

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



PHONE: 860-442-0553
www.waterfordct.org

AGENDA
REPRESENTATIVE TOWN MEETING
SPECIAL MEETING
ZOOM REMOTE ACCESS ONLY

Monday, August 24, 2020
7:00pm – Waterford Town Hall

Join Zoom Meeting
<https://us02web.zoom.us/j/3171180827>

Meeting ID: 317 118 0827
One tap mobile
+13126266799,,3171180827# US (Chicago)
+16465588656,,3171180827# US (New York)

Dial by your location
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)

- A. Pledge of Allegiance to the Flag**
- B. Roll Call**
- C. Correspondence**
- D. Transaction of Business on the Call:**
 - 1. To consider and act on a recommendation from the Board of Finance for an appropriation in the amount of \$65,000 for a new roof at the Eugene O'Neill Theater – funds to be appropriated from the CNR undesignated fund balance account number 205-31520.**
- E. Adjournment**

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



PHONE: 860-442-0553
www.waterfordct.org

1

August 13, 2020

Mr. Thomas Dembek, Moderator
Representative Town Meeting
15 Rope Ferry Road
Waterford, CT 06385

Dear Moderator Dembek:

At the meeting of the Board of Finance held, Wednesday, August 12, 2020, voted to approve the following request:

To consider and act on a request from the Board of Finance, on behalf of Abby Piersal, Planning Director, for an appropriation in the amount of \$65,000 for a new roof at the Eugene O'Neill Theater – funds to be appropriated from the CNR undesignated fund balance account number 205-31520.

Due to the limited window to complete the project before students return in September, the Board of Finance is also requesting that the fifteen day waiting period be waived for this appropriation.

I respectfully request you place this item on the agenda of the next meeting of the Representative Town Meeting.

Respectfully submitted,

Ronald R. Fedor *mtm*

Ronald R. Fedor, Chairman
Board of Finance

RRF:mtm

2020 AUG 13 PM 5:52

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



PHONE: 860-442-0553
www.waterfordct.org

August 11, 2020

Mr. Ronald Fedor
Chairman
Board of Finance
15 Rope Ferry Road
Waterford, CT 06385

RE: Planning Department appropriation request

Dear Chairman Fedor,

The Board of Selectmen, at their special meeting on Monday, August 10, 2020 voted to approve the following request:

Planning Department: To consider and act on a request from, Abby Piersall, Director for an appropriation in the amount of \$65,000 from FY21 Capital and Non-Recurring Fund for the emergency replacement of the barn roof at the Eugene O'Neill Theater and forward onto the Board of Finance as required.

Therefore, I respectfully request that you consider and act on this request.

Sincerely,

Robert J. Brule
First Selectman



DEPARTMENT OF PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Rob Brule, First Selectman

FROM: Abby Y. Piersall, AICP, Planning Director

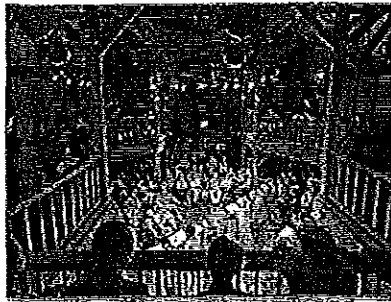
DATE: July 31, 2020

TITLE: Request to appropriate \$65,000 from FY21 Capital and Non-Recurring Fund for emergency replacement of the barn roof at the Eugene O'Neill Theater.

The roof of the barn at the Eugene O'Neill Theater is compromised, allowing water to saturate structural beams. If this issue is not addressed, further deterioration will occur and may compromise the integrity of the building. Over the last year, managers at the Eugene O'Neill have noted that more shingles are missing and that conditions continue to deteriorate.

Verbal estimates from three contractors to complete the work have been provided at \$35,000, \$50,000, and \$125,000 (with an offer for a discounted cost of \$88,000.) Due to the emergency nature of this project, more detailed information is not yet available about the specific materials, quantities, labor costs, or other estimates. The Town Facilities Manager is currently developing specifications and project estimates to enable this project to be bid as soon as possible. Additional backup materials will be provided to the Board of Finance and Representative Town Meeting members as soon as they are available.

The Town Facilities Manager has reviewed the condition of the roof, and in consultation with multiple contractors believes the replacement can be done for \$65,000 or less. Therefore this request is for \$65,000.



This critical repair directly supports the continued operation of programming at the O'Neill. The First Selectman has been in discussion with the Eugene O'Neill Director to discuss a \$25,000 contribution from the Theater.

O'neill

eugene o'neill
theater center

1979 TONY AWARD | 2015 NATIONAL MEDAL OF ARTS | 2010 TONY AWARD

Hon. Rob Brule
First Selectman
15 Rope Ferry Rd
Waterford, CT 06385

August 7, 2020

Dear Rob:

Thank you for you and the entire Town for your help addressing our failing Barn roof, which needs immediate replacement. As you are aware, water damage is impacting the structure of the ca. 1860s landmark, one of our primary rehearsal, classroom and performance spaces. The storm last week took further shingles off, exposing the structure to further damage.

This letter is to confirm our discussion that the O'Neill Center will contribute \$25,000 towards the cost of replacing the roof with high-wind rated shingles and any necessary underlayment repairs, to be bid and coordinated by the Town.

We will contribute this amount to the Town on or before the current Town fiscal year ends on June 30, 2021.

With our lease agreement, the O'Neill is responsible for yearly maintenance and upkeep of the grounds and buildings, though major capital and structural repairs for any building are undertaken by the Town, as all buildings and grounds are owned by the Town. However, given the emergency nature of this repair, and knowing that there is not much immediately available to the Town, we are happy to partner in funding this repair. I hope that we may look longer term for upcoming needs in the coming 5-10 years as well.

The partnership we enjoy with you, Town government and the residents of Waterford is a major reason for our success - we would not be the Launchpad of American Theater without the support of the Town. Thank you so much for all that you do on our behalf.

Grateful regards,

Preston Whiteway
By Email

cc: Clara Blickenstaff, Business Manager

EUGENE O'NEILL THEATER CENTER

305 Great Neck Road • Waterford, CT 06385 • PH (860) 443-5378 • FAX (860) 443-9653
www.theoneill.org

Wayne A. Taylor dba NLR
18 Richard's Grove Road
Quaker Hill, CT 06375
(860) 857-1654 - wayneataylor@sbcglobal.net

August 3, 2020

Mr. David Garside
Municipal Facility Manager
15 Rope Ferry Road

Waterford, CT 06385

Dear Sir:

RE: The Red Barn, Eugene O'Neill Theater Center

Attached please find both our Scope of Work and Specifications for the complete removal and replacement of the asphalt roofing system now in place on The Red Barn- at the above referenced location.

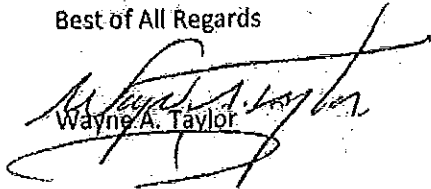
Please note that both these specifications along with the anticipated scope, for this project are quite textbook. While being additionally, complemented by our almost forty years of experience and successful roofing installations. These installations range from Fortune 500 companies, the State, Federal and Municipal Government- to my next-door neighbors'.

We trust that you will find our work most detailed and complete for your project purposes.

We have estimated that with all of the potential for unknowns and uncertainties with this project that is would prudent to allocate some Sixty-Two Thousand Dollars (\$62,000.00) for the work outlined in the attached.

Should you have any questions and or concerns please so not hesitate to contact me directly.

Best of All Regards


Wayne A. Taylor

SCOPE OF WORK

REPLACEMENT OF THE SHINGLE ROOF – BID SPECIFICATION'S

August 1, 2020

REVISED AUGUST 3, 2020



LOCATION OF THE WORK

The Red Barn
Eugene O'Neill Theater Center
305 Great Neck Road
Waterford, CT 06385

SCOPE OF WORK

REPLACEMENT OF THE ROOFING SYSTEM / ASPHALT SHINGLE ROOF

Description of Work: Provide all materials, labor, equipment to perform all operations required to remove and replace existing shingles, felt, flashing and metal drip edge on the roof.

This work shall include but not be limited to the following:

- a. Demolition Work: Remove existing shingles, felt, flashing around penetrations and drip edge around the perimeter of the building.
- b. Re-secure any substrate nails that have backed out prior to installation of new felt.
- c. Replace any deteriorated wood decking encountered with like material on an as needed and approved basis.
- d. Any deteriorated decking removed along the exposed perimeter of the roof (underside painted if required) shall be repainted with a prime and two coats of paint to match that which was removed and adjacent surfaces.
- e. Remove all existing unused roof vents, powered and non-powered.

II. Execution of Work:

Special Note to Contractor: The contractor shall coordinate the performance of all work 5 working days in advance.

- a. The contractor shall be responsible for protection of adjacent surfaces and areas not to receive work.
- b. All work under this project shall be complete within 60 calendar days after the proceed notification has been issued.
- c. The contractor will be responsible for providing and furnishing all lifts, scaffolding, elevated platforms, ladders, etc., needed to perform the work and access all areas of the project.
- d. New exposed felt shall be covered with new shingles the same day and shall in no case be allowed to be re-nailed or be exposed for more than two days.
- e. The contractor shall thoroughly sweep and/or clean the wood substrate of any dust and debris prior to installation of new felt and roofing.
- f. This building is currently utilized and work on the building is subject to concurrence of the building tenant and their schedule.
- g. The contractor shall employ one person on the ground (safety monitor) when working around building entrances.
- h. This individual will serve as safety monitor of the work activities at entrances and exits to this building, to ensure work above these entrance and exits ceases when any person (s) enter or leave the building.
- i. The contractor shall submit for approval and color selection of the shingles to be used to re-roof said building.

- j. At no time will the contractor remove any portions of the existing shingles when rain or inclement weather is imminent. The contractor shall be responsible for the protection of the building contents from water damage (due to rainfall) during the performance of this work.

Special Note to Contractor: Any damage to this property (as a result of this project) shall be repaired or items replaced by the contractor, at no cost to the Town of Waterford.

III. Disposal of Materials:

- a. The contractor shall be responsible for disposal of all materials (shingles, felt, waste and/or trash) off of the property. Contractor shall sweep the ground area around the building several times a day and again at the conclusion of the work with a magnetic roller to remove any nails.

IV. Coordination of On-Site Work:

- a. The contractor will coordinate the replacement of the shingles with the Town's representative at least five days in advance of any work being accomplished on the buildings.
- b. The contractor shall provide to the Town's representative a progress schedule for approval. Said progress schedule shall show the various work trades (demo, installation of felt, and installation of shingles) for this building and shall reflect both the start and completion date for this project.

V. Clean-up:

- a. The contractor shall keep worksite clear of debris and/or material during the work and shall accomplish clean-up of the worksite at the end of each day. Materials removed or demolished shall not be allowed to accumulate on the job-site.
- c. During periods of high wind, the contractor shall keep a worker on the ground around the building to police up any paper debris and keep it from blowing to other areas of the grounds.

Special Note to Contractor: Any items damaged (by the contractor) during performance of the work shall be restored to original condition by the contractor and at no cost to the Town.

VI. Standard of Workmanship:

- a. The contractor shall perform all work in accordance with roofing industry standards and manufacturers recommendations. Workmanship shall be of the highest grade throughout this project.
- b. All wires, signs, lights, radio antenna and other such antennas attached to the roof at the time of re-roofing shall be removed by the contractor. These items shall be re-attached by the contractor in a manner satisfactory to the Town on completion of the re-roofing work.

- c. All felts shall be installed with a minimum of 2" laps and a minimum overlap of 6" at the end of rolls. Edges of shingles at vertical projections shall be set in plastic cement (or equal) in addition to placing a heavy bead of plastic cement at the intersection after all shingles are in place.
- d. Shingles installed in valleys shall be installed utilizing the "weaving method" with no open valley cuts. A base layer of "Ice and Water Shield (IWS) along with an additional layer of #30 layer (over said IWS shield) shall be installed in valleys (centered in valley) and extending from the start to the end of the valley prior to installation of shingles.
- e. All Hips, Ridges, Rakes along with all perimeter edges shall have installed a base layer of Ice and Water Shield (IWS) as follows: A full roll width (36 inch) shall be installed along the entire perimeter of this building. A full roll width (36 inch) shall be installed and centered over each hip ridge line as well as over the entire length of the primary ridge line (allowing for an 18 inch over lap on either side of the ridge lines).

Special Note to Contractor: The Cupola Roof repair and all of it's' components along with the eaves /soffits and base flashing must follow all of these specifications as well.

- f. Fiberglass shingles shall be kept in closed and covered buildings until shortly before installation on roof. Space for storage of shingles will be provided by the contractor.
- g. Shingles exposed to rain during transportation will not be used. Only the quantity of shingles to be installed during the work day will be placed on roof decks at the beginning of the work day and any shingles not installed by the end of the day will be returned to storage. Shingles shall never be stacked in contact with ground.
- h. The contractor will exercise care in the placement of shingles on the roof and shall not overload any structural members of the buildings by stacking bundles on shingles excessively on a structural member.
- i. The contractor shall take precaution to protect the interior of the buildings being work on from damage during periods of inclement weather.
- j. Any buildings contents that is damaged from weather, due to the contractors operations and failure to adequate protect the building, shall be corrected to its' original condition by the contractor at no cost to the Town.
- k. All noted construction deficiencies shall be corrected within 1 day and before proceeding.

VII. Safety:

- a. All work shall be accomplished in strict compliance with OSHA Safety Standards. The contractor shall incorporate the use of safety in the use of all ladders, scaffolds and lifts to include workers using lifts being tied-off with full body harnesses during work execution.

VIII. Work Hours:

- a. The contractor shall execute subject project between the hours of 7:30 a.m. and 4:00 p.m. each weekly work day (Monday thru Friday) excluding state recognized holidays.

IX. Warranty:

- a. The contractor shall provide to the customer a 35 year warranty from the shingle manufacturer on the shingles installed.
- b. The contractor shall also warrant all workmanship to be free from any defects within one year from the date of installation and acceptance.
- c. The contractor shall provide all certificates of insurance with their bid naming the Town of Waterford as additionally insured. The limits of coverage for liability and workers compensation (required for this project) shall be provided to the contractor at the time and place of the required walk through meeting.

X. Point of Contact: Mr. David Garside, Facilities Manager Town of Waterford CT @ 860-625-5055.

XII. Deteriorated Roof Decking Replacement:

- a. The contractor shall replace any deteriorated roof decking materials and/or associated structural members with like materials.
- b. The contractor shall notify the Town's representative upon encountering any deteriorated materials at which time the representative and contractor shall field verify and agree upon the quantity of materials to be replaced.
- c. The contractor shall incorporate a deteriorated decking replacement sheet weekly, along with the weekly progress report and shall reflect what of deteriorated decking materials.
- d. Subject sheet shall also include a "running total" of deteriorated materials replaced. The contractor should submit a separate bid item to establish within their bid a Price Schedule for any deteriorated materials encountered on this project.
- e. The contractor shall likewise protect the substrate area until the deteriorated area can be replaced (should materials not be readily available and on-site).
- f. The contractor shall bid a per board foot cost (including labor) for replacement of deteriorated materials encountered, as part of the total contract package. If the contractor does not replace the entire quantity of deteriorated materials during the duration of the project, the remainder of the material shall be turned over and accepted by the Town from the contractor at the conclusion of the project.
- g. The contractor shall receive no payment for deteriorated materials that have not been confirmed and verified by the Town.
- h. The final payment shall incorporate the board footage of materials actually replaced times the board footage price. The contractor shall not exceed the estimated quantity without approval of the Town and a change order for any increase.
- i. All materials shall be #2 grades, unless otherwise specified.

XIII. Measurements.

It is the responsibility of the contractor to field-verify all measurements prior to bid of this project. The following is the approximate roof area this project:

Six thousand-five hundred and thirty square feet +/- (6,530SF) – this does not include any material for the hip or ridge caps.

Submit copies of GAF® (or Equal) product data sheets, detail drawings and samples for each type of roofing product you intend to use.

QUALITY ASSURANCE:

- 1: Manufacturer Qualifications: Provide all primary roofing products, including shingles, underlayment, Ice and Water Shield, and ventilation, by each single manufacturer to this office for approval.
- 2: Installer Qualifications: Installer must be approved in writing by the manufacturer for the installation of the roofing product - to be installed on this roof.
- 3: Provide a roofing system achieving an Underwriters Laboratories (UL) Class A fire classification.
- 4: Install all roofing products in accordance with all federal, state and local building codes.
- 5: All work shall be performed in a manner consistent with current OSHA guidelines.
6. Submit copies of GAF® (or Equal) product data sheets, detail drawings and samples for each type of roofing product

GENERAL NOTATIONS:

Pre-Installation Meeting:

A meeting shall take place at the start of the roofing installation, and no more than 2 weeks into the roofing project. The meeting's mandatory attendees shall include the certified contractor and the owner's representative. Certified contractor and the Town's representative shall review all pertinent requirements for the project, including but not limited to, scheduling, weather considerations, project duration, and requirements for the specified warranty

Note: To obtain bonus wind coverage, you must use GAF® pre cut starter strip products (with factory applied adhesive) at the eaves and rakes and you must install each shingle using 6 nails. You must use eligible COBRA® ventilation with adequate intake ventilation. Master Flow® exhaust ventilation products can be substituted only if COBRA® ridge ventilation cannot be installed due to a structure's architecture.

In any event, adequate ventilation should meet the following requirements: i. Minimum net free ventilation area of 1 sq ft per 150 sq ft of ceiling area is required. When intake vents are located at the eaves and exhaust vents are located near the roof's peak (in a properly balanced system) for maximum air flow, ventilation may be reduced to 1 sq ft per 300 sq ft.

If these standards are not met, GAF® cannot be responsible for damage caused by inadequate ventilation. You must use GAF® Ridge Cap Shingles or shingles that correspond to the shingle product you are installing.

You must use eligible GAF® Roofing Shingles. New metal flashings must be installed. Metal drip edge must be used at eaves and is recommended at rake edges.

In addition to the requirements listed above, you the installer must register and pay for this warranty.

Ltd Warranty will be issued only if the project passes GAF®'s final inspection. GAF® reserves the right to withhold the warranty if the roof has not been installed according to GAF®'s written application Instructions

Chimneys: Install protection (Ice and Water Shield) membrane around entire chimney extending at least 6 inches (152mm) up the wall and 12 inches (305mm) on to the roof surface. Lap the membrane over the roof deck underlayment.

New Step Flashing is specified and required for this chimney. The contractor should plan on the likely re-cutting the mortar joints so to properly install the new step flashing.

Rake Edges: Install metal edge flashing over eaves protection membrane and roof deck underlayment; set tight to rake boards; lap joints at least 2 inches (51mm) and seal with plastic cement; secure with nails.

When local codes and application instructions are in conflict, the more stringent requirements shall take precedence.

Nails must be driven flush with the shingle surface. Do not overdrive or under drive the nails. Shingle offset varies based on the type of shingle specified. Consult the application instructions for the specified shingle for details.

Placement and Nailing: Beginning with the starter strip, trim shingles so that they "nest" within the shingle located beneath it. This procedure will yield a first course that is typically 3 inch (76mm) to 4 inch (102mm) rather than a fully exposed shingle. Then laterally, offset the new shingles from the existing keyways, to avoid waves or depressions caused by excessive dips in the roofing materials. Using the bottom of the tab on existing shingles, align subsequent courses. Use standard alignment methods to assure proper shingle placement.

END OF THIS SECTION

Addendum One

SCOPE OF WORK

THE REVOVAL OF THE SPOTLIGHT WALKWAY AND HATCH.

Description of Work: Provide all materials, labor, equipment to perform all operations required to completely remove the spotlight walkway, all of its adjacent components along with the roof access hatch.

This work shall include but not be limited to the following:

- a. Remove existing walkway and its' flashing. This along with any additional flashing material utilized to secure any penetrations (into the roof) in and around this structure as required.
- b. Remove the existing roof hatch and its' flashing. This along with any additional flashing material utilized to secure any penetrations (into the roof) in and around this structure as required.
- c. Seal / Install the appropriate substrate (such as exterior CDX plywood) over the open area left as a result of the removal of either this hatch or walkway.
- d. Re-secure any substrate nails that have backed out prior to installation of new felt.
- e. Replace any deteriorated wood decking encountered with like material on an as needed and approved basis.
- f. Any deteriorated decking removed along the exposed roof (underside painted?) shall be repainted with a prime and two coats of paint to match that which was removed and adjacent surfaces.

For you ease of reference we have attached a photograph of this walkway on the following page.

Please enter your LUMP SUM PRICE HERE _____

Please sign and date this addendum HERE _____

ADDENDUM ONE (CONTINUED)

EXIBIT ONE

THE SPOTLIGHT WALKWAY ON THE RED BARN

9



Addendum Two

SCOPE OF WORK

THE REVOVAL OF THE ELECTRICAL NON-ENERGIZED CONDUIT FEED LINE.

Description of Work: Provide all materials, labor, equipment to perform all operations required to completely remove electrical conduit non-energized feed line, along with all of its adjacent components parts.

This work shall include but not be limited to the following:

- a. Remove existing conduit and its' flashing. This along with any additional flashing material around utilized to secure any penetrations (into the building) in and around this conduit as required.
- b. Seal / Install the appropriate substrate (such as exterior CDX plywood) over the open area left as - in the side of this building -as result of the removal of conduit.
- c. Re-secure any substrate nails that have backed or siding that may have become lose- from its removal.
- d. Replace any deteriorated wood with like material on an as needed and approved basis.
- e. Seal the opening -that will be created at its base- when this conduit is removed with a Sika quick set mortar.

For you ease of reference we have attached a photograph of this conduit on the following page.

Please enter your LUMP SUM PRICE HERE _____

Please sign and date this addendum HERE _____

ADDENDUM TWO (CONTINUED)

EXHIBIT ONE

THE CONDUIT ON THE RED BARN



Addendum Three

SCOPE OF WORK

THE REVOVAL AND REPLACEMENT OF THE FASCIA METAL: SOUTHERN ELEVATION ONLY

Description of Work: Provide all materials, labor, equipment to perform all operations required to completely remove and replace the fascia metal (southern elevation only) along with all of its adjacent components parts.

This work shall include but not be limited to the following:

- a. Remove the existing fascia metal (southern elevation).
- b. Re-secure any substrate nails that have backed or framing that may have become loose from its removal.
- c. Replace any deteriorated wood with like material on an as needed and approved basis.
- d. Install a custom fabricated .032 metal flashing to properly conform and seal the existing wood support framing.
- e. This new replacement flashing shall be of commercial grade and have a baked on Kynar white on white finish.
- f. All of this work shall specifically follow the SMACNA guidelines published for it.

For your ease of reference we have attached a photograph of this conduit on the following page.

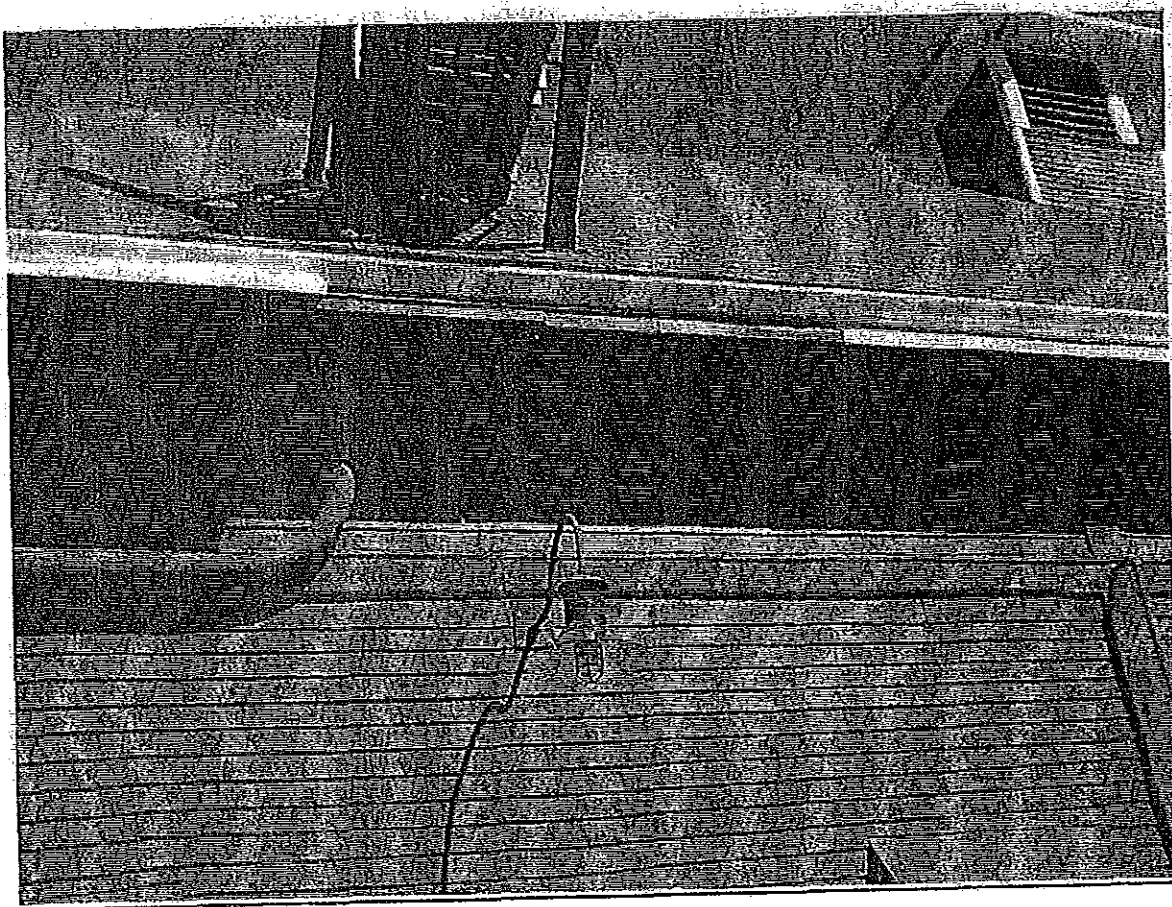
Please enter your LUMP SUM PRICE HERE _____

Please sign and date this addendum HERE _____

ADDENDUM THREE (continued)

EXHIBIT ONE

FASCIA REPLACEMENT



1

82547159

	Wind Speed Coverage with special installation (mph / km/h)	Wind Speed Coverage without special installation (mph / km/h)
Shingle		
All GAF Lifetime Shingles	130/209*	110/175
Marquis Weatherlock®	N/A	80/130
Royal Sovereign®	N/A	60/96
*Your shingles will be covered up to the maximum wind speed above ONLY if your shingles are installed using 6 nails per shingle and you have GAF Starter Strip Products installed at the eaves and rakes.		
	Wind Speed Coverage with special installation (mph / km/h)	Wind Speed Coverage without special installation (mph / km/h)
Ridge Cap Shingle		
Timberline® & Ridgeless®	130/209**	110/175
All other GAF Ridge Cap Shingles	90/144**	70/112
**Your ridge cap shingles will be covered up to the maximum wind speed above ONLY if your ridge cap shingles are installed in strict accordance with the "Maximum Wind Speed Coverage Under Ltd. Warranty" section of the applicable ridge cap shingle application instructions.		

Note: All self-sealing shingles and ridge cap shingles, including GAFs, must be exposed to warm, sunny conditions for several days before they completely seal. Before sealing occurs, shingles and ridge cap shingles are vulnerable to blow-offs and wind damage. Shingles and ridge cap shingles installed in fall or winter may not seal until the following spring. Shingles or ridge cap shingles that are not exposed to direct sunlight or adequate surface temperatures or that are not fastened or installed properly may never seal. Failures to seal, blow-offs, and wind damage under those circumstances result from the nature of self-sealing shingles and ridge cap shingles, not a manufacturing defect, and are not covered under this limited warranty.

Algae Discoloration: What Is Covered/Sole And Exclusive Remedy. This limited warranty applies only to shingles and ridge cap shingles sold in packages bearing the StainGuard Plus® with Time Release or StainGuard® logos. GAF warrants to you that blue-green algae (also known as cyanobacteria) will not cause a pronounced discoloration of your StainGuard Plus® with Time Release- or StainGuard®-labeled shingles or ridge cap shingles for the warranty term listed above. If your StainGuard Plus® with Time Release-labeled shingles exhibit a pronounced discoloration caused by blue-green algae during the first 10 years after installation of your StainGuard®-labeled shingles or ridge cap shingles exhibit a pronounced discoloration caused by blue-green algae during the first year after installation, GAF's contribution will be either the reasonable cost of commercially cleaning your shingles (or ridge cap shingles, if your ridge cap shingles are labeled with the StainGuard® logo) or, at GAF's sole option, replacing discolored shingles (or ridge cap shingles, if your ridge cap shingles are labeled with the StainGuard® logo). The maximum cost to GAF shall be the lesser of the original cost of the affected shingles or ridge cap shingles or the cost to clean the affected shingles or ridge cap shingles. During the remainder of the limited warranty period, GAF's contribution to you will be reduced to reflect the amount of use you have received from your shingles or ridge cap shingles since your shingles or ridge cap shingles were installed. The amount of use will be calculated by dividing the number of months which have elapsed since installation to the date of claim by the number of months in the warranty term.

Note: Preventing pronounced algae-related discoloration of your shingles or

ridge cap shingles is achieved through installation of the GAF unique means of granules.

What Is Not Covered.

Even if your GAF Products were not properly installed according to GAF's application instructions or to standard good roofing practices, this limited warranty remains in effect. However, GAF will NOT be liable for and this warranty does NOT apply to:

- (1) Damage resulting from anything other than an inherent manufacturing defect in the GAF Products, such as:
 - (a) Improper fastening of your shingles or accessories or application not in strict accordance with GAF's printed application instructions, if the improper installation was the cause of the damage.
 - (b) settlement, movement, or defects in the building, walls, foundation, or the roof base over which the shingles or accessories were applied.
 - (c) inadequate ventilation.
- (2) Damage resulting from causes beyond normal wear and tear, such as:
 - (a) acts of nature, such as hail, fire, or winds (including gusts) over the applicable wind speed listed above.
 - (b) impact of traffic on the roof or foreign objects, including damage caused by objects blown onto the roof by wind.
 - (c) improper storage or handling of the GAF Products.
- (3) Ice damming, except for leaks in the area of your roof deck covered by a GAF Leak Barrier which are caused by a manufacturing defect in your GAF Leak Barrier.
- (4) Shading or variations in the color of your GAF Products or discoloration or contamination caused by fungus, mild, lichen, algae (except for blue-green algae if your shingles or ridge cap shingles were labeled with the StainGuard Plus® with Time Release or StainGuard® logos), or other contaminants, including that caused by organic materials on the roof.
- (5) Labor costs, except as specifically provided for above, disposal costs, tear-off costs, and costs related to underlayment (unless your claim involves a manufacturing defect in a GAF Underlayment), metal work, and flashings.
- (6) Damage to the interior or exterior of the building, including, but not limited to, mold growth.

Other Limitations Concerning Coverage.

Decisions as to the extent of repair, re-cover, or cleaning required, and the reasonable cost of such work, will be made solely by GAF. GAF reserves the right to arrange directly for your GAF Products to be repaired, re-covered, or cleaned instead of reimbursing you for such work. The remedy under this warranty is available only for those GAF Products actually exhibiting manufacturing defects or algae discoloration at the time your claim is settled. Any replacement GAF Products will be warranted only for the remainder of the original warranty period. GAF reserves the right to discontinue or modify its shingles or accessories, including the colors available, so any replacement shingles or accessories may not be an exact match for the shingles or accessories on your roof. Even if GAF does not modify a color, replacement shingles or accessories may not match your original shingles or accessories due to normal weathering, manufacturing variations, or other factors.

Claims: What You Must Do.

You must notify GAF about any claim within 30 days after you notice a problem. You may report a claim by calling GAF at 1-800-458-1850, sending an e-mail to warrantyclaims@gaf.com, or by sending a notice to GAF in writing to: GAF, Warranty Claims Department, 1 Campus Drive, Parsippany, NJ 07054, USA.

You will be responsible for providing proof of the date your shingles or accessories were installed and that you were the owner of the property at that time (or that the warranty was properly transferred to you). If you are claiming a Lifetime warranty on any GAF Accessories, you must also provide proof of the date(s) your three or more GAF Accessories and Lifetime Shingles were applied. GAF may require you to send to GAF, at your expense, photographs and sample products for testing. Within a reasonable time after proper notification, GAF will evaluate your claim and resolve it in accordance with the terms of this limited warranty. If you repair or replace your GAF Products before you notify GAF about your claim or before GAF has completed its evaluation of your claim, your claim may be denied. If you need to repair or replace your GAF Products before your claim is resolved, you MUST provide GAF with reasonable notice. NOTE: Notice to your contractor, dealer, or home builder is NOT notice to GAF. You should retain this document for your records in the unlikely event that you need to file a claim.

Sole And Exclusive Warranty.

THIS LIMITED WARRANTY IS EXCLUSIVE AND REPLACES ALL OTHER WARRANTIES, CONDITIONS, REPRESENTATIONS AND GUARANTEES, WHETHER EXPRESS OR IMPLIED, WHETHER BY STATUTE, AT LAW OR IN EQUITY, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. This limited warranty is your exclusive warranty from GAF and represents the SOLE REMEDY available to any owner of GAF Shingles or Accessories. GAF makes NO OTHER REPRESENTATIONS, CONDITIONS, GUARANTEES, OR WARRANTIES of any kind other than that stated herein. GAF WILL NOT BE LIABLE IN ANY EVENT FOR CONSEQUENTIAL, PUNITIVE, SPECIAL, INCIDENTAL, OR OTHER SIMILAR DAMAGES OF ANY KIND, including DAMAGE TO THE INTERIOR OR EXTERIOR OF ANY BUILDING, whether any claim against it is based upon breach of this warranty, negligence, strict liability in tort, or for any other cause. Some jurisdictions do not allow limitations on or the exclusion of incidental or consequential damages, so the above limitations or exclusions may not apply to you. This limited warranty gives you specific legal rights, and you may also have other rights which vary from jurisdiction to jurisdiction.

The United Nations Convention on the International Sale of Goods shall NOT apply either to the sale of the GAF Products or to this limited warranty.

Modification Of Warranty.

This limited warranty may not be changed or modified except in writing, signed by an officer of GAF. No one (other than an officer of GAF) has the authority to assume any additional or other liability or responsibility for GAF in connection with your GAF Products except as described in this limited warranty. (Note: Warranty subject to change. The warranty in effect at the time your GAF Products are installed is the version of the warranty that will govern your claim. For current information, visit gaf.com or write to GAF at 1 Campus Drive, Parsippany, NJ 07054, USA, Attn: Warranty Claims Department.)

Effective Date.

This limited warranty is effective for GAF Products installed after February 1, 2018.



Quality You Can Trust...From
North America's Largest Roofing Manufacturer!