

The Scope of the Work for roof replacement 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.

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.
- Contractor shall provide an updated work schedule 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 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 the Contractor during execution of the 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 the 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. Be suspended
- 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.

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 Recreation Center, 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.
- 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.
- Protect existing landscaping materials, appurtenances, structures, paving, roofing and cladding, roof-mounted equipment, roof deck and structure, which are not to be demolished.
- Provide barriers and dust control measures as necessary to protect occupied areas of the property and its occupants.
- 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.
- 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.
- Contractor shall obtain all work permits and licenses imposed by all applicable authorities. Permits will be pulled at no cost.
- 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.
- 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.

Contract Closeout

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.

- 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.
- 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
- Provide all post-job submittals as required. Provide all manufacturer's warranties.
- Provide contractor's 1-year labor and workmanship warranty.
- 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.
- 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.

Thermal and Moisture Protection:

Asphalt Shingles

Furnish and install all labor and material to complete all asphalt shingle roofing work related to the building, including but not limited to the following:

Demolition of existing roof system:

- Laminated composition shingles 10,534 SF
- Roofing felt - 15 lb 10,534 SF
- All drip edge metal 1,026 LF
- All ridge cap shingles 296 LF
- All continuous ridge vent 296 LF
- All valley metal flashing 124 LF
- All metal turtle roof vents 4 Each
- All pipe jack flashings 3 Each
- All metal roof furnace vent flashings and caps – 6” 2 Each
- Flashing around chimney 8 LF
- Detach and reset lightning protection rods on ridge 8 Each
- All snow guards/stops 25 Each
- Remove weathervane 1 Each

Furnish and installation of new roof system:

- Laminated composition shingles – color shall match existing 10,534 SF
- Roofing felt - 15 lb 10,534 SF
- All drip edge metal 1,026 LF
- All ridge cap shingles 296 LF
- All continuous ridge vent 296 LF
- Flashing around chimney 8 LF
- All valley metal flashing 124 LF
- All snow guards/stops 25 Each
- Replace weathervane 1 Each

Roof system related penetration flashings for pipes, vents, etc.

- All metal turtle roof vents 4 Each
- All pipe jack flashings 8 Each
- All metal roof furnace vent flashings and caps – 6” 4 Each

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 following:

Demolition of existing roof system:

- Standing seam metal roofing 307 SF

- Roofing felt - 15 lb 307 SF
- All metal roofing eave trim 57 LF
- All metal roof snow guards 78 Each
- All metal roof vents 4 Each
- Remove weathervane 1 Each

Furnish and installation of new roof system:

- Standing seam metal roofing – 24 GA 307 SF
 - 1.Kynar coated metal shall be Aluminum-Zinc alloy coated steel sheet
 - 2.Color shall match existing
 - 3.Metal panel profile shall match existing
 - Roofing felt - 15 lb 307 SF
 - Replace weathervane 1 Each
- Roof system related penetration flashings for pipes, vents, etc.
- All metal roof vents 4 Each

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 following:

Metal Roof (verify size & style, replace with like kind and quality):

- All metal roofing eave trim 57 LF
- All metal roof snow guards 78 Each

Gravel Ballast Roofs:

- All metal parapet cap flashing – 24 GA, 18” wide 1,350 LF

Shingle Roof (verify size & style, replace with like kind and quality):

- All metal roof snow guards 25 Each

Gutters and Downspouts

Furnish and install all labor and material to complete all flashing and trim work related to the building, including but not limited to the following:

Shingle Roof:

- All gutters 74LF

Gravel Ballast Roof:

- Downspouts on west elevations of large mechanical units 96 LF

Openings

Unit Skylights

- Remove and replace double domed fixed skylights 5 Each

Plumbing

All Roofs

- 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

Heating, Ventilating, and Air Conditioning (HVAC)

All Roofs

- Repair all mechanicals as noted in the HVAC Investigators report

Electrical

All Roofs

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