

ROOFING INSTRUCTIONS AND SPECIFICATIONS

Project: PG Airport Combined Services Building #1, 2.
4141 Airport Road Prince George, B.C.
Project Tender 26-2485



Client: Prince George Airport Authority
4141 Airport Road Prince George, B.C. V2N 4M6
Phone: (250) 963-2409
Email: kolsen@pgairport.ca

Prepared by: Aase Roof Inspection Ltd.
9750 Alpine Drive Prince George, B.C. V2N 5W7
Phone: (250) 614-3369
Email: aaseroof@outlook.com

INVITATION TO TENDER **Project Tender 26-2485**

Sealed tenders will be received by the undersigned for the roof application as specified by Aase Roof Inspection Ltd. For the projects location:

PG Airport Combined Services Building #1, 2.
4141 Airport Road Prince George, B.C.
Project Tender 26-2485

Bids are delivered to: Prince George Airport Authority
4141 Airport Road
Prince George, B.C.

Envelopes to be marked: Attn: Kelly Olsen
Re: CSB #1,2. Re-Roofing 2026
4141 Airport Road Prince George, B.C.
Project Tender 26-2485

Bids must be unchanged for thirty (30) days.

Bids can be: Placed in a sealed envelope clearly identified by Tender Number,
addressed or emailed to
kolsen@pgairport.ca
where they will be received no later than;
August 6, 2026 @ 2:00 p.m.

Late tenders not accepted.

Tenders will be opened in the Prince George Airport Authority office 4141 Airport Road in Prince George B.C. at approximately **2:30 p.m., August 6, 2026**. The Prince George Airport Authority is under no obligation to accept the lowest of any Tender and is not responsible for any cost incurred by the Bidder in preparing any Tender. The Prince George Airport Authority reserves the right to accept or reject any or all of the alternate or separate prices in the tender form.

For further information, please contact: Mons Aase
Aase Roof Inspection Ltd.
9750 Alpine Drive
Prince George, B.C. V2N 5W7
Phone: (250) 614-3369
Email: aaseroof@outlook.com

STIPULATED SUM TENDER FORM

SUBMITTED BY:

Contractor:

DATE:

TO: Kelly Olsen
Prince George Airport Authority
4141 Airport Road

PROJECT: 2026 Re-Roofing
Combined Services Building 1, 2.
4141 Airport Road
Project Tender 26-2485

We, the undersigned, have examined the Tender Documents and have full knowledge of the location and the work required for:

2026 Re-Roofing
Combined Services Building 1, 2.
4141 Airport Road
Project Tender 26-2485

Having carefully examined the plans and conditions affecting the work, and having carefully read the specifications and the conditions of the contract, we, the undersigned, offer to furnish all materials, labour, and equipment necessary to complete properly the entire work, in all particulars, in accordance with the specifications, plans and written instructions of Aase Roofing Inspections Ltd. for the sum of:

CSB 1. \$ _____ Dollars*

CSB 2. \$ _____ Dollars*

Total Price \$ _____ Dollars*

*GST EXTRA:

*In lawful money of Canada

2.0 ADDENDA

We acknowledge receipt of the following Addenda to the Tender Documents

Addendum No.	Date:	Pages
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Addendum No.	Date:	Pages

3.0 BONDS

***** Not Required *****

4.0 TAXES

We hereby confirm that the prices stated herein include all Provincial Sales Tax, Customs and Duties, and Excise Taxes applicable on this date, excluding GST.

5.0 APPENDICIES

Sub-contractors

A list of sub-contractors is appended and identified as Appendix A

6.0 COMMENCEMENT OF WORK AND TOTAL PERFORMANCE

We confirm the total performance will be achieved within 19 (nineteen) weeks of the acceptance of the tender and instructions to commence work. **ASAP.**

We further confirm that notwithstanding any delay in the preparation and execution of the Formal Contract Agreement we are prepared to commence work after school is out following such acceptance and to substantially complete the work before **October 30th, 2026.**

7.0 CONDITIONS

7.1 Failure to comply with and complete items on this Form of Tender may be cause for rejection without consideration of tender.

7.2 The tender has no rights of claim against the owner or his representatives in any way whatsoever in the event that this or any tender is not accepted and/or contract entered into.

7.3 This tender will remain firm for acceptance by the owner for a period of 30 (thirty) days from the closing date of the tender.

7.4 We agree to submit a signed agreement within 10 (ten) days of acceptance of this tender.

7.5 We agree that the owner may choose all or part of the tendered areas (all to be done).

7.6 Alterations, erasure or unauthorized conditions will render the tender informal. The owner reserves the right to accept or reject any informal tender.

7.7 The owner shall not be obliged to accept the lowest or any tender and may reject any or all tenders without giving reasons, therefore.

7.8 If only one tender is received the owner may accept or reject that tender.

7.9 The owner may waive any noncompliance with tender documents or specifications.

7.10 Preference may be given to British Columbia products for all materials and supplies used in or the construction of the building or site where price, quality, and service are equal. Decisions as to the equality of materials or supplies shall be made by the owner, based on recommendations of Aase Roof Inspection Ltd., but the owner or consultant shall not be liable is such decisions are incorrect.

7.11 The owner may award the contract on the basis of policies and preferences not in the tender package or otherwise than as stated in the contract documents.

7.12 The owner may, prior to contract award, negotiate changes to the scope of the works or to the contractual documents with the low bidder or any one or more bidders without having any duty or obligation to advise any other bidders or to allow them to vary their bids as a result of changes to the scope of works to the contractual documents; and the owner may enter into a changed contract or a different contract with the low bidder or any other bidder, without liability to bidders who are not awarded the contract.

7.13 In no circumstances will a bidder who is not awarded the contract pursue any claim against the owner in connection with anything done or not done before, as part of the contract award.

8.0 SIGNED, SEALED AND DELIVERED

In the presence of:

_____ Legal Seal of Contractor.

_____ Legal Signature of Contractor.

Registered Name, Address and Telephone of Contractor

Signed this _____ day of _____, Two Thousand and __twenty six__
at _____, in the Province of _____,
Canada.

BIDDERS INFORMATION

Optional

GUARANTEE

Upon completion of the contracts the Roofing Contractor shall provide a **10-YEAR ROOFING CONTRACTORS ASSOCIATION OF B.C. GUARANTEE** to the Owner. Inspection costs Guarantee and re-inspection costs to be included in the Tender Price.

DESCRIPTION OF WORK

Re-roofing at locations listed below:

Re: 2026 Re-Roofing
Combined Services Building 1, 2.
4141 Airport Road
Project Tender 26-2485

Tear off existing SBS roof to the fibre board layer. Overlay over existing insulation with 2” Polyisocyanurate and ¼” DensDeck prime. Torch base and cap, new flashing. **Meet wind uplift CSA 123.21.**

TECHNICAL SPECIFICATION

PART 1 – GENERAL

1.1 SCOPE OF WORK

- i. The contractor shall furnish all labour, materials, and equipment necessary to remove and dispose of all roofing materials, flashings, etc. as necessary to comply with the specifications, roof plans and details, and as required to complete the work.
- ii. Re-work areas at perimeters, vents, drains, etc. as required by the written specifications, roof plans and details enclosed and as required to perform the work.
- iii. Inspection of the substrate and deck. Any and all deterioration found in the substrate is to be reported to the owners representative. All necessary repairs are to be the responsibility of the owner.
- iv. Further, the contractor to furnish all labour, materials, and equipment deemed necessary to install new wood drains, vent flashings, insulation, membrane, sheet metal flashings, etc., as required by the written specifications, roof plans, RCABC minimum requirements
- v. All materials, roofing or otherwise, to be installed by qualified B.C. licensed tradesmen. The roofing crew to be a minimum of sixty percent (60%) journeymen with past experience applying the products specified.

1.2 REFERENCE STANDARDS

- i. Do roofing work to applicable standards, as detailed by Roofing Contractors Association of B.C., and herein after as specified.

1.3 AREAS OF WORK

- i. Refer to roof plan drawing and instructions.

1.4 PRODUCT DELIVERY, STORAGE AND HANDLING

- i. Deliver and store all materials in their original containers in undamaged condition, sealed with labels intact, having manufacturers name, brand, weight, CSA and other references to accepted standards clearly shown.
- ii. Protect all materials from weather. In particular, insulation and roofing membranes must be kept absolutely dry and only as much removed from storage as can be applied and made watertight in the same day.

1.5 PROJECT CONDITIONS

- i. The building space underneath the roof areas covered by this specification will be utilized for concurrent ongoing operations. These operations shall not be interrupted by the applicator unless prior written approval from the owner.
- ii. Environment requirements:
 - a. No installation work shall be performed during rainy or inclement weather. Follow manufacturers recommendation for cold weather application.
- iii. Protection:
 - a. The roofing shall be sealed in watertight manner on the same day it is installed.
 - b. Exercise extreme care to avoid spilling roofing material on exposed finished surfaces. Costs of correction for spills and damage shall be the responsibility of the roofing contractor.

COMBINED SERVICES BUILDING ROOF SPECIFICATIONS

LOCATION: 4141 AIRPORT ROAD PRINCE GEORGE, B.C.

1.0 DESCRIPTION OF WORK

The work performed under this contract consists of roof replacement Combined Services Building Sections 1, 2.

The existing roof system consists of:

Deck:	Steel deck ½" Gyproc
AVB	2 Ply No.15 felt
Insulation	2.5" Polyiso +7/16" Fibre board fastened/mopped
Membrane	2 Ply SBS. Mop base torch cap Soprema

1.1 DEMOLITION

Remove all roof components to the existing fibre board surface. Membrane must be removed off all perimeter walls and control joints to allow for new woodwork and membrane. Sweep clean and vacuum all fines and debris. An industrial shop-vac must be on site and used to prevent dust and other contaminants from entering the building through decking. Any A/C units to be disconnected will be the responsibility of roofing contractor. Antenna may need to be moved to facilitate roofing work.

1.2 NEW WOODWORK

Supply and install 1 layer of 1.5" blocking to the A/C unit sleepers. Dimensionally size the tops of all fan and vent curbs to allow room for the new membranes and metal so that the fan or vent bases can be re-installed without damage. Box in all service lines with 2"x12" curbs and flash as per RCABC Detail 8.3.5 Page 3. **Supply and install new 2"x12" curbs for all vents and chimneys.**

All new woodwork must be kept dry and covered. Wood and plywood surfaces to be in contact with membrane must be primed with compatible primer. **Use peel and stick base for all wood surfaces.**

1.3 AVB

Retain existing.

1.4 INSULATION/RECOVERY BOARD

All insulation must be kept dry and covered with undamaged tarps. **Over a dry fibre surface install, one layer of 2" Iso and ¼" DensDeck. Fasten with 8 screws and plates per 4 ft x 8 ft in field and edge zones. Corner zones, fasten 12 per 4x8 sheet for 8.2 ft x 8.2 ft. Stagger end and side joints a minimum of 12" on insulation. Cut and fit insulation tightly around all projections, curbs and perimeter walls.**

Note: Clearly mark out any conduit lines on top of the insulation so that mechanical fasteners are not driven into the conduit. Screw must not extend past the bottom deck.

Note: Clearly view and mark out any conduit lines underdeck, or on top of the deck on top of the insulation so that mechanical fasteners are not driven into conduit. All metal decks have some conduit so the location must be viewed and marked out by roofers. If there is any confusion see consultant for explanation. Mandatory Foreman is to look under deck prior to any fasteners being installed each day.

Note: Reduce insulation at all drain locations 1”.

1.5 INSTALLATION – ROOFING MEMBRANES

Note: All perimeters and projections and boxes to be pre-stripped with Peel and stick Fire tape. ABSOLUTELY MANDATORY.

Install 2-ply of SBS modified bituminous membrane to the roof surface as specified herein. Over the DensDeck surface, torch apply membrane base sheet. Side laps and end laps are to have the thermos-fusible film torched off prior to the installation of the next sheet. Poly film on side laps to be burned off at end of working day. Lap side joints to the manufacturers specifications and end joints 6” minimum. Stagger end joints 2 ft minimum. Terminate the base sheet 1” above the cant strip (if applicable). For end lap and side lap sealing, cut off the corner piece of the selvage edge at the end lap that will be covered by the next preceding roll. Upon completion of the base sheet installation, provide a membrane flashing at the intersection of the roof membrane at walls, curbs and where a vertical member passes through the roof.

Note: Extreme caution must be used when torching near cladded walls, gas vent pipes, and heat sensitive material. Peel and stick base to be used on all wood surfaces.

Fully torch one ply of base sheet flashing, up the wall 8” or over outside face 4”, down the slope of the cant and 4” onto the flat surface of the roof 4”. At curbs, extend the base sheet flashing across the top flat portion. Base sheet flashing must be installed the same day as base sheet. All laps must be staggered.

Note: All debris must be swept up and removed prior to torching of cap sheet and stripping.

Over the base membrane surface, fully torch the membrane cap sheet. Lap side joints to the manufacturers specifications and end joints 6” minimum. Stagger cap end laps 3 ft minimum from base end lap below. Stagger cap end laps 3 ft minimum. Stagger joints between plies of membrane so that at no location will the distance between joints of the bottom ply and top ply be less than 12”. Care must be taken not to burn the membrane and its reinforcement. Provide a smooth application, free of air pockets, wrinkles, fish mouths, tears, and bitumen bleed outs in excess of ½”. **For end lap and side lap sealing, cut off the corner piece of the selvage edge at the end lap that will be covered by the next roll.**

Terminate field cap membrane ply at the bottom of incline slope of cant. Install one ply of cap sheet flashing using a propane torch to vertical surfaces, down the slope of the cant and extending onto the flat surface of the roof membrane a minimum of 6" from the bottom of the cants. Stagger joints of the cap sheet flashing and membrane cap sheet a minimum of 4". Lap all joints 3 ½" on the cap membrane flashing. Seal top of perimeter flashing ply with SBS mastic. All laps must be staggered from base, cap and stripping plies.

Note: Some bleed out is encouraged to ensure a proper watertight seal between lap surfaces. Granule embedment or the preparation of the selvage where the cap sheet will overlap on the mineral surface is ABSOLUTELY MANDATORY.

This operation will guarantee good adhesion at these critical areas.

All bitumen overflow, footmarks and dis-colouration of the granules are to be repaired to provide a neat, attractive finished surface. Field capped area must be kept clean and free of debris, equipment, material and excessive traffic.

Techniques such as trowelling of selvage edges, sponging or rolling of laps may be required to ensure total adhesion and elimination of bridging between sheets. **Bridging between sheets will not be accepted. Total adhesion must be achieved.**

1.7 METAL FLASHING

Make up and install new two-piece perimeter cap and fascia flashing (stone grey). Cap flashings are to be Storm clipped 24 gauge. Install a total of 4 screws on back per 10 ft length. Supply and install new cap flashing on sleepers for A/C units. Supply and install all new tall cone flashings, storm collars, and caps to all chimney and vent curbs. Box in all service lines with 2"x12" curbs and flash as per RCABC Detail 8.3.5 Page 3.

Note: Some service lines have aluminium flashings already. Drip edges are to be locked together at the location of S-Locks. All flashing shall be done in a quality workmanship manner and to RCABC 10-year standards.

1.8 PLUMBING VENT FLASHING

Where required supply new aluminium plumbing vent flashings with aluminium caps. Plumbing vent flange primed with compatible primer 24 hours to installation. Plumbing vent to be set in layer of compatible mastic. Assembly to be firmly secured to deck. Base Flam flashing to be torched in place over plumbing vent flange. Ensure finished plumbing vent flange has two membrane seals. **Install Alsan liquid membrane fill into small area around plumbing vent flange (1" wide bead).** Granulate to provide a neat and attractive finish.

Plumbing vent pipes will have to be extended to fit new flashing.

1.9 DRAINS

Supply and install 2 new or overflows per section, and aluminium clamp type drains with strainers. Drains to be primed with compatible primer 24 hours prior to installation. Drains to be set in a layer of compatible mastic and screwed to the deck. Base flash flashing to be torched in place over drain flange. Drain connection to be done with Dallas, Fernco coupling, or U-Flow coupling. **Drain connection must be watertight and solid. No O-rings permitted.**

2.0 MEMBRANE SAFETY ZONE

Not applicable.

2.1 MEMBRANE WALKWAY

Install 1m x 2m membranes by roof hatches. And 1m x 3m by service panels for all HVAC units.

Note: All work must comply with WCB safety standards. Guard railings must be used. A one-hour fire watch is mandatory after torching is completed.

COMBINED SERVICES BUILDING ROOF MATERIALS LIST 2026

JM Mansville Polyisocyanurate Enrgy 3 Insulation or RCABC Approved CGSB 51-26-M86 2" **4' X 8' Sheets** (no organic facers)

Soprema Sopra Plus, IKO, Atlas, Hunter panels Polyisocyanurate insulation also approved

DensDeck Prime 1/4" 4ft x 8ft Georgia Pacific CAN-ULC-S102

Sopraply Flam stick 3.0 mm or IKO Armourbond HD 180 (Stripping)

Sopralene 180 base or IKO Equal (Base)

Sopralene 180 cap (granules, light grey) Or IKO Equal

Sopralene Flam 180 gram (granules, dark grey) Or IKO Torch flex TP 180

(walkway) Sopralene Flam 180 gram (granules, red) Or IKO Torch flex TP 180

(safety zone) Fire tape by Soprema or IKO (Peel and Stick)

Modified bitumous primers and cements to match membrane as specified by manufacturer

Alsan liquid membrane or IKO Equal MS

Caulking Reference Product: **Sika Flex or equal no silicon**

Wood STD & BTR assorted sizes dimension

Lumber Nails, spikes: to CSA B111-1974

Dallas, Fernco, U-Flow coupling, blue seal

Screws and Plates RCABC accepted

24 gauge pre-painted metal (stone grey)

Menzie Aluminium Clamp Tite Drains with Aluminium strainer. CSA B272

Menzie Clamp Tite scuppers CSA B79 ASTM 112.6.4

Aluminium plumbing vent flashing and cap Menzies CSA B272

Electrical mast head to fit 2", 3" and 4" aluminium P-vent flashing.

INSPECTION AND GUARANTEE

1. INSPECTION

Inspection to be carried out by Aase Roof Inspection Ltd. Cost of inspection services, Guarantee and re-inspection costs to be included in the Tender Price. Upon completion, supply owner with 10-year RCABC Guarantee, and a membrane manufacturers 10-year Non Pro Rated warrantee.

Advise Aase Roof Inspection Ltd. of start of work a minimum of 48 hours prior to commencement of project.

DISCLAIMER

Aase Roof Inspection Ltd. provide the attached documents with the following conditions and understandings. All information is issued on the express understanding that the recipient accepts these limitations and disclaimers:

1. The information must solely and only be used for the coordination and/or construction of the current project.
2. Aase Roof Inspection Ltd. does not warrant or take responsibility for the accuracy of the information issued.
3. The information issued may be confidential and must not be used other than by the intended recipient.
4. Aase Roof Inspection Ltd. accept no liability or responsibility for any loss or damage suffered by the recipient arising out of, or in connection with, the use or misuse of the information issued.
5. The copyright of the original documents belongs to Aase Roof Inspection Ltd. The information is only for use in preparation of documents for this project.
6. The documents may not have been prepared for use by the recipient and may not fully reflect their needs.
7. Do not scale off drawings. Any measurements taken from information which is not dimensioned on the electronic copy are at the risk of the recipient.
8. The recipient is responsible for verifying the correctness and completeness of the information issued. This should be done by consulting all relevant documents supplied during the course of the project and by confirming dimensions on site.
9. Updates may not be issued in electronic form. It is the responsibility of the recipient to ensure they have the most up to date information.
10. If altered or added to in any way, all references to Aase Roof Inspection Ltd. must be removed and those making the changes assume total responsibility for the information thereon.

The terms “document” and “information” in the above refers to both text documents and drawings in either ‘hard copy’ or electronic format.

- A design professional that agrees to deliver CAD files, should clearly set forth in their contract with the client under what terms and at what additional cost. While every circumstance is different, a design professional should consider after consultation with an experienced attorney including in either the original contract document or an exhibit required by contract to be signed by both parties prior to deliver and receipt of the CAD files, terms such as: All CAD files are instruments of service of the design professional, who shall retain all common law, statutory, and other rights, without limitation, including copyrights;
- All CAD files are instruments of service of the design professional, who shall retain all common law, statutory, and other rights, without limitation, including copyrights;
- The Client agrees the CAD files are not certified documents;
- The design professional makes no representations, warranty, or guarantee as to the compatibility of the CAD files with any hardware or software, or from modification or conversion of the CAD files into another format;
- The Client shall not use the CAD files for any purpose other than the project;
- The Client shall not transfer the files to anyone without the prior written consent of the design professional;
- The Client shall waive all claims against the design professional arising from unauthorized changes to or use of the CAD files;
- The Client acknowledges that differences may exist between the CAD files and the signed and sealed construction documents, and where such conflicts exist, the Client agrees the signed and sealed hard-copy construction control;
- The Client agrees that delivery of the CAD files does not constitute a sale or transfer of ownership by the design professional, who shall retain all ownership to the CAD files set forth in the contract, if any, including the right to demand their immediate return;
- The design professional by delivering the CAD files to Client makes no express or implied guarantees or warranties as to the files' accuracy, title, non-infringement, and completeness, or merchantability and fitness for any purpose;
- The design professional shall not for any reason be liable for direct or indirect consequential damages caused by the Client's use or reuse of the CAD files;

- The design professional reserves the right to remove from the CAD files all indicia of ownership or involvement by the design professional;
- The Client agrees the design professional has made no representations or warranties other than those set forth in this agreement;
- The CAD files shall not be considered contract documents;
- The Client agrees to defend and indemnify the design professional against all damages, liability, and costs, including attorney fees and litigation expenses, arising from (1) changes made to the CAD files by anyone other than the design professional, or (2) the transfer or reuse of the CAD files by anyone without the prior written consent of the design professional;
- The Client shall be obligated to pay any licensing, copyright, or other fees due to third parties arising from the transfer of the CAD files, and shall defend and indemnify the design professional from all claims of any kind arising from the failure to pay such licensing, copyright, or other fees owed.