

Project: **Wheat Ridge City Hall**

Scope: **Roof Replacement & Mechanicals**



Company:

Tel:

Email:

Contact:

Sect./Det. Scope Items

Qty

Unit

\$ Amount

Y/N

CONTRACT DOCUMENTS

01. Site overview images dated: 01/15/2018 including:

Image O.1 - Wheat Ridge City Hall Overview

Image R.1 - Upper Roof Replacement

Image R.1.1 - Upper Roof Edge Types

Image R.1.2 - Upper Roof Penetrations

Image R.1.3 - Upper Roof Mechanicals

Image R.2 - Lower Roof Replacement

Image R.2.1 - Lower Roof Edge Types

Image R.2.2 - Lower Roof Penetrations

Image R.2.3 - Lower Roof Mechanicals

Image R.3 - Metal Roof Replacement

Image R.3.1 - Metal Roof Edge Types

Image R.3.2 - Metal Roof Penetrations

Image R.3.3 - Metal Roof Mechanicals

02. HVAC Itemization of Repairs Report prepared by: HVAC Investigators dated: 07/19/2017

HVAC repairs pertaining to 7500 W. 29th Ave

03. Detailed photos for HVAC systems prepared by: HVAC Investigators dated: 07/19/2017

04. Roof report prepared by: Eagleview dated: 07/21/2017

05. Roof report prepared by: Nelson Forensics dated: 07/19/2017

SCOPE OF WORK

The Scope of the Work includes, but is not limited to, the following items:

NOTE: All quantities presented below are not final, only given as a representation to the magnitude of the work. All contractors will be responsible for conducting their own takeoffs and pricing their own quantities.

Division 01 General Requirements

010000 General Requirements

All contractors need to be licensed in the City of Wheat Ridge

Comply with industry standards except when specified requirements indicate more rigid standards or precise workmanship.

Comply with manufacturer's instructions in full detail, including each step in sequence.

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Contractor shall provide and updated work shedule on a weekly basis that outlines the anticipated crew levels and work to be performed. This information shall be sent by email to the Owner prior to the start of the work week				
Provide sufficient and adequate materials, personnel, and equipment to facilitate rapid completion of the work without undue delays. Conduct the Work in a manner to minimize inconvenience to tenants and employees.				
No work shall be performed under adverse weather conditions, immediately after rain, or when temperatures are above or below manufacturer's recommended limitations for installation.				
Protect the building from inclement weather and be responsible for all damage repairs necessary due to lack of protection.				
Perform a thorough pre-job survey of property and all affected areas of the building with Owner prior to starting the work in order to document existing damage, and provide a written summary to the Owner with photographs. Damaged items identified on the list will not be the responsibility of Contractor unless further damaged by Contractor during execution of Project.				
Any damage to building or property not identified in the pre-job damage survey as having resulted from execution of this Contract shall be corrected by the Contractor at no additional expense to Owner.				
Allowable working hours will be discussed and documented during the Pre-bid meeting. Work shall be performed allowing the Owner access as agreed upon by Owner and Contractor.				
Submit work schedule to Owner prior to commencement of Work.				
The Contractor should be aware that occasionally, the Owner may require that noise-making activities be suspended during the previously stated work hours.				
Contractor shall comply with local noise restrictions during performance of the work.				

011100 Summary of Work

The purpose of this project is to replace the existing standing seam metal and EPDM roofing, as well as all Mechanical repairs as listed below at the Wheat Ridge Municipal Court Building located in Wheat Ridge, Colorado.				
All work shall be completed 90 days from the start of construction, excluding any unforeseen delays.				
All phases of the work to be executed by skilled craftsmen experienced in their respective trades.				
All work shall be performed in accordance with applicable building codes and accepted industry standards.				
Examine the site and verify dimensions and conditions necessary for completion of the Work. Conditions that exist prior to or during the bidding process shall be considered pre-existing conditions. Conditions that may materially impact the performance of the work that are not indicated on the construction documents shall be noted to the Owner for their review prior to submittal of the bid.				
Provide all labor, materials, equipment and supervision to perform the work as required.				

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<p>Provide full-time site supervisor, all protection barriers, work curtains, and overhead protection to restrict access to work areas and to maintain safety for the building occupants and pedestrians, and to minimize, control, and contain any debris generated by the work of this Contract. Remove all at the completion of the work.</p>				
<p>Protect existing landscaping materials, appurtenances, structures, paving, roofing and cladding, roof-mounted equipment, roof deck and structure, which are not to be demolished.</p>				
<p>Provide barriers and dust control measures as necessary to protect occupied areas of the property and its occupants.</p>				
<p>Clean up all construction debris in areas used in construction of this project on a daily basis and remove from site. Upon completion of the project, perform final clean to the satisfaction of the Owner. Debris removal may not interfere with Owner's use for housekeeping personnel and shall not be placed in Owner or building tenant dumpsters.</p>				
<p>Notify Owner of any additional required work encountered not described below. Change orders for additional payment will only be considered for such additional work items if they represent a substantial change to the Work.</p>				
<p>Contractor shall obtain all work permits and licenses imposed by all applicable authorities. Permits will be pulled at no cost.</p>				
<p>The premises will remain occupied during the entire construction period for the conduct of normal operations. Cooperate with Owner in scheduling operations to minimize conflict and to facilitate Owner usage.</p>				
<p>Contractor shall at all times conduct its operations as to ensure the least inconvenience to the general public. All Work shall be performed in a manner to protect the building and public from damage and in accordance with OSHA requirements.</p>				
<u>017000 Contract Closeout</u>				
<p>The Construction and finish Work clean-up shall consist of the removal of all excess dirt, trash, scrap, debris, and other excess materials, from the job site, drive and parking areas. Removal shall also include temporary construction items, trailer, and equipment from the Project, and leave the premises in the same conditions upon beginning of the Work.</p>				
<p>Prior to request for final review by the Owner, procure certification to the effect that construction has been completed in accordance with local code requirements from Building Inspector, and other inspecting agencies having jurisdiction as provided by law.</p>				
<p>A Punch List will be jointly developed by the Owner, Contractor, and Sub-contractors as appropriate. A punch list of Contractor responsible items will be developed and a schedule for the completion of these items will be agreed upon by the cognizant parties.</p>				
<p>Provide all post-job submittals as required</p>				
<p>Provide all manufacturer's warranties</p>				
<p>Provide contractor's 1-year labor and workmanship warranty</p>				
<p>Warranties shall become valid and operative upon verification of Substantial Completion by Owner. Warranties shall not apply to Work where damage is result of abuse or neglect by Owner or successor(s) in interest.</p>				

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All closeout documents to be provided to the owner at the end of the project. Closeout documents include copies of all warranties, product data and shop drawings related to the work completed.

Contractor will provide one hard copy and one electronic copy of the closeout documents to the owner.

Neither final payment, final certificate, nor any provision of the Contract Documents relieves the Contractor from his responsibilities under the warranties.

017400 Cleaning

Furnish and install all labor and material to complete all **Cleaning work** related to the building, including but not limited to the follow:

Pressure washing of existing to remain metal roofing

4,860 SF

All south facing steep metal roofs (Roofs D, E, F and H on O.1)

Division 07 Thermal and Moisture Protection

074113 Standing Seam Sheet Metal Roofing

Furnish and install all labor and material to complete all **Standing Seam Metal Roofing work** related to the building, including but not limited to the follow:

Metal Roofs (Roofs G, J, K and L on R.3)

Demolition of existing roof system:

Standing seam metal roofing

15,043 SF

Roofing felt - 15 lb

15,043 SF

All metal roofing eave trim

290 LF

All metal roofing rake trim

377 LF

All metal roofing ridge vent

276 LF

All metal roofing side wall flashing

86 LF

All metal roof snow guards

561 LF

All metal roofing pipe jack flashings

6 EA

All metal roofing furnace vent flashings and caps - 6"

1 EA

All metal roof vents

9 EA

All gutters and downspouts

50 LF

Furnish and install of new roof system:

Standing seam metal roofing - 24 GA, 17" panels

15,043 SF

Kynar coated metal shall be Aluminum-Zinc Allow Coated Steel Sheet

Color shall match existing

Metal panel profile shall match existing

Roofing felt - 15 lb

15,043 SF

Roof system related penetration flashings for pipes, vents, etc

All metal roofing pipe jack flashings

6 EA

All metal roofing furnace vent flashings and caps - 6"

1 EA

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	All metal roof vents	9 EA		
075323 Ethylene-Propylene-Diene-Monomer (EPDM) Roofing				
	Furnish and install all labor and material to complete all EPDM Roofing work related to the building, including but not limited to the follow:			
	Lower Roof (Roofs B and M on R.2):			
	<u>Demolition of existing roof system:</u>			
	90 mil EPDM fully adhered roof system	7,573 SF		
	Fiberglass gypsum panel sheathing - 1/4"	7,573 SF		
	2 1/2" of polyiso insulation	7,573 SF		
	All EPDM flashings up onto parapet walls	784 LF		
	All EPDM curb flashings	47 LF		
	All EPDM penetration pipe jack flashings	9 EA		
	All EPDM roof drain flashings	11 EA		
	All metal parapet cap flashing - 24 GA, 8" and 13" widths	380 LF		
	All counter flashing termination bar - 7"	360 LF		
	<u>Furnish and install of new roof system:</u>			
	90 mil EPDM fully adhered roof system	7,573 SF		
	Fiberglass gypsum panel sheathing - 1/2"	7,573 SF		
	4" of polyiso insulation (contractor to provide roof system that meets all code requirements)	7,573 SF		
	Cricketts as necessary to provide proper drainage			
	Contractor to determine if any curb height clearances are affected by added code required insulation			
	Roof system related flashings at parapet walls, curbs, pipes, drains, etc			
	All EPDM flashings up onto parapet walls	784 LF		
	All EPDM curb flashings	47 LF		
	All EPDM penetration pipe jack flashings	9 EA		
	All EPDM roof drain flashings	11 EA		
	Upper Roof (Roof I on R.1):			
	<u>Demolition of existing roof system:</u>			
	60 mil EPDM fully adhered roof system	2,289 SF		
	Fiberglass gypsum panel sheathing - 1/4"	2,289 SF		
	3 3/4" of polyiso insulation	2,289 SF		
	All EPDM flashings up onto parapet walls	214 LF		
	All EPDM curb flashings	53 LF		
	All EPDM penetration pipe jack flashings	9 EA		
	All flashings at roof scuppers	2 EA		
	All metal parapet cap flashing - 24 GA, 8" and 13" widths	138 LF		
	All counter flashing termination bar - 7"	88 LF		

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<u>Furnish and install of new roof system:</u>				
60 mil EPDM fully adhered roof system		2,289	SF	
Fiberglass gypsum panel sheathing - 1/2"		2,289	SF	
4" of polyiso insulation (contractor to provide roof system that meets all code requirements)		2,289	SF	
Cricketts as necessary to provide proper drainage				
Contractor to determine if any curb height clearances are affected by added code required insulation				
Roof system related flashings at parapet walls, curbs, pipes, drains, etc				
All EPDM flashings up onto parapet walls		214	LF	
All EPDM curb flashings		53	LF	
All EPDM penetration pipe jack flashings		9	EA	
All flashings at roof scuppers		2	EA	

076200 Sheet Metal Flashing and Trim

Furnish and install all labor and material to complete all Flashing and trim work related to the building, including but not limited to the follow:				
Metal Roofs (Roofs G, J, K and L on R.3)				
All metal roofing eave trim (verify size & style, replace w/ like kind & quality)		290	LF	
All metal roofing rake trim (verify size & style, replace w/ like kind & quality)		377	LF	
All metal roofing ridge vent (verify size & style, replace w/ like kind & quality)		276	LF	
All metal roofing side wall flashing (verify size & style, replace w/ like kind & quality)		86	LF	
All metal roof snow guards (verify size & style, replace w/ like kind & quality)		561	LF	
Lower Roof (Roofs B and M on R.2):				
All metal parapet cap flashing - 24 GA, 8" and 13" widths		380	LF	
All counter flashing termination bar - 7"		360	LF	
Upper Roof (Roof I on R.1):				
All metal parapet cap flashing - 24 GA, 8" and 13" widths		138	LF	
All counter flashing termination bar - 7"		88	LF	

077123 Gutters and Downspouts

Furnish and install all labor and material to complete all Gutter and downspout work related to the building, including but not limited to the follow:				
Metal Roof (Roof J on R.3)				
All gutters and downspouts - 5" K-Style gutters		50	LF	

Division 09 Finishes

092400 Cement Plastering

Roof M:				
Stucco repair on west facing wall		350	SF	
Seal & paint stucco		350	SF	

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All masking and prep for paint as necessary

Division 22 Plumbing

Lower Roof (Roofs B and M on R.2):

Detach and reset gas piping as necessary for roof replacement

Detach and reset plumbing to mechanical units as necessary for roof replacement

Detach and reset plumbing to mechanical units as necessary for mechanical repairs

Replace roof drain bodies as needed for roof replacement

11 EA

Upper Roof (Roof I on R.1):

Detach and reset gas piping as necessary for roof replacement

Detach and reset plumbing to mechanical units as necessary for roof replacement

Detach and reset plumbing to mechanical units as necessary for mechanical repairs

Division 23 Heating, Ventilating, and Air Conditioning (HVAC)

Metal Roofs (Roofs G, J, K and L on R.3)

Repair all mechanicals as noted for 7500 W. 29th Ave in the HVAC Investigators report dated 7/19/2017

Lower Roof (Roofs B and M on R.2):

Repair all mechanicals as noted for 7500 W. 29th Ave in the HVAC Investigators report dated 7/19/2017

Upper Roof (Roof I on R.1):

Repair all mechanicals as noted for 7500 W. 29th Ave in the HVAC Investigators report dated 7/19/2017

Division 26 Electrical

Lower Roof (Roofs B and M on R.2):

Detach and reset electrical to mechanical units as necessary for roof replacement

Detach and reset electrical to mechanical units as necessary for mechanical repairs

Upper Roof (Roof I on R.1):

Detach and reset electrical to mechanical units as necessary for roof replacement

Detach and reset electrical to mechanical units as necessary for mechanical repairs

ADDITIONAL PROJECT-SPECIFIC REQUIREMENTS

All offsite storage costs required for the completion of work of this trade

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Inclusion of all materials and labor price increases for the duration of the project				
Hoisting of all materials				
All dumpster needed to complete work				

EXCLUSIONS

Taxes				
Permit Fees				