

Project: **SEI Mississippi Apartments**

Contractor : **Walsh Construction Co./OR**

Architect: **MWA Architects, Inc.**

Specifications Dated: **3/11/26**

Plans Dated: **3/11/26**

Scope of Work:

- 1 Includes, but is not limited to, all:
 - A Metal roof and wall panels, fascias, soffits, and copings.
 - B Metal caps and skirts.
 - C Metal gutters and downspouts.
 - D Architectural louvers.
 - E Metal flashings.
 - F Fasteners. Includes self sealing and corrosion resistant fasteners where exposed and where appropriate.
- 2 Includes all layout, horizontal and vertical control required.
- 3 Provide deadlines for submitting, approving, and ordering each type of material as required to allow sufficient delivery lead time to meet the construction schedule.
- 4 Includes detailed shop drawings including plan and elevation references for entire work scope. Include surrounding materials at each location detailed showing interaction and coordination. Include complete dimensions.

SELF ADHERING MEMBRANE (SAM) FLASHINGS

- 8 Includes self adhering membrane (SAM) flashings integral with metal cladding and roofing. Includes any membrane flashing where any leg of the flashing is behind cladding and/or roofing.
- 9 Include primer for all adhered flashings per manufacturers recommendations.
- 10 Includes high temperature materials where required per documents and per manufacturers recommendations. Includes at metal roofs, parapets, rooftop structures and penthouses.
- 11 Includes foil faced membrane at all locations where sealants will be adhered to SAM.
- 12 Terminate membrane flashing using approved lap, sealants, termination bar, or other method as specified by manufacturer. Coordinate with onsite Contractor QA/QC representative.
- 13 Includes sealing the edges of membrane flashings to the weather resistive barrier (WRB) backup with sealant approved for compatibility by both material manufacturers.

METAL FLASHINGS

- 14 Includes all metal flashings not installed by others. Includes, but not limited to, all:
 - A Openings in metal cladding, including metal sill pan flashing and metal head flashing.
 - B Door sill pans.
 - C Head flashing over doors in concrete walls.
 - D Head, jamb, and sill flashing at storefront.
 - E Trim surrounding louvers integral to metal cladding.
 - F Flashing boots at building maintenance anchors and permanent safety tie-backs.
- 15 Install all flashings in accordance with SMACNA standards. End dams shall be formed at each termination of horizontal flashing (i.e. head flashings, through-wall flashings, etc.). Splice joints at flashings shall be sealed.
- 16 At horizontal metal flashing splice joints include 12" wide backer plate, lap each flashing piece onto backer plate and apply two parallel beads of sealant (non-skinning butyl is best, silicone is acceptable) across splice, perpendicular to run of flashing.
- 17 All metal flashings to include sealed end dams. Assume end dams required wherever through-wall flashing in masonry veneer terminates, and wherever head flashings terminate.

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- 18** Includes soldered saddle flashings. Assume saddle flashings wherever metal copings or metal fascias terminate at sidewalls, and wherever edge metal terminates at sidewalls.

METAL WALL, ROOF, FASCIA, and SOFFIT PANELS

- 19** Includes metal furring behind and above metal siding and metal panels. Includes metal z-girts and channels as required.
- 20** Includes all insect screen at rainscreen cavities. Assume insect screen required at bottom and top of all rainscreen cavities.
- 21** Include reinforcement within metal panels to provide stiffness sufficient to meet engineering requirements and limit "oil canning" to architect's required aesthetics.
- 22** Reinforcement may include metal stiffeners, embedded insulation, or other means. Reinforcement attachment shall not be visible from the panel exterior.
- 23** Includes verification that canopy structures meets metal roof material spanning requirements.

METAL CAP & SKIRTING

- 24** Includes all metal cap and counter flashing skirting at roofs, parapets, rooftop structures and penthouses.
- 25** Includes metal cladding completely covering all surfaces between metal wall caps and roofing materials below unless noted otherwise

GUTTERS & DOWNSPOUTS

- 26** Includes all metal scuppers at membrane roofing terminations into gutters and downspouts. Coordinate size and shape with roofing manufacturer requirements and leader box connections.
- 27** Includes all splash guards and splash blocks as indicated.

ARCHITECTURAL LOUVERS

- 28** Includes all clips and hardware to attach louver to surrounding structure. Coordinate with Contractor onsite supervision for structural support.
- 29** Includes sequencing of support angle installation to allow waterproofing installation in advance of louver installation. Includes separate mobilization for this activity where necessary.
- 30** Includes insulated metal spacers where required.
- 31** Coordinate material sizes and connections with surrounding materials.
- 32** Coordinate shop drawings with shop drawings provided for surrounding materials. Installation details to be fully integrated.

JOINT SEALANTS

- 33** Includes all joint sealants at all installed architectural metals scope including, but not limited to:
- A** Sealants integral with metal panel system.
 - B** Metal-to-metal joints at panels, soffits, and copings. Includes roofing and cladding applications.
 - C** Butt joints.
 - D** Bedding sealants.
- 34** Includes backer rod at joints as required. Provide bond breaker tape at shallow joints.
- 35** Sealants shall be installed in accordance with ASTM C1193 and sealant manufacturer's most current published instructions.

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- 36** Confirm project-specific joint prep requirements with sealant manufacturer representative prior to beginning work. Obtain project-specific sealant compatibility and adhesion test reports from sealant manufacturer. Submit copies of all test reports and other documentation to Contractor.
- 37** Sealants will be reviewed for acceptable appearance. Subcontractor to be responsible for the removal and replacement of unacceptable installation.

SUPPLY ONLY METAL FLASHINGS

- 38** Supply all metal flashings installed by others. Includes, but is not limited to, flashings at:
 - A** Interface between below grade waterproofing and masonry cladding.
 - B** Window and door surrounds. Includes heads and sills, including sill pans.
 - C** Storefront transitions to adjacent claddings.
 - D** Scupper conditions
- 39** Supply only flashing materials shall be delivered on an as-needed basis over the course of the project. Additional trip charges will not be approved for work within the stated scope unless extenuating circumstances can be demonstrated. Coordinate deliveries with Contractor onsite supervision to maximize efficiency.

COORDINATION

- 40** Includes control joints and expansion joints as required at all metal clad areas. Submit a joint pattern in all wall types that meets industry standard recommendations for control and expansion joints where insufficient joints are shown. Joint width shall be coordinated with Contractor QA/QC for adequacy.
- 41** Review joints shown for conformance with industry standards and recommend additional joints where those shown are insufficient.
- 42** Review joints at floor lines to allow space for anticipated framing shrinkage.
- 43** Coordinate structural blocking and backing requirements with Contractor & framing subcontractor. Verify location of supporting structural elements within walls with SAM installer. Coordinate transfer of support locations to face of SAM with marks for subsequent metal installation.
- 44** Coordinate field measurement, material fabrication, and substrate preparation activities at each scope area with the finished cladding installation schedule.
- 45** Coordinate cladding installation tolerances with the substrate to which it is attached. Note where cladding finish tolerances are stricter than substrate tolerances. Anticipate additional furring in these areas.
- 46** Includes patching cladding and all related materials (furring & insulation where applies) at access scaffolding tie-back building attachments as the scaffold is removed from the building.

MATERIAL FINISH

- 47** Includes pre-finished fasteners where exposed to match surrounding materials.
- 48** Includes touch-up for all pre-finished materials.

MOBILIZATIONS

- 49** Includes multiple mobilizations as needed to perform this work scope. Sequence as needed.
- 50** Includes separate mobilizations to field measure as built conditions at each area prior to fabricating installed systems.

MOCKUP

- 51** Includes materials and labor for an onsite building mockup including wall panels, membrane flashing, metal flashings, sealants, and accessories. Cladding materials shall be per approved samples.

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- 52** The building mockup must be reviewed and approved before installation of scope may begin. Schedule delays caused by quality rejection and/or test failure of the mockup scope are subject to penalties as defined by subcontract.

ACCESS

- 53** Includes all personnel hoisting equipment (lifts, ladders, scaffold, etc) required for work access.
54 Provide locations of any required scaffold attachments prior to wood framing.
55 Provide all loading imposed on building structures by attached access equipment for review by the engineer of record

ACCESS - SUB'S SCAFFOLD

- 56** Provide OSHA approved staging or lifts for access to work. Includes erection and dismantling of scaffold systems including swing stage. Local work areas may be left temporarily incomplete until the scaffold is removed because of tie-backs and other temporary connections.
57 Coordinate and provide all required temporary structural support for staging. All temporary structural support shall be engineered. Includes temporary pads, slabs, or other improvements at building structure or subgrade required to safely bear imposed loads without damage to structures or settlement. Include removal of all temporary structures.
58 Coordinate temporary supports with onsite supervision to provide necessary access and trade sequencing.
59 Verify load capacities of all scaffold and staging systems before landing materials in each location.
60 Coordinate overhead protection safety systems at motorized scaffolding with Contractor onsite supervision. Verify overhead protection safety systems are acceptable with regard to gravity and wind loading each motorized scaffold section.
61 Perform daily inspections of staging and swing stage scaffold by Qualified Person as required by OSHA. Subcontractor shall record inspection findings on written inspection reports. Provide weekly copies of inspection reports to Contractor.

MATERIAL HANDLING & HOISTING

- 62** Includes material handling and all freight to the jobsite for all work in this scope. All deliveries are to be coordinated with Contractor's onsite supervision.

INSPECTIONS & QUALITY CONTROL

- 63** Includes scheduling and executing all inspections required.
64 Includes developing, in conjunction with Contractor, a written quality control plan for installing provided materials specific to this project. Includes on-site storage, on-site handling, and installation procedures. Includes post-installation checklists to verify compliance.
65 Includes attendance at a project specific Building Envelope Coordination (BEC) meeting. The BEC meeting will include a detailed review of plans, specifications, product manufacturer instructions, and coordination among products and trades. Includes attendance by Subcontractor's Project Manager, Jobsite Foreman, and key Manufacturer Representatives and/or Suppliers.
66 All connections, interfaces, and joints are subject to review and documentation by onsite Contractor QA/QC representative.
67 Coordinate all inspections and review required by metal roofing and panel systems manufacturers in order to obtain proper warranties. Contractor QA/QC representative to attend these inspections.
68 Perform adhesion tests in place for all joint conditions. Tests subject to review by Contractor QA/QC representative and manufacturer's representative.

Scope Package Name: **Metal Panels & Sheet Metal
Flashing**

Scope Package No: **7.1**

Date: **3/12/26**

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OTHER REQUIREMENTS

- 69** Includes protecting newly installed materials from inclement weather.
- 70** Includes fabricating the horizontal leg of flashings to provide positive slope to exterior (15° min. slope where exposed, 5° min slope where concealed). Includes terminating with hemmed edge as required. Drip edge terminations shall be 3/8" min. width to shed water from building face.
- 71** Remove all stickers, protective films, tape, or similar markings from finished work.

Excluded Items:

- 1** Batt insulation.
- 2** Weather resistive barrier (WRB) at backup walls
- 3** Membrane flashings at window and door perimeters.