Statement of Work (SOW)

Metal Roof Replacement located at
Bears Bluff National Fish Hatchery
7030 Bears Bluff Road
Wadmalaw Island, SC 29487-6815

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1. Purpose

This Statement of Work (SOW) outlines the full scope of replacing the roofing systems on two residential quarters buildings at Bears Bluff National Fish Hatchery. The contractor will be tasked with delivering all labor, materials, equipment, supervision, and necessary incidentals to remove the existing asphalt roofs and install a new 24-gauge standing seam system. This comprehensive approach ensures that every aspect of the roof replacement is addressed, from the initial removal to the final installation, guaranteeing both durability and quality for the facility's long-term needs.

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2. Scope of Work

The Contractor shall provide complete, turnkey roof replacement services for:

- Two (2) residential quarters buildings
- Each building has an estimated roof area of approximately 1,600 square feet, resulting in a combined total of about 3,200 square feet for both structures. Please note that these figures are provided as rough estimates; the contractor is responsible for conducting their own measurements and material take-offs to determine the exact quantities required for successful completion of the project.

This scope of work covers the complete removal and disposal of the existing asphalt roofing systems on both buildings. Once demolition is finished, a new roof comprised of 24-gauge standing seam panels will be installed. This installation will include all required flashing and trim, ensuring the roof is fully finished and weather tight. Before any metal roofing materials are put in place, a self-adhesive synthetic underlayment will be applied to cover the entire roof surface, providing an additional layer of protection. Throughout the project, every material and component must be installed strictly according to the manufacturer's recommended procedures to ensure optimal performance and longevity. The contractor will maintain a clean construction site on a daily basis throughout the duration of the project. The contractor will coordinate with the government for a final inspection prior to project acceptance and final payment.

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3. Detailed Requirements

3.1 General Requirements

The Contractor shall:

- Provide all labor, materials, tools, equipment, supervision, transportation, and disposal
- Field verify all dimensions prior to fabrication
- Protect all Government property and adjacent areas
- Maintain safe access to occupied buildings
- Remove and legally dispose of all debris offsite
- Coordinate delivery and staging of long-lead metal panels

3.2 Roof Removal

The Contractor shall:

- Remove existing roofing materials down to the roof deck
- Remove underlayment, flashing, drip edge, vents, and accessories
- Inspect roof decking for damage or deterioration
- Replace damaged decking as required (unit price to be provided)
- Dispose of all materials per applicable regulations

3.3 Metal Roof Installation

The Contractor shall install a complete **metal roofing system** designed for coastal and hurricane-prone environments.

A. Roof Panels

- Metal panels:
    - Minimum 0.024 thickness
    - Factory-finished with high-performance coating (PVDF/Kynar 500 or approved equal)
    - Seam height: minimum 1.5 inches
- Continuous panels from eave to ridge where feasible (minimize end laps)
- Color selected and approved by Government

B. Underlayment

- High-temperature self-adhesive synthetic ice and water shield at:
    - Eaves

    - Valleys
    - Penetrations
- Self-adhesive synthetic high-temperature underlayment for remaining roof areas compatible with metal roofing

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C. Attachment System

- Concealed clip fastening system allowing for thermal movement
- Clips designed for:
    - High-wind uplift resistance
    - Coastal corrosion conditions
- Fasteners:
    - Stainless steel or corrosion-resistant coated fasteners
    - Installed per manufacturer and wind zone requirements

D. Flashing and Trim

Provide all required prefinished aluminum trim and flashing, including:

- Drip edge
- Eave trim
- Gable/rake trim
- Valley flashing
- Ridge cap system
- Pipe boots (EPDM or metal, UV-resistant)
- Wall transition flashing

All flashing shall be compatible with aluminum panels and designed to prevent galvanic corrosion.

E. Ridge Ventilation

- Provide continuous ridge vent system compatible with standing seam roof
- Ensure proper airflow and weather-tight installation

F. Wind and Uplift Requirements

- Roofing system shall be engineered and installed to meet or exceed:
    - Minimum 140 mph wind speed (coastal South Carolina recommendation)
- Provide manufacturer documentation verifying uplift resistance

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3.4 Gutter and Downspout Replacement

The Contractor shall:

- No gutters or downspouts are currently installed, but if there are gutters, downspouts, or remnants of them, remove and dispose of existing gutters and downspouts
- No new gutters or downspouts to be installed.

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4. Codes and Standards

All work shall comply with:

- South Carolina State Building Code
- Charleston County Building Department requirements
- International Residential Code
- Federal Emergency Management Agency coastal construction guidance
- Manufacturer's specifications
- Occupational Safety and Health Administration safety standards

The Contractor shall obtain all permits and inspections.

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5. Quality Control

The Contractor shall:

- Submit product data for roofing system components
- Provide shop drawings (panel layout, trim details, fastening system)
- Provide wind uplift and system performance documentation
- Ensure installation follows manufacturer requirements
- Conduct final inspection with Government

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6. Warranty

The Contractor shall provide:

- Minimum 20-year finish warranty (PVDF coating)
- Minimum 20-year weathertightness warranty (preferred)
- Minimum 5-year workmanship warranty

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7. Safety and Environmental Protection

The Contractor shall:

- Maintain safe working conditions
- Provide fall protection per Occupational Safety and Health Administration
- Protect surrounding property
- Perform daily magnetic sweeps
- Dispose of waste properly

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8. Schedule

- Work shall begin within ___ calendar days after Notice to Proceed
- Completion within ___ calendar days
- Submit project schedule prior to mobilization

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9. Deliverables

Prior to final acceptance, provide:

- Permits and inspection approvals
- Manufacturer warranties
- Workmanship warranty
- Shop drawings and submittals
- Final invoice

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10. Other

The prospective contractor is responsible for providing a price quotation based on the provided specifications, as well as measurements and site conditions that they record during the scheduled site visit. The contractor must explain any deviations from this SOW in their quote. Those recommended deviations should be directed to the Contracting Officer as a request for change(s) to the SOW before the solicitation period closes. If no deviations are noted in the quote, all specifications listed in this SOW will be met or exceeded by the contractor at the quoted price.

All work to be conducted at 7030 Bears Bluff Rd, Wadmalaw Island, SC 20487 during the office's normal hours of operation (Mon-Fri, 7:30am-4pm). Work outside of normal hours of operation will be determined by the Station Manager.