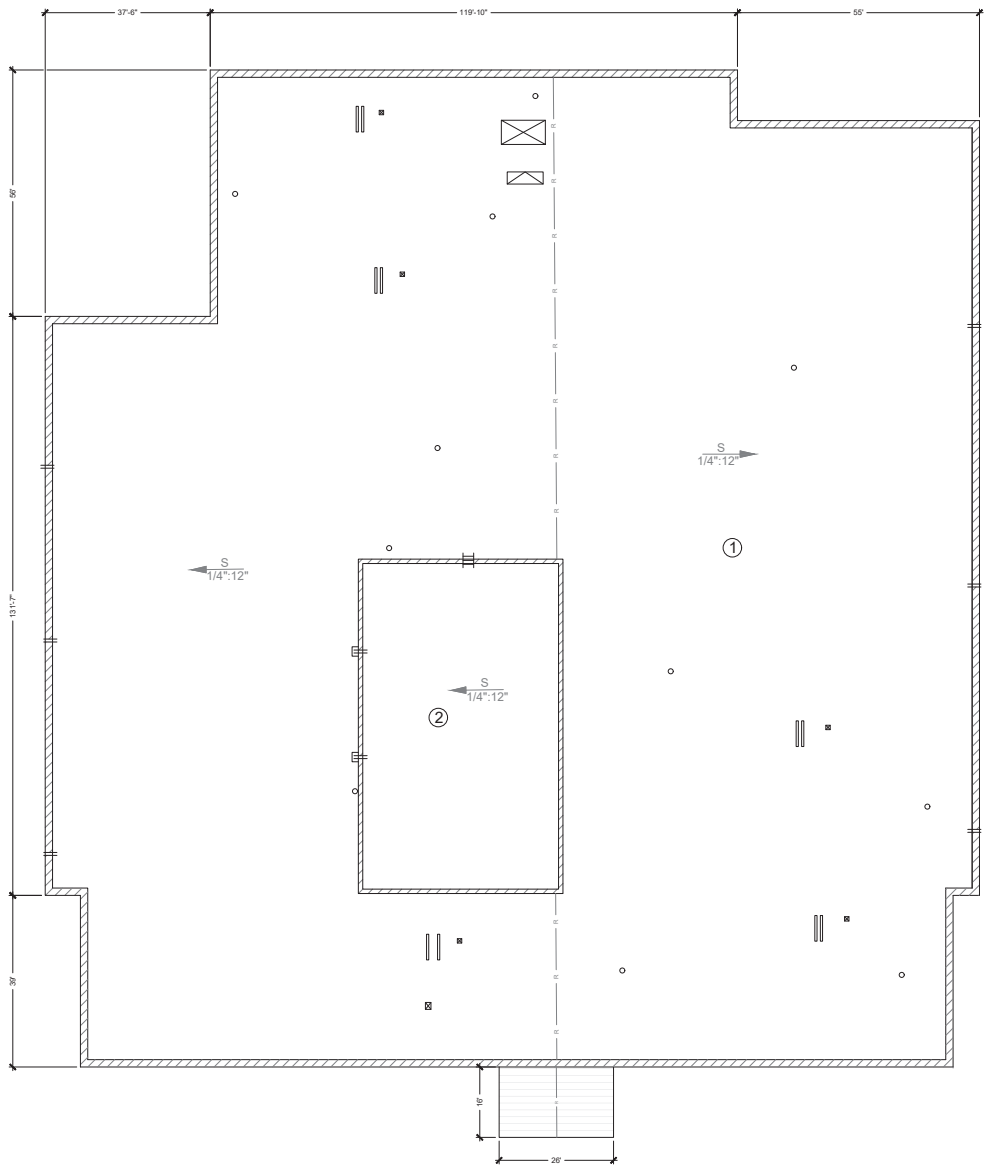


Google Earth

34°10'50.26" N 77°55'35.99" W elev 56 ft eye alt 1781 ft

Attachment B

Building Layout Plans NC106 - Wilmington, NC



GENERAL NOTES:

- SECTION 1 AND 2 DECK TYPE:
 - METAL DECKSTRUCTURAL SLOPE 1/4" = 12"
- SECTION 1 EAVE HEIGHT: 16' - 0"
SECTION 2 EAVE HEIGHT: 26' - 0"



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SEALS:

PROJECT NAME:

US ARMY RESERVE

NC106
ROOF ASSESSMENT

3623 CAROLINA BEACH ROAD
WILMINGTON, NC

PROJECT NO:

23CHS-021

ISSUE:

NO.	DATE	DESCRIPTION

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THE ORIGINAL DRAWING

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SCALE DRAWING ACCORDINGLY.

SHEET TITLE

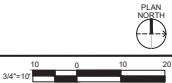
USARC
ROOF PLAN

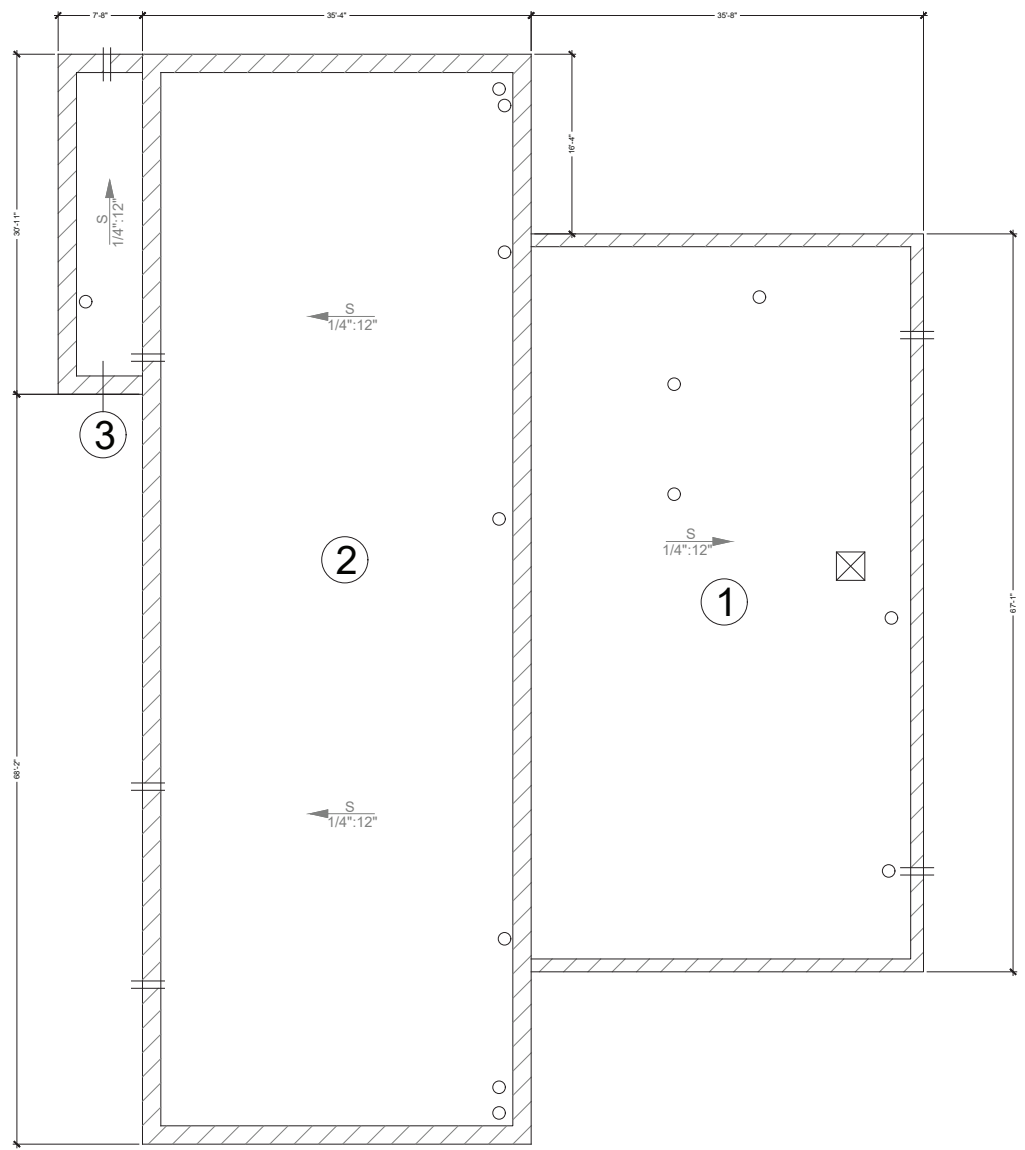
DRAWING

A-001

A USARC - ROOF PLAN

SCALE: 3/4" = 10'





GENERAL NOTES:
1. SECTION 1, 2 AND 3 DECK TYPE:
a. METAL DECK
STRUCTURAL SLOPE 1/4":12"
2. SECTION 1 EAVE HEIGHT: 16' - 0"
SECTION 2 EAVE HEIGHT: 19' - 0"
SECTION 3 EAVE HEIGHT: 16' - 0"



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SEALS:

CURB PENETRATION SIZES	
CURB SIZE (INCHES)	QUANTITY
31 X 31	1

PIPE PENETRATION SIZES	
PIPE SIZE (INCHES)	QUANTITY
1	1
2	2
3	5
4	6

PROJECT NAME:
US ARMY RESERVE

**NC106
ROOF ASSESSMENT**

3623 CAROLINA BEACH ROAD
WILMINGTON, NC

PROJECT NO:
23CHS-021

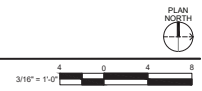
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THE ORIGINAL DRAWING
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SHEET TITLE
**OMS
ROOF PLAN**

DRAWING
A-002

A PLAN
SCALE: 3/16" = 1'-0"



KEY	
—	ROOF EDGE
▤	PARAPET WALL
⊕	SCUPPER
— —	RIIDGE
— —	STRUCTURAL SLOPE
○	PIPE PENETRATION
⊗	MECHANICAL CURB
⊙	ROOF AREA INDICATOR



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SEALS:

PROJECT NAME:

US ARMY RESERVE

NC106
ROOF ASSESSMENT

3623 CAROLINA BEACH ROAD
WILMINGTON, NC

PROJECT NO:

23CHS-021

ISSUE:

NO.	DATE	DESCRIPTION

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THE ORIGINAL DRAWING

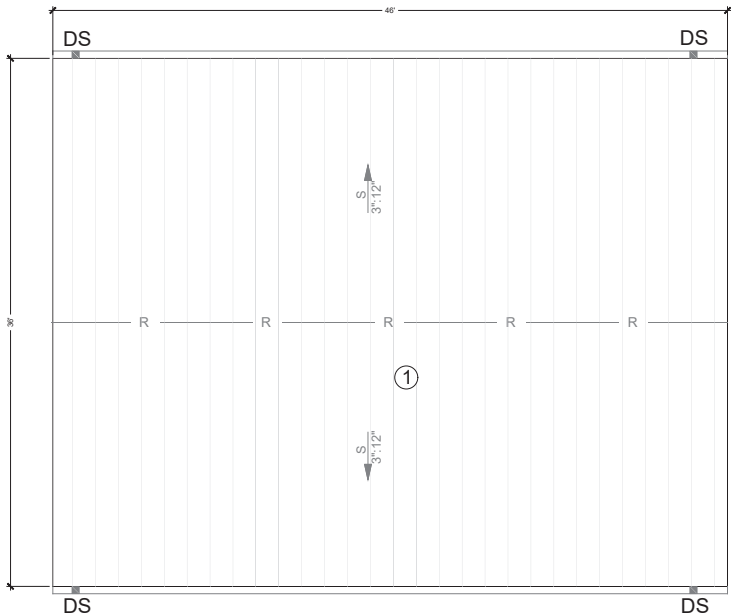
IF IT IS NOT 1 INCH ON THIS PAGE,
SCALE DRAWING ACCORDINGLY.

SHEET TITLE

STORAGE
ROOF PLAN

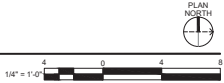
DRAWING

A-003



A STORAGE - ROOF PLAN

SCALE: 1/4" = 1'-0"



KEY	
—	ROOF EDGE
—	GUTTER EDGE
—	RIDGE
—	STRUCTURAL SLOPE
⊙	ROOF AREA INDICATOR

Attachment C

Site Inspection Report 23 June 2026

Note: This attachment is for documentation of existing conditions. The requirements of the 01 11 50.00 06 and the base MATOC take precedence over any recommended repairs included in this inspection report.



ROOF ASSESSMENT REPORT FOR



**NATIONAL ROOFING PROGRAM
(NRP) FY23 1-N, NC106
3623 CAROLINA BEACH ROAD
WILMINGTON, NC 28412
JUNE 23, 2026**

REI PROJECT NO. 23CHS-021



ROOF ASSESSMENT REPORT

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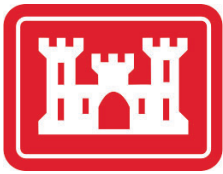
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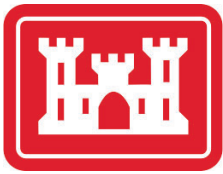
NC106-USAFRC
3623 Carolina Beach Road
Wilmington, NC 28412

Site Overview



Total Sections: 2
Total Sq Ft: 48,368

Map	Name	Sq Ft	Est Install
1	Section 1	44,834	2011
2	Section 2	3,534	2011



NC106-USAFRC
3623 Carolina Beach Road
Wilmington, NC 28412

Composition

Section: Section 1
Size: 44834

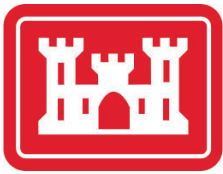
Inspection Date: 05/27/2026
Inspector: David Wadford



White EPDM Single Ply Membrane



Metal Decking

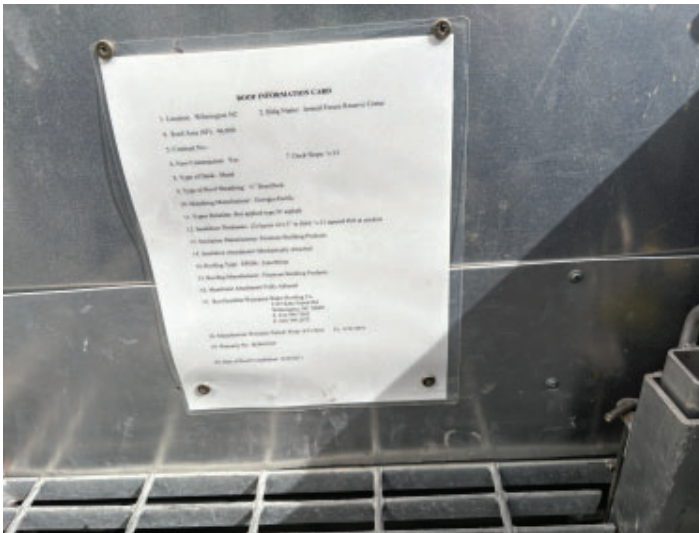


NC106-USAFRC
3623 Carolina Beach Road
Wilmington, NC 28412

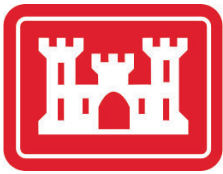
Composition

Section: Section 1
Size: 44834

Inspection Date: 05/27/2026
Inspector: David Wadford



Warranty Information
Firestone EchoWhite EPDM
1/4"Densdeck Coverboard
2-1/2" - Polyiso Insulation
2-1/2" - Polyiso Insulation
Metal Decking



NC106-USAFRC
3623 Carolina Beach Road
Wilmington, NC 28412

Observations

Section: Section 1
Size: 44834

Inspection Date: 05/27/2026
Inspector: David Wadford



Overview



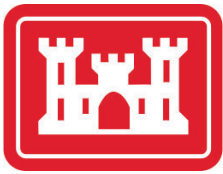
Overview



Overview



Overview



NC106-USAFRC
3623 Carolina Beach Road
Wilmington, NC 28412

Observations (continued)

Section: Section 1
Size: 44834

Inspection Date: 05/27/2026
Inspector: David Wadford



Overview



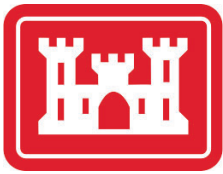
Overview



Overview



Overview



NC106-USAFRC
3623 Carolina Beach Road
Wilmington, NC 28412

Observations (continued)

Section: Section 1
Size: 44834

Inspection Date: 05/27/2026
Inspector: David Wadford



Electrical Panels



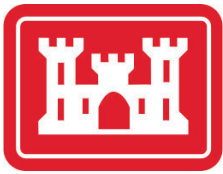
Electrical Panels



Electrical Panels



Electrical Panels



NC106-USAFRC
3623 Carolina Beach Road
Wilmington, NC 28412

Deficiencies

Section: Section 1
Size: 44834

Inspection Date: 05/27/2026
Inspector: David Wadford



Single Ply - Poor Repair to Storm Damage (Remedial)

Quantity: 1500 Sq Ft

Deficiency:

A repair using dissimilar materials was noted. This repair is in poor condition and will fail in time.

Corrective Action:

Old repair patch should be removed and membrane cleaned and repaired using same materials as installed.



Single Ply - Membrane not adhered (Remedial)

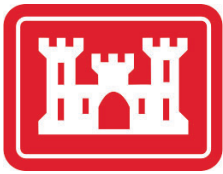
Quantity: 25 EA

Deficiency:

Membrane is not adhered to substrate.

Corrective Action:

Re-adhere membrane to substrate per industry standards.



NC106-USAFRC
3623 Carolina Beach Road
Wilmington, NC 28412

Deficiencies (continued)

Section: Section 1
Size: 44834

Inspection Date: 05/27/2026
Inspector: David Wadford



Single Ply - Other- Undefined (Remedial

Quantity: 14 EA

Deficiency:

Patch not adhered

Corrective Action:

Input Corrective Action



Penetration - Sealant Deterioration at Pipe Penetration (Remedial

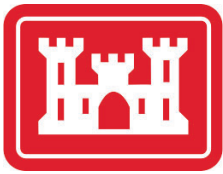
Quantity: 11 EA

Deficiency:

Sealant has reached the end of its service life where installed at flashing termination of penetration.

Corrective Action:

Contractor to remove old sealant from penetration, clean surface, and install new sealant approved by manufacturer.



NC106-USAFRC
3623 Carolina Beach Road
Wilmington, NC 28412

Deficiencies (continued)

Section: Section 1
Size: 44834

Inspection Date: 05/27/2026
Inspector: David Wadford



5 Single Ply - Embrittlement (Remedial

Quantity: 25 EA

Deficiency:

Membrane has lost it's flexibility and is easily cracked or damaged from traffic and expansion/contraction.

Corrective Action:

Repairs to embrittled membranes are not practical. Replacement is recommended.



6 Single Ply - Poor Repair (Remedial

Quantity: 2 EA

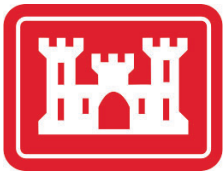
Deficiency:

A repair using dissimilar materials was noted. This repair is in poor condition and will fail in time.

Corrective Action:

Old repair patch should be removed and membrane cleaned and repaired using same materials as installed.



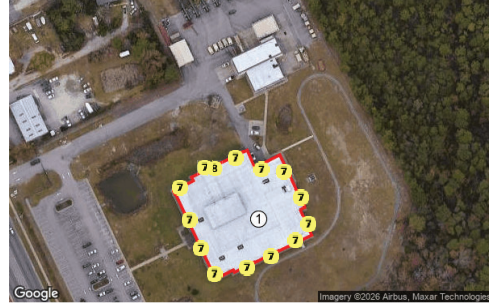


NC106-USAFRC
3623 Carolina Beach Road
Wilmington, NC 28412

Deficiencies (continued)

Section: Section 1
Size: 44834

Inspection Date: 05/27/2026
Inspector: David Wadford



Coping - Lack of Sealant/Coverplates (Remedial)

Quantity: 100 EA

Deficiency:

Sealant at coverplates is either missing or deteriorated which could allow water intrusion.

Corrective Action:

Coverplates are to be removed and cleaned and two beds of sealant installed per side and coverplate be reinstalled.



Drainage - Scupper Flashing Open (Remedial)

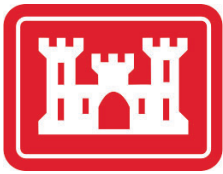
Quantity: 1 EA

Deficiency:

Open flashings can be caused by membrane shrinkage, insufficient counterflashing or the simple aging and failure of the original flashing to remain adhered to the wall.

Corrective Action:

Depending on the severity of the deterioration of the flashing, they either will need to be removed completely and new flashing installed or the existing flashing must be re-sealed to the wall and the tops of the flashings covered up.



NC106-USAFRC
3623 Carolina Beach Road
Wilmington, NC 28412

Deficiencies (continued)

Section: Section 1
Size: 44834

Inspection Date: 05/27/2026
Inspector: David Wadford



Drainage - No Dedicated Secondary Overflow (Remedial)

Quantity: 6 EA

Deficiency:

No emergency overflow drainage is present. In the event of the primary drainage becoming blocked, water will collect on the roof and add unnecessary weight to the structure.

Corrective Action:

Install emergency overflow provisions per industry standards and to meet all applicable codes.



Single Ply - Ponding Water (Remedial)

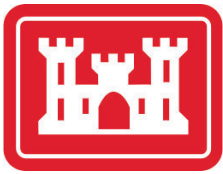
Quantity: 4 EA

Deficiency:

A ponding water condition is typically due to a flaw in the original drainage design/installation, or the underlying insulation has collapsed due to age or weight and created a low lying area on the roof which is now holding water.

Corrective Action:

A ponding water condition is best corrected during a re-roof project.

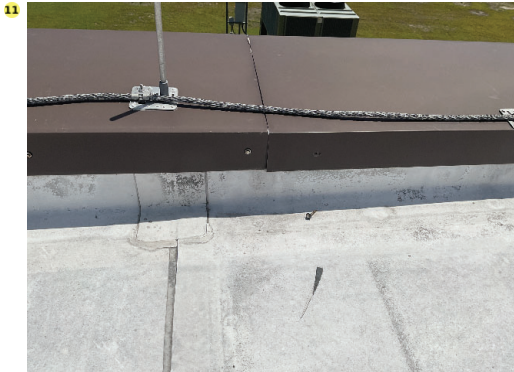


NC106-USAFRC
3623 Carolina Beach Road
Wilmington, NC 28412

Deficiencies (continued)

Section: Section 1
Size: 44834

Inspection Date: 05/27/2026
Inspector: David Wadford



Coping - Cover Plate not Secured (Remedial)

Quantity: 1 EA

Deficiency:

Cover plate is not properly secured.

Corrective Action:

Secure cover plate per industry standards.



Coping - Butted Joint (Remedial)

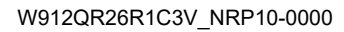
Quantity: 7 EA

Deficiency:

Coping joints area butted against each other. This condition does not allow for expansion/contraction and will cause the joint sealant to fail.

Corrective Action:

Coping should be replaced using, under-plate, cover plate or standing seam joint as per SMACNA recommendations. This action would be done during roof replacement.



Deficiencies (continued)



Deficiency:

Corrective Action:

Roofing - Reported Leak (Remedial)

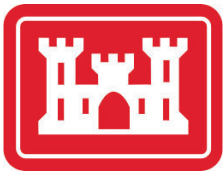
Quantity: 1 EA

Deficiency:

Leaks have been reported by the onsite personnel.

Corrective Action:

Further investigation will be required to determine the exact cause and remedy for this leak.



NC106-USAFRC
3623 Carolina Beach Road
Wilmington, NC 28412

Deficiencies (continued)

Section: Section 1
Size: 44834

Inspection Date: 05/27/2026
Inspector: David Wadford



15 Roofing - Reported Leak (Remedial)

Quantity: 1 EA

Deficiency:

Leaks have been reported by the onsite personnel.

Corrective Action:

Further investigation will be required to determine the exact cause and remedy for this leak.



16 Roofing - Reported Leak (Remedial)

Quantity: 1 EA

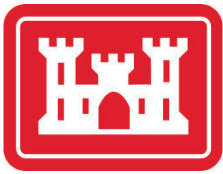
Deficiency:

Leaks have been reported by the onsite personnel.

Corrective Action:

Further investigation will be required to determine the exact cause and remedy for this leak.





NC106-USAFRC
3623 Carolina Beach Road
Wilmington, NC 28412

Deficiencies (continued)

Section: Section 1
Size: 44834

Inspection Date: 05/27/2026
Inspector: David Wadford



17 **Roofing - Reported Leak (Remedial)**

Quantity: 1 EA

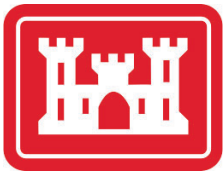
Deficiency:

Leaks have been reported by the onsite personnel.

Corrective Action:

Further investigation will be required to determine the exact cause and remedy for this leak.





NC106-USAFRC
3623 Carolina Beach Road
Wilmington, NC 28412

Summary

Section: Section 1
Size: 44834

Inspection Date: 05/27/2026
Inspector: David Wadford



Condition Summary

Estimated Replacement: 2026

Recommendations

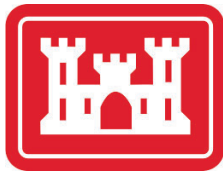
The observations and recommendations submitted for the subject roofs are based upon visual observations and recommendations are based on the condition of the installed roof system and roof sheet metal flashings as they exist today.

The building was constructed in or around 2011. Roof is a white EPDM single ply roof system over insulation installed over a metal deck. Roof was original to construction and is under warranty until 2031 as noted by paperwork found onsite.

Associated sheet metal details were observed to be made from painted steel. Access to roof area is provided portable ladder from ground. Lightning protection was observed.

The overall condition of the white EPDM single ply membrane system is poor. This is due to it's age, storm damage, and the active leaks noted in this report and it is recommend that it be budgeted for replacement within the year.

Exterior sealants are in poor condition and should be budgeted for replacement in the next year. This is for all elevations.



NC106-USAFRC
3623 Carolina Beach Road
Wilmington, NC 28412

Summary

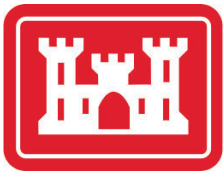
Section: Section 1
Size: 44834

Inspection Date: 05/27/2026
Inspector: David Wadford



1 - Section 1 (44,834 Sq Ft)

Deficiency	Qty
Poor Repair to Storm Damage	1500 Sq Ft
Membrane not adhered	25 EA
Other- Undefined	14 EA
Sealant Deterioration at Pipe ...	11 EA
Embrittlement	25 EA
Poor Repair	2 EA
Lack of Sealant/Coverplates	100 EA
Scupper Flashing Open	1 EA
No Dedicated Secondary Overflo...	6 EA
Ponding Water	4 EA
Cover Plate not Secured	1 EA
Butted Joint	7 EA
Fastener Backing Out	10 EA
Reported Leak	1 EA
Reported Leak	1 EA
Reported Leak	1 EA
Reported Leak	1 EA
Sealant Deterioration Signific...	2800 LF
Full Replacement	44,834 Sq Ft



NC106-USAFRC
3623 Carolina Beach Road
Wilmington, NC 28412

Composition

Section: Section 2
Size: 3534

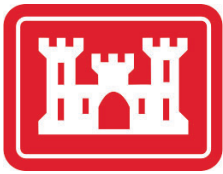
Inspection Date: 05/27/2026
Inspector: David Wadford



White EPDM Single Ply Membrane



Metal Decking



NC106-USAFRC
3623 Carolina Beach Road
Wilmington, NC 28412

Observations

Section: Section 2
Size: 3534

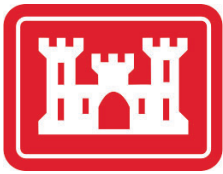
Inspection Date: 05/27/2026
Inspector: David Wadford



Overview



Overview



NC106-USAFRC
3623 Carolina Beach Road
Wilmington, NC 28412



Deficiencies

Section: Section 2
Size: 3534

Inspection Date: 05/27/2026
Inspector: David Wadford

1



General - Previous Repair Failure (Remedial)

Quantity: 4 EA

Deficiency:

Existing repair failing due to age or improper repair.

Corrective Action:

The existing repair should be removed, the area cleaned and primed and an appropriate repair installed per industry standards.

2



Single Ply - Ponding Water (Remedial)

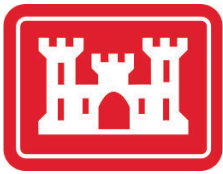
Quantity: 5 Sq Ft

Deficiency:

A ponding water condition is typically due to a flaw in the original drainage design/installation, or the underlying insulation has collapsed due to age or weight and created a low lying area on the roof which is now holding water.

Corrective Action:

A ponding water condition is best corrected during a re-roof project.



NC106-USAFRC
3623 Carolina Beach Road
Wilmington, NC 28412

Summary

Section: Section 2
Size: 3534

Inspection Date: 05/27/2026
Inspector: David Wadford



Condition Summary

Estimated Replacement: 2027

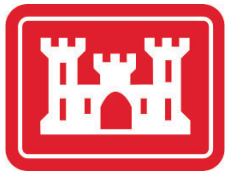
Recommendations

The observations and recommendations submitted for the subject roofs are based upon visual observations and recommendations are based on the condition of the installed roof system and roof sheet metal flashings as they exist today.

The building was constructed in or around 2011. Roof is a white EPDM single ply roof system over insulation installed over a metal deck. Roof was original to construction and is under warranty until 2031 as noted by paperwork found onsite.

Associated sheet metal details were observed to be made from painted steel. Access to roof area is provided by stationary ladder from adjacent roof sector. Lightning protection was observed.

The overall condition of the white EPDM single ply membrane system is poor. This is due to it's age, storm damage, and the active leaks noted in this report and it is recommend that it be budgeted for replacement within the year.



NC106-USAFRC
3623 Carolina Beach Road
Wilmington, NC 28412

Summary

Section: Section 2
Size: 3534

Inspection Date: 05/27/2026
Inspector: David Wadford



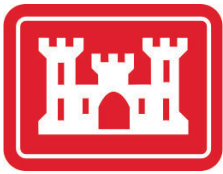
2 - Section 2 (3,534 Sq Ft)

Deficiency

Previous Repair Failure
Ponding Water
Full Replacement

Qty

4 EA
5 Sq Ft
3,534 Sq Ft



NC106-USAFRC
3623 Carolina Beach Road
Wilmington, NC 28412

Budget Matrix
NC106-USAFRC
Wilmington, NC
48368Sq Ft

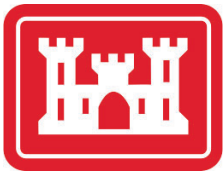


1 - Section 1 (44,834 Sq Ft)
Projected Replacement: 2026

Deficiency	Qty
Poor Repair to Storm Damage	1500 Sq Ft
Membrane not adhered	25 EA
Other- Undefined	14 EA
Sealant Deterioration at Pipe ...	11 EA
Embrittlement	25 EA
Poor Repair	2 EA
Lack of Sealant/Coverplates	100 EA
Scupper Flashing Open	1 EA
No Dedicated Secondary Overflo...	6 EA
Ponding Water	4 EA
Cover Plate not Secured	1 EA
Butted Joint	7 EA
Fastener Backing Out	10 EA
Reported Leak	1 EA
Reported Leak	1 EA
Reported Leak	1 EA
Reported Leak	1 EA
Sealant Deterioration Signific...	2800 LF
Full Replacement	44,834 Sq Ft

2 - Section 2 (3,534 Sq Ft)
Projected Replacement: 2027

Deficiency	Qty
Previous Repair Failure	4 EA
Ponding Water	5 Sq Ft
Full Replacement	3,534 Sq Ft



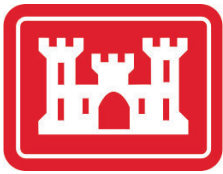
NC106-OMS
3623 Carolina Beach Road
Wilmington, NC 28412

Site Overview



Total Sections: 3
Total Sq Ft: 6,130

Map	Name	Sq Ft	Est Install
1	Section 1	2,393	2011
2	Section 2	3,500	2011
3	Section 3	237	2011



NC106-OMS
3623 Carolina Beach Road
Wilmington, NC 28412

Composition

Section: Section 1
Size: 2393

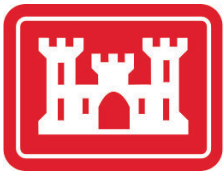
Inspection Date: 05/27/2026
Inspector: David Wadford



White EPDM Single Ply Membrane



Metal Decking



NC106-OMS
3623 Carolina Beach Road
Wilmington, NC 28412

Observations

Section: Section 1
Size: 2393

Inspection Date: 05/27/2026
Inspector: David Wadford



Overview



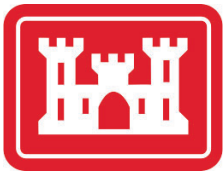
Overview



Electrical Panels



Electrical Panels



NC106-OMS
3623 Carolina Beach Road
Wilmington, NC 28412

Observations (continued)

Section: Section 1
Size: 2393

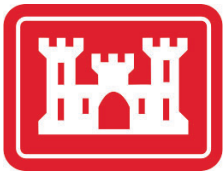
Inspection Date: 05/27/2026
Inspector: David Wadford



Electrical Panels



Electrical Panels



NC106-OMS
3623 Carolina Beach Road
Wilmington, NC 28412

Deficiencies

Section: Section 1
Size: 2393

Inspection Date: 05/27/2026
Inspector: David Wadford



1



Single Ply - Sealant Deterioration at Pipe Penetration (Remedial)

Quantity: 5 EA

Deficiency:

Sealant has reached the end of its service life where installed at flashing termination of penetration.

Corrective Action:

Contractor to remove old sealant from penetration, clean surface, and install new sealant approved by manufacturer.

2



Single Ply - Embrittlement (Remedial)

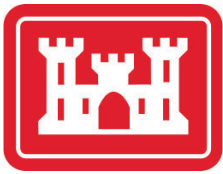
Quantity: 9 Sq Ft

Deficiency:

Membrane has lost it's flexibility and is easily cracked or damaged from traffic and expansion/contraction.

Corrective Action:

Repairs to embrittled membranes are not practical. Replacement is recommended.



NC106-OMS
3623 Carolina Beach Road
Wilmington, NC 28412

Deficiencies (continued)

Section: Section 1
Size: 2393

Inspection Date: 05/27/2026
Inspector: David Wadford



Single Ply - EPDM - Seam Delamination (Remedial)

Quantity: 5 LF

Deficiency:

EPDM field seams are delaminating due age and shrinkage of the membrane.

Corrective Action:

Seams can be cleaned and stripped in using flashing tape. If delamination or shrinkage of membrane is significant replacement of roof system may be warranted.



Exterior Envelope - Sealant Deterioration Significant (Remedial)

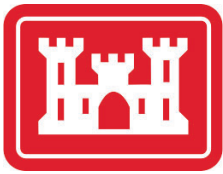
Quantity: 1831 LF

Deficiency:

Sealant is deteriorated to the point of failure and no longer provides a watertight condition.

Corrective Action:

Remove existing sealant and replace per industry standard.



NC106-OMS
3623 Carolina Beach Road
Wilmington, NC 28412

Deficiencies (continued)

Section: Section 1
Size: 2393

Inspection Date: 05/27/2026
Inspector: David Wadford



Drainage - No Dedicated Secondary Overflow (Remedial)

Quantity: 2 EA

Deficiency:

No emergency overflow drainage is present. In the event of the primary drainage becoming blocked, water will collect on the roof and add unnecessary weight to the structure.

Corrective Action:

Install emergency overflow provisions per industry standards and to meet all applicable codes.



Single Ply - Membrane Chalking (Remedial)

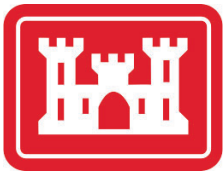
Quantity: 2393 Sq Ft

Deficiency:

Membrane is deteriorating and surface show signs of moderate chalking indicative of age and UV exposure.

Corrective Action:

Roof to be monitored and budgeted for replacement when warranty is no longer in effect .



NC106-OMS
3623 Carolina Beach Road
Wilmington, NC 28412

Summary

Section: Section 1
Size: 2393

Inspection Date: 05/27/2026
Inspector: David Wadford



Condition Summary

Estimated Repair/Replacement: 2027

Recommendations

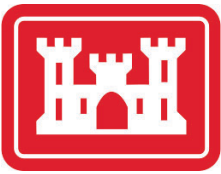
The observations and recommendations submitted for the subject roofs are based upon visual observations and recommendations are based on the condition of the installed roof system and roof sheet metal flashings as they exist today.

The building was constructed in or around 2011. Roof is a white EPDM single ply roof system over insulation installed over a metal deck. Roof was original to construction and is under warranty until 2031 as noted by paperwork found onsite.

Associated sheet metal details were observed to be made from painted steel. Access to roof area is provided portable ladder from ground. Lightning protection was observed.

The overall condition of the white EPDM single ply membrane system is fair condition, and it is recommended that deficiencies in this report be repaired to extend the serviceable life of system. Replacement should be when the warranty expires.

Exterior sealants are in poor condition and should be budgeted for replacement in the next year. This is for all elevations.



NC106-OMS
3623 Carolina Beach Road
Wilmington, NC 28412



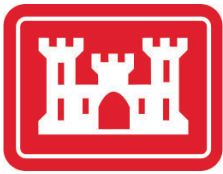
Summary

Section: Section 1
Size: 2393

Inspection Date: 05/27/2026
Inspector: David Wadford

1 - Section 1 (2,393 Sq Ft)

Deficiency	Qty
Sealant Deterioration at Pipe ...	5 EA
Embrittlement	9 Sq Ft
EPDM-Seam Delamination	5 LF
Sealant Deterioration Signific...	1831 LF
No Dedicated Secondary Overflo...	2 EA
Membrane Chalking	2393 Sq Ft
Full Replacement	2,393 Sq Ft



NC106-OMS
3623 Carolina Beach Road
Wilmington, NC 28412

Composition

Section: Section 2
Size: 3500

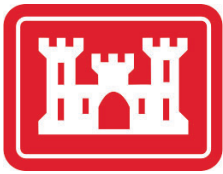
Inspection Date: 05/27/2026
Inspector: David Wadford



White EPDM Single Ply Membrane



Metal Decking



NC106-OMS
3623 Carolina Beach Road
Wilmington, NC 28412

Observations

Section: Section 2
Size: 3500

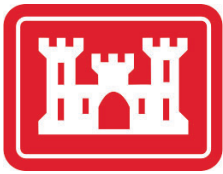
Inspection Date: 05/27/2026
Inspector: David Wadford



Overview



Overview



NC106-OMS
3623 Carolina Beach Road
Wilmington, NC 28412



Deficiencies

Section: Section 2
Size: 3500

Inspection Date: 05/27/2026
Inspector: David Wadford



Drainage - No Dedicated Secondary Overflow (Remedial)

Quantity: 2 EA

Deficiency:

No emergency overflow drainage is present. In the event of the primary drainage becoming blocked, water will collect on the roof and add unnecessary weight to the structure.

Corrective Action:

Install emergency overflow provisions per industry standards and to meet all applicable codes.



Penetration - Sealant Deterioration at Pipe Penetration (Remedial)

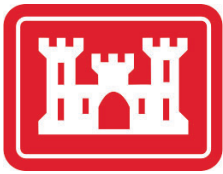
Quantity: 7 EA

Deficiency:

Sealant has reached the end of its service life where installed at flashing termination of penetration.

Corrective Action:

Contractor to remove old sealant from penetration, clean surface, and install new sealant approved by manufacturer.



NC106-OMS
3623 Carolina Beach Road
Wilmington, NC 28412



Deficiencies (continued)

Section: Section 2
Size: 3500

Inspection Date: 05/27/2026
Inspector: David Wadford



Single Ply - Membrane Chalking (Remedial)

Quantity: 3500 Sq Ft

Deficiency:

Membrane is deteriorating and surface show signs of moderate chalking indicative of age and UV exposure.

Corrective Action:

Roof to be monitored and budgeted for replacement within the year.



Coping - Fastener Backing Out (Remedial)

Quantity: 6 EA

Deficiency:

Fastener is backing out. Typical causes include thermal expansion/contraction, loss of rubber washer, or corrosion.

Corrective Action:

Fastener(s) should be replaced with a new fastener, one size larger, installed per industry standards to ensure a water tight seal.



NC106-OMS
3623 Carolina Beach Road
Wilmington, NC 28412

Summary

Section: Section 2
Size: 3500

Inspection Date: 05/27/2026
Inspector: David Wadford



Condition Summary

Estimated Repair/Replacement: 2031

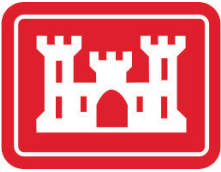
Recommendations

The observations and recommendations submitted for the subject roofs are based upon visual observations and recommendations are based on the condition of the installed roof system and roof sheet metal flashings as they exist today.

The building was constructed in or around 2011. Roof is a white EPDM single ply roof system over insulation installed over a metal deck. Roof was original to construction and is under warranty until 2031 as noted by paperwork found onsite.

Associated sheet metal details were observed to be made from painted steel. Access to roof area is provided portable ladder from ground. Lightning protection was observed.

The overall condition of the white EPDM single ply membrane system is fair condition, and it is recommended that deficiencies in this report be repaired to extend the serviceable life of system. Replacement should be when the warranty expires.



NC106-OMS
3623 Carolina Beach Road
Wilmington, NC 28412

Summary

Section: Section 2
Size: 3500

Inspection Date: 05/27/2026
Inspector: David Wadford



2 - Section 2 (3,500 Sq Ft)

Deficiency	Qty
No Dedicated Secondary Overflo...	2 EA
Sealant Deterioration at Pipe ...	7 EA
Membrane Chalking	3500 Sq Ft
Fastener Backing Out	6 EA
Full Replacement	3,500 Sq Ft

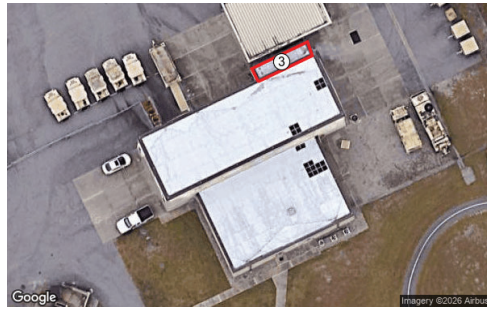


NC106-OMS
3623 Carolina Beach Road
Wilmington, NC 28412

Composition

Section: Section 3
Size: 237

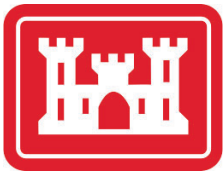
Inspection Date: 05/27/2026
Inspector: David Wadford



White EPDM Single Ply Membrane



Metal Decking

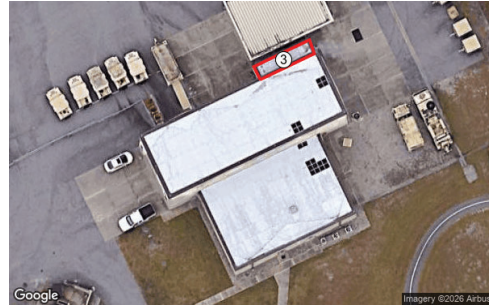


NC106-OMS
3623 Carolina Beach Road
Wilmington, NC 28412

Observations

Section: Section 3
Size: 237

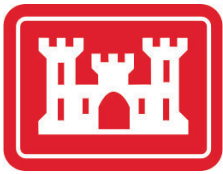
Inspection Date: 05/27/2026
Inspector: David Wadford



Overview



Overview

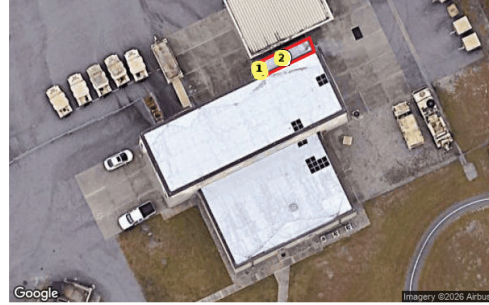


NC106-OMS
3623 Carolina Beach Road
Wilmington, NC 28412

Deficiencies

Section: Section 3
Size: 237

Inspection Date: 05/27/2026
Inspector: David Wadford



Coping - Fastener Backing Out (Remedial)

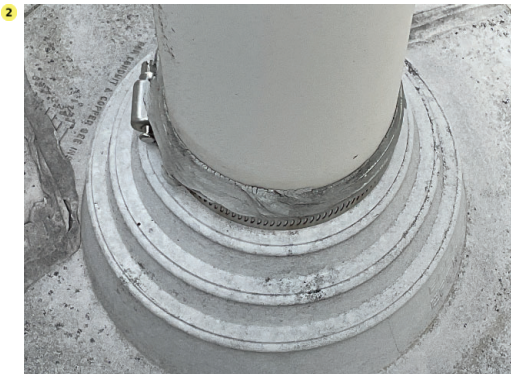
Quantity: 2 EA

Deficiency:

Fastener is backing out. Typical causes include thermal expansion/contraction, loss of rubber washer, or corrosion.

Corrective Action:

Fastener(s) should be replaced with a new fastener, one size larger, installed per industry standards to ensure a water tight seal.



Single Ply - Sealant Deterioration at Pipe Penetration (Remedial)

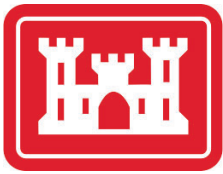
Quantity: 1 EA

Deficiency:

Sealant has reached the end of its service life where installed at flashing termination of penetration.

Corrective Action:

Contractor to remove old sealant from penetration, clean surface, and install new sealant approved by manufacturer.

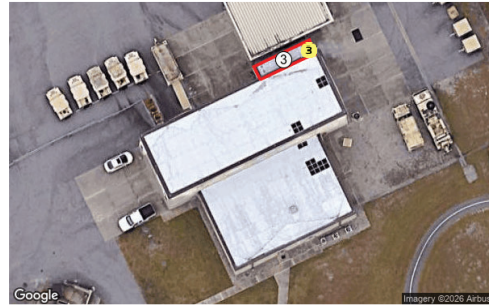


NC106-OMS
3623 Carolina Beach Road
Wilmington, NC 28412

Deficiencies (continued)

Section: Section 3
Size: 237

Inspection Date: 05/27/2026
Inspector: David Wadford



3



Drainage - No Dedicated Secondary Overflow (Remedial)

Quantity: 1 EA

Deficiency:

No emergency overflow drainage is present. In the event of the primary drainage becoming blocked, water will collect on the roof and add unnecessary weight to the structure.

Corrective Action:

Install emergency overflow provisions per industry standards and to meet all applicable codes.

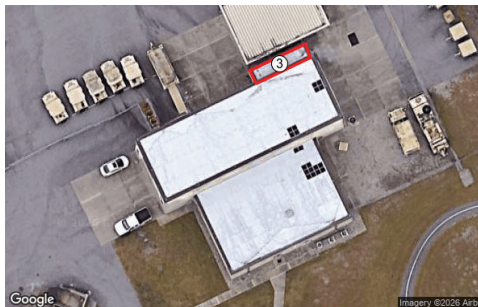


NC106-OMS
3623 Carolina Beach Road
Wilmington, NC 28412

Summary

Section: Section 3
Size: 237

Inspection Date: 05/27/2026
Inspector: David Wadford



Condition Summary

Estimated Repair/Replacement: 2031

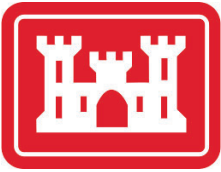
Recommendations

The observations and recommendations submitted for the subject roofs are based upon visual observations and recommendations are based on the condition of the installed roof system and roof sheet metal flashings as they exist today.

The building was constructed in or around 2011. Roof is a white EPDM single ply roof system over insulation installed over a metal deck. Roof was original to construction and is under warranty until 2031 as noted by paperwork found onsite.

Associated sheet metal details were observed to be made from painted steel. Access to roof area is provided portable ladder from ground. Lightning protection was observed.

The overall condition of the white EPDM single ply membrane system is fair condition, and it is recommended that deficiencies in this report be repaired to extend the serviceable life of system. Replacement should be when the warranty expires.

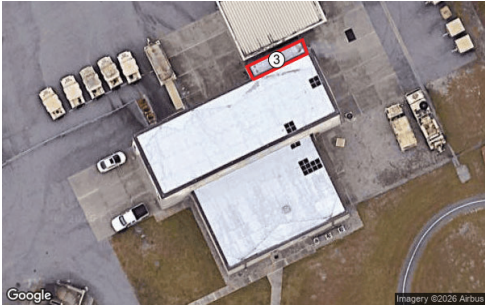


NC106-OMS
3623 Carolina Beach Road
Wilmington, NC 28412

Summary

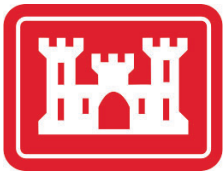
Section: Section 3
Size: 237

Inspection Date: 05/27/2026
Inspector: David Wadford



3 - Section 3 (237 Sq Ft)

Deficiency	Qty
Fastener Backing Out	2 EA
Sealant Deterioration at Pipe ...	1 EA
No Dedicated Secondary Overflo...	1 EA
Full Replacement	237 Sq Ft



NC106-OMS
3623 Carolina Beach Road
Wilmington, NC 28412

Budget Matrix
NC106-OMS
Wilmington, NC
6130Sq Ft



1 - Section 1 (2,393 Sq Ft)

Projected Replacement: 2027

Deficiency	Qty
Sealant Deterioration at Pipe ...	5 EA
Embrittlement	9 Sq Ft
EPDM-Seam Delamination	5 LF
Sealant Deterioration Signific...	1831 LF
No Dedicated Secondary Overflo...	2 EA
Membrane Chalking	2393 Sq Ft
Full Replacement	2,393 Sq Ft

2 - Section 2 (3,500 Sq Ft)

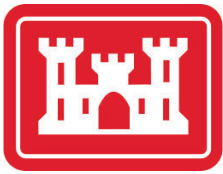
Projected Replacement: 2031

Deficiency	Qty
No Dedicated Secondary Overflo...	2 EA
Sealant Deterioration at Pipe ...	7 EA
Membrane Chalking	3500 Sq Ft
Fastener Backing Out	6 EA
Full Replacement	3,500 Sq Ft

3 - Section 3 (237 Sq Ft)

Projected Replacement: 2031

Deficiency	Qty
Fastener Backing Out	2 EA
Sealant Deterioration at Pipe ...	1 EA
No Dedicated Secondary Overflo... Full Replacement	1 EA
	237 Sq Ft



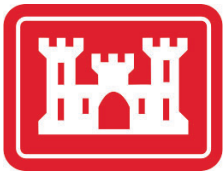
NC106-Storage
3623 Carolina Beach Road
Wilmington, NC 28412

Site Overview



Total Sections: 1
Total Sq Ft: 1,707

Map	Name	Sq Ft	Est Install
1	Section 1	1,707	2011



NC106-Storage
3623 Carolina Beach Road
Wilmington, NC 28412

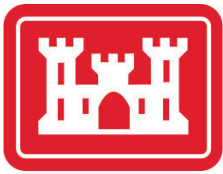
Composition

Section: Section 1
Size: 1707

Inspection Date: 05/27/2026
Inspector: David Wadford



Double Lock Standing Seam Metal Roof Panel
Access to inside of building was not provided for underdeck observation.



NC106-Storage
3623 Carolina Beach Road
Wilmington, NC 28412

Observations

Section: Section 1
Size: 1707

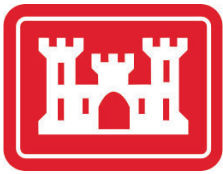
Inspection Date: 05/27/2026
Inspector: David Wadford



Overview



Overview



NC106-Storage
3623 Carolina Beach Road
Wilmington, NC 28412

Deficiencies

Section: Section 1
Size: 1707

Inspection Date: 05/27/2026
Inspector: David Wadford



Drainage - Damaged Gutter (Remedial)

Quantity: 3 LF

Deficiency:

Damaged gutter observed. This may be caused by impact or wind. Rake is also damaged where it connects to gutter.

Corrective Action:

Replace damaged gutter/rake section(s) per industry standards.



Drainage - Debris in Gutter (Remedial)

Quantity: 15 LF

Deficiency:

Debris can obstruct drainage and can lead to a downspout being clogged. Additional weight in gutter may cause damage to the assembly.

Corrective Action:

Debris should be removed from the gutter system on a regular basis.



NC106-Storage
3623 Carolina Beach Road
Wilmington, NC 28412

Summary

Section: Section 1
Size: 1707

Inspection Date: 05/27/2026
Inspector: David Wadford



Condition Summary

Estimated Replacement: 2035

Recommendations

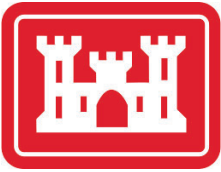
The observations and recommendations submitted for the subject roofs are based upon visual observations and recommendations are based on the condition of the installed roof system and roof sheet metal flashings as they exist today.

The building appears to have been constructed in or around 2011. The roof is a double lock standing seam metal roof panel over unknown substrate. The roof system is original to building construction and is approximately 15 years old.

Associated sheet metal details were observed to be made from painted steel. Access to the roof area is provided by portable ladder from ground. No lightning protection was observed.

The overall condition of the single lock standing seam metal roof system is fair, and we recommend making repairs noted in this report to extend the life cycle of this roof system.

No sealants were noted at the exterior of the building.



NC106-Storage
3623 Carolina Beach Road
Wilmington, NC 28412

Summary

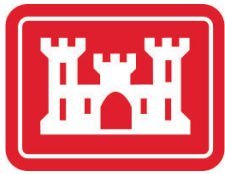
Section: Section 1
Size: 1707

Inspection Date: 05/27/2026
Inspector: David Wadford



1 - Section 1 (1,707 Sq Ft)

Deficiency	Qty
Damaged Gutter	3 LF
Debris in Gutter	15 LF



NC106-Storage
3623 Carolina Beach Road
Wilmington, NC 28412

Budget Matrix
NC106-Storage
Wilmington, NC
1707Sq Ft



1 - Section 1 (1,707 Sq Ft)
Projected Replacement: 2035

Deficiency	Qty
Damaged Gutter	3 LF
Debris in Gutter	15 LF