

Sustainable
Structural
Mechanical
Fire Protection
Electrical
Civil
Controls
Architecture



47A York St
Portland, Maine
04101 USA
colbycoengineering.com

July 25, 2024

Project: Roofing Replacement, Todd's Point Bathhouse - Reid State Park, Georgetown, Maine

Project Overview:

This repair project includes the following scope items:

- Removal and replacement of asphalt single roofing and substrate materials.
- Removal and replacement of flashing and trim associated with asphalt shingle roof replacement.
- All cleanup and proper disposal of removed materials, scrap material, etc.
- Testing paint for lead, associated with any items that are to be replaced and/or repaired, and a test report submitted to the Park Service or their Designee.

Note – In addition to the basic scope listed above, the contractor must perform a complete inspection of the roof system, associated trim materials, and roof sheathing (underlayment) materials. Any additional repairs are to be included in the contractor's proposal as add/alternate pricing.

Scope of Work:

1. Submittals

- a. The contractor must provide manufacturer's product specifications for all materials that will be use. This can be in the form of manufacturer's catalog cuts that provide the necessary specifications and provide documentation that the products that are being used meet the requirements.
- b. Submit Warranty information, warranty transfer information, and any extended warranties that may be available for materials and workmanship.
- c. The Park Service or their Designee will review and return the submittals (approved, approved as noted, revised and resubmit) within 3 business days (Monday through Friday).
- d. The contractor is advised to not purchase any materials until approved submittals have been received.

2. General Conditions

- a. The park may be open and occupied during the work. If so, the contractor is responsible for proper and safe barriers to keep the public away from the project work areas.
- b. Allowable hours of operation will be 7:00am to Sunset. Due to high weekend use, the Park Service does not allow, except under emergency circumstances, that weekend work at the site be performed.
- c. Contractor will be provided with following utilities:
 - o 110V Power
 - o Potable Water
 - o Bathroom facilities

3. Written Schedule

- a. The contractor must submit a written schedule and receive approval of the schedule from the Park Service prior to entering the jobsite, or performing work of any kind. At a minimum the schedule must include the following line items with durations and start/end dates:
 - o Project kickoff meeting at site
 - o Project material submittals for approval
 - o On site start work date
 - o Anticipated project duration (in days or weeks)
 - o Allowable working hours (Mon. – Fri. 7:00am - Sunset)
 - o Punch List inspection request date (5-day notification)
 - o Punchlist closeout work (suggest to allow 1 week for this work)
 - o Project closeout meeting and warranty transfer meeting

4. Removals

- a. Remove asphalt shingle roofing, flashing and trim associated with basic asphalt shingle roof replacement. Dispose of all materials offsite per the requirements of Maine State Law. Note: The painted trim contains lead paint and must be removed, packaged and disposed of per the requirements of Maine and Federal laws.



5. Repairs

- a. Assess Repairs that may be required. Prepare a list of repairs that may be required and their associated cost, based on the list of add/alts.
- b. Add/Alt Meeting: schedule a meeting with Park personnel or their designees to discuss the proposed repairs. A written document signed by the contractor and the Park Service is required before any add/alt repair work may begin.

6. Installation

- a. Make approved repairs, install drip edge, ice & water shield, felt underlayment, asphalt shingles, ridge cap, soffit vents, attic rafter vents and associated trim per the manufacturer's specifications. Ice and Water Shield underlayment shall be applied directly to the wood sheathing; provide a minimum of 32" on either side of all roof valleys, 36" at the eaves and ridge, 36" at all gable ends and roofing terminations, and 18" around all roofing penetrations. Minimum overlap between cuts and ends of Ice & Water Shield must be 6" or as required by the manufacturer.
- b. Add a ridge vent opening. Slot to be a continuous 1-inch per side of the ridge stopping approximately 12-inches at each end.
- c. If soffit vents do not exist, add vents (example - minimum 2-inch round vent between each roof rafter)
- d. The above ice and water shield underlayment description is to be included with base price. Include an add/alt for complete roof coverage with ice and water shield. Felt underlayment is to be included.
- e. Metal flashing is required at all intersections (roof line to chimney, roof line to gable end, etc.). A minimum of 1-inch gap is required between bottom of exterior wall covering material and top of roof covering material.
- f. Weather protection covering is required after removal of existing roofing material during non-working hours to prevent building from exposure to the elements before roof is completed.

7. Punch list

- a. The contractor must provide 48-hour notice and a request for a punch list inspection.
- b. Following a request for a punch list inspection, the Park Service or their designee will make a punch list and review them with the contractor. An onsite walk through and meeting may be requested/required by the Park Service to review the punch list.
- c. The contractor must complete the punch list to the satisfaction of the Park Service prior to Project Closeout.



8. Project Closeout

- a. **Warranty Transfer:** Following the completion of the punch list work scope, the contractor must provide a warranty transfer document to the Park Service for the roofing and its related materials and installation
- b. **Spare Materials:** The contractor is requested to drop off all spare unused materials with the Park Service at the project site or designated location and protected from the weather.

Materials Specifications/List of Required Submittals:

1. Asphalt Shingles:

- Architectural, dimensional or laminated shingles required.
- Asphalt Shingles must meet ASTM D3161- Fan-Induced Method (Class F for shingles that past testing at 110 mph resist uplift at wind speeds up to 120 mph) or ASTM D7158 – Uplift Force/Uplift Resistance Method (Class H resistance uplift at wind speeds up to 150 mph).

2. **Shingle Nails:** Provide minimum 1.5" galvanized roofing nails. Provide nailing pattern per the shingle manufacturers specifications.

3. **Shingle Staples:** Staples will not be allowed.

4. **Drip Edge:** Provide 6" Aluminum Drip Edge at the eaves and at the gable ends of all structures.

5. **Ice & Water Shield:** ASTM D1970 self-adhering membrane, minimum 0.06" thickness.

6. **Roof Felt:** 30# asphalt impregnated roofing felt. Must meet ASTM D226.

7. **Trim Boards:** Match the size of the existing trim. New trim wood must be #1 Pine (clear), primed (1 coat) and painted (2 coats), on all sides. Submit paint color chip and painting materials for approval.

8. **Replacement Wall Covering:** Match existing shingles and wood siding. Provide protective coating that matches the existing 'color' (level of transparency). Submit a sample and recommended coatings.

9. **Attic Rafter Vent:** Provide 4 ft. long x 14-1/2 inch or 22-1/2 inch wide, pending rafter spacing, between each rafter.

10. **Flashing:** Galvanized steel

11. **Underlayment:** Match existing underlayment if replacement is required, due to rot or damage.



Add/Alternate Pricing

Refer to the specifications for add/alternates. The contractor must notify the Park Service of their recommendation to replace these times and receive approval prior to replacing them. No payment will be made for repairs that are made without written approval from the Park Service for these repairs.

Attachments:

Drawings of Todd's Point Bathhouse



COLBY COMPANY ENGINEERING, LLC
47A York St
Portland, Maine
04101 USA
colbycoengineering.com