CUMBERLAND ISLAND NATIONAL SEASHORE

CUIS 351791

DAVISVILLE HOUSING UNIT ROOF REPLACEMENT

SCOPE OF WORK (SOW)

NATIONAL PARK SERVICE (NPS)

1. BACKGROUND AND JUSTIFICATION

Cumberland Island National Seashore (CUIS) proposes to install new concealed-fastener standing seam metal roofing systems on three National Park Service (NPS) housing units located within the Davisville area of the park: Davis House, Philips House, and South Cabin. These structures are utilized as government housing for permanent and seasonal NPS employees assigned to Cumberland Island. Maintaining functional and weather-resistant roofing systems on these structures is necessary to support continued park operations, employee housing availability, and protection of government assets.

The existing asphalt shingle roofing systems on the structures have reached an age where replacement is necessary to ensure continued protection of the buildings from moisture intrusion and weather-related deterioration. CUIS proposes to install standing seam metal roof systems over the existing single layer of asphalt shingles utilizing purlin framing members installed above the existing roof surface.

International Building Code (IBC) Section 1511.3 permits installation of a metal roof system over an existing single layer of asphalt shingles where installation complies with applicable code requirements. The proposed approach will reduce demolition debris, minimize disturbance associated with removal activities, and improve the long-term durability and energy efficiency of the structures.

2. SCOPE

The metal roofing system, purlins, fasteners, and associated components shall be installed in accordance with manufacturer requirements and applicable International Building Code requirements for a 120-mph wind zone.

Inspections of Philips House identified localized soft wood deterioration at the southeast corner of the roof assembly. As part of this project, approximately eight (8) sheets of deteriorated plywood roof sheathing at Philips House will be removed and replaced prior to installation of the new roofing system. No additional roof deck repairs are currently expected at Davis House or South Cabin.

3.0 TASKS

3.1 Philips House – 1856 Square Feet of Roof Area

3.1.1 Protection and Preparation

1. The contractor shall protect adjacent building surfaces, vegetation, and surrounding resources during roofing operations.
2. The contractor shall implement temporary weather protection measures as necessary to prevent water intrusion into the structure during construction activities.
3. The contractor shall coordinate roof opening activities with weather conditions to prevent exposure during rain events.

3.1.2 Removal of Existing Roofing Materials

1. The contractor shall remove existing roofing materials as necessary to access deteriorated roof sheathing at the southeast corner of Philips House.
2. The contractor shall remove approximately 8 sheets of deteriorated plywood roof sheathing identified during site inspections.

3. The contractor shall notify the COR if additional deteriorated sheathing or framing members are identified beyond the anticipated repair area.
4. The contractor shall remove and contain demolition debris.

3.1.3 Replacement of Roof Sheathing

1. The contractor shall install new plywood roof sheathing matching the thickness of the existing roof deck.
2. Replacement plywood shall be exterior-rated and suitable for roofing applications. Replacement sheathing shall be assumed to be 5/8-inch plywood roof sheathing for bidding purposes.
3. Replacement sheathing shall be fastened in accordance with applicable code requirements and manufacturer recommendations.

3.1.4 Installation of Purlin System

1. The contractor shall install all required underlayment, moisture barrier materials, separation membranes, and purlins over the existing roofing system and repaired roof deck areas in accordance with manufacturer requirements and applicable International Building Code requirements.
2. Purlins shall be fastened in accordance with applicable International Building Code requirements for a 120-mph wind zone.
3. The contractor shall ensure purlin spacing and attachment methods are compatible with the proposed standing seam metal roofing system.

3.1.5 Installation of Metal Roofing System

1. The contractor shall install concealed-fastener standing seam metal roof panels over the purlin system.
2. Metal roof panels, edge metal, ridge cap, closures, flashing, and accessories shall be installed in accordance with manufacturer requirements.
3. Fasteners and attachment methods shall comply with applicable code requirements for a 120-mph wind zone.
4. The contractor shall ensure all roof penetrations, ridges, edges, and transitions are made weather-tight.

<u>3.2 Davis House Roofing Replacement – 1500 Square Feet of Roof Area</u>

3.2.1 Protection and Preparation

1. The contractor shall protect adjacent building surfaces, vegetation, and surrounding resources during roofing operations.
2. The contractor shall implement temporary weather protection measures as necessary to prevent water intrusion into the structure during construction activities.
3. The contractor shall coordinate roof opening activities with weather conditions to prevent exposure during rain events.

3.2.2 Installation of Purlin System

1. The contractor shall install all required underlayment, moisture barrier materials, separation membranes, and purlins over the existing roofing system in accordance with applicable International Building Code requirements and manufacturer installation requirements.
2. Purlins shall be fastened in accordance with applicable International Building Code requirements for a 120-mph wind zone.
3. The contractor shall ensure purlin spacing and attachment methods are compatible with the proposed standing seam metal roofing system.

3.2.3 Installation of Metal Roofing System

1. The contractor shall install concealed-fastener standing seam metal roof panels over the purlin system.
2. Metal roof panels, trim, edge metal, ridge cap, closures, flashing, and accessories shall be installed in accordance with manufacturer requirements.
3. Fasteners and attachment methods shall comply with applicable code requirements for a 120-mph wind zone.
4. The contractor shall ensure all roof penetrations, ridges, edges, and transitions are made weather-tight.

<u>3.3 South Cabin Roofing Replacement – 1420 Square Feet of Roof Area</u>

3.3.1 Protection and Preparation

1. The contractor shall protect adjacent building surfaces, vegetation, and surrounding resources during roofing operations.
2. The contractor shall implement temporary weather protection measures as necessary to prevent water intrusion into the structure during construction activities.
3. The contractor shall coordinate roof opening activities with weather conditions to prevent exposure during rain events.

3.3.2 Installation of Purlin System

1. The contractor shall install all required underlayment, moisture barrier materials, separation membranes, and purlins over the existing roofing system in accordance with applicable International Building Code requirements and manufacturer installation requirements.
2. Purlins shall be fastened in accordance with applicable International Building Code requirements for a 120-mph wind zone.
3. The contractor shall ensure purlin spacing and attachment methods are compatible with the proposed standing seam metal roofing system.

3.3.3 Installation of Metal Roofing System

1. The contractor shall install concealed-fastener standing seam metal roof panels over the purlin system.
2. Metal roof panels, trim, edge metal, ridge cap, closures, flashing, and accessories shall be installed in accordance with manufacturer requirements.
3. Fasteners and attachment methods shall comply with applicable code requirements for a 120-mph wind zone.
4. The contractor shall ensure all roof penetrations, ridges, edges, and transitions are made weather-tight.

3.5 Demobilization and Site Restoration

3.5.1 Removal of Construction Materials and Equipment

1. The contractor shall remove all tools, equipment, staging materials, unused materials, and temporary protection measures from the project site upon completion of work activities.
2. Temporary storage, staging, and material laydown areas shall be returned to pre-construction condition upon completion of the project.

3.5.2 Removal and Disposal of Debris

1. The contractor shall remove all demolition debris, packaging materials, fasteners, scrap metal, roofing materials, and construction waste generated by the project.
2. The contractor shall ensure nails, screws, metal fragments, and other construction debris are removed from surrounding grounds and work areas.
3. All demolition debris and construction waste shall become the property of the contractor and shall be disposed of outside park boundaries in accordance with applicable local, state, and federal regulations.

3.5.3 Site Restoration

1. The contractor shall repair or otherwise mitigate damage to vegetation, turf, or adjacent resources resulting from contractor operations at no additional cost to the Government.
2. The contractor shall restore disturbed areas associated with contractor access, staging, or material handling activities to pre-construction condition.

3.5.4 Final Inspection

1. The contractor shall notify the COR upon completion of all work activities and site restoration efforts.
2. Final acceptance of the project shall be contingent upon satisfactory completion of work and removal of all contractor-generated debris and materials from the site.

4. Requirements

4.1 Applicable Codes and Standards

1. The contractor shall perform all work in accordance with applicable International Building Code requirements.
2. The contractor shall install the roofing system in accordance with manufacturer installation requirements and applicable code requirements for a 120-mph wind zone.
3. Where manufacturer requirements exceed minimum code requirements, the manufacturer requirements shall govern.

4.2 Roofing System

1. The roofing system shall be a concealed-fastener standing seam metal roofing system.
2. Standing seam metal roof panels shall be fabricated from not less than 24-gauge Galvalume-coated steel, unless otherwise approved by the COR.

3. Roof panels, clips, fasteners, trim, edge metal, ridge caps, closures, flashing, and accessories shall be furnished as a complete compatible roofing system.
4. Exposed components shall be factory finished and compatible in color, material, and coating system.

4.3 Purlins and Attachment

1. Purlins shall be compatible with the standing seam metal roofing system and manufacturer installation requirements.
2. Purlin spacing, layout, fastening, and attachment methods shall meet manufacturer requirements and applicable code requirements for a 120-mph wind zone.
3. Purlin attachment shall provide a continuous structural load path capable of resisting applicable wind uplift loads.

4.4 Underlayment and Moisture Protection

1. Underlayment, moisture barrier materials, and separation membranes shall be installed as required by the roofing system manufacturer.
2. Underlayment and moisture protection materials shall be compatible with the existing asphalt shingle roof, purlin system, and new metal roofing system.
3. The contractor shall maintain the structure in a watertight condition throughout construction.

4.5 Fasteners and Corrosion Resistance

1. Fasteners shall be compatible with the roofing system, purlins, trim, flashing, and substrate materials.
2. Fasteners and connectors shall be corrosion-resistant and suitable for coastal exterior exposure.
3. Dissimilar metals shall be isolated where required to prevent galvanic corrosion.

4.6 Roof Sheathing Repairs

1. Replacement roof sheathing shall match the thickness of the existing roof deck unless otherwise approved by the COR.
2. Replacement sheathing shall be assumed to be 5/8-inch exterior-rated plywood roof sheathing for bidding purposes.
3. Replacement roof sheathing shall be installed with panel spacing, fastening, and support in accordance with applicable code requirements and manufacturer recommendations.

4.7 Field Verification

1. The contractor shall field verify existing roof dimensions, roof conditions, penetrations, edge conditions, and existing substrate conditions prior to ordering materials.
2. The contractor shall notify the COR of concealed or differing conditions that may affect installation of the roofing system.

5. Resource Protection and Compliance

5.1 Work Boundary

1. The work boundary for this project shall be defined as an area extending 10 feet beyond the dripline of each individual structure.
2. Contractor access, material staging, and work activities shall remain within the defined work boundary unless otherwise approved by the COR.
3. No ground disturbance is anticipated as part of this project.

5.2 Protection of Natural Resources

1. The contractor shall make every reasonable effort to avoid damage or disturbance to surrounding vegetation, wildlife, and adjacent natural resources during execution of the work.
2. The contractor shall limit vehicle traffic, material staging, and construction activities to existing disturbed areas whenever possible.
3. The contractor shall not remove, trim, damage, or disturb vegetation outside the approved work boundary without written approval from the COR.
4. Any damage to vegetation, turf, or adjacent natural resources resulting from contractor operations shall be repaired or otherwise mitigated by the contractor at no additional cost to the Government.

5.3 Wildlife Protection

1. The contractor shall immediately notify the COR if protected wildlife, nesting activity, or sensitive species are observed within or adjacent to the work area.
2. The contractor shall comply with all work restrictions or temporary suspension of activities directed by the COR for protection of wildlife resources.
3. Food waste and construction debris shall not be left unsecured in a manner that may attract wildlife.

5.4 Pollution Prevention

1. The contractor shall prevent fuels, oils, chemicals, paints, solvents, debris, or other construction-related materials from entering adjacent soils, wetlands, or waterways.
2. Equipment leaks and spills shall be immediately contained and cleaned by the contractor and reported to the NPS.
3. Spill response and cleanup materials shall be maintained onsite during construction activities.

5.5 Debris Removal and Disposal

1. The contractor shall collect and contain construction debris on a daily basis.
2. Demolition debris, scrap metal, packaging materials, fasteners, and waste materials shall not be abandoned onsite.
3. All demolition debris and construction waste shall become the property of the contractor and shall be disposed of outside park boundaries in accordance with applicable local, state, and federal regulations.

6.0 Deliverables

6.1 Bid Deliverables

1. Contractors shall utilize the Contract Price Schedule provided within the solicitation package when preparing and submitting bids.
2. Contractors shall identify any exceptions, substitutions, exclusions, or deviations from the requirements of this Scope of Work within their bid package. Failure to identify exceptions shall constitute acceptance of all requirements contained herein.
3. Submission of a bid shall constitute acknowledgement that the contractor has reviewed the project requirements, transportation limitations associated with Cumberland Island, site conditions, and all requirements contained within this Scope of Work.
4. Contractors shall provide a minimum of three (3) examples of completed projects similar in scope and scale to the work described herein. At a minimum, each project example shall include:
   A. Project name and location.
   B. Brief description of work performed.
   C. Project completion date.
   D. Client or owner reference and contact information.

6.2 Post Award Deliverables

1. The contractor shall submit manufacturer Product Data Sheets (PDS) and Safety Data Sheets (SDS) for all roofing system components, including roof panels, underlayment materials, purlins, fasteners, flashing, trim, sealants, and accessories.
2. The contractor shall submit manufacturer installation requirements for the proposed roofing system.
3. The contractor shall submit manufacturer flashing, trim, edge metal, ridge cap, closure, and roof penetration details for review by the COR prior to mobilization.
4. The contractor shall submit a site-specific Safety Plan addressing all work activities associated with this project.
5. The contractor shall submit Job Hazard Analyses (JHAs) for all anticipated work activities, including but not limited to:
   A. Ladder use.
   B. Roof work and fall hazards.
   C. Material handling and lifting operations.
   D. Use of power tools and equipment.
   E. Transportation of personnel, equipment, and materials to Cumberland Island.
6. The contractor shall provide a project schedule identifying anticipated mobilization date, material delivery dates, and substantial completion date.
7. The contractor shall participate in a pre-construction meeting with the COR prior to mobilization.

6.3 Close-out Deliverables

1. The contractor shall provide manufacturer warranty documentation for roofing panels, finish coatings, and roofing system components.
2. The contractor shall provide a minimum two-year workmanship warranty covering installation of the roofing system.
3. The contractor shall provide documentation demonstrating disposal of demolition debris and construction waste at a licensed or permitted disposal facility.
4. The contractor shall submit a final invoice upon completion of all work and acceptance by the Government.

7.0 Payments

7.1 Progress Payments

1. Upon request by the contractor, the Government may approve progress payments for materials and mobilization costs.
2. Materials shall be delivered to Cumberland Island National Seashore and verified by the COR prior to approval of any payment request for materials.
3. Requests for payment shall be supported by invoices, receipts, or other documentation acceptable to the Government demonstrating costs incurred by the contractor.
4. Approval of a progress payment shall not constitute acceptance of materials, workmanship, or completed work.

7.2 Final Payment

1. The contractor shall notify the Contracting Officer and COR when all work required under this Scope of Work has been completed.
2. The COR shall conduct a final inspection of the work and provide the contractor with a list of deficiencies, if any are identified.
3. The contractor shall correct all identified deficiencies at no additional cost to the Government.
4. Upon completion of corrective actions, the contractor shall notify the COR that the deficiencies have been corrected.
5. The COR shall re-inspect the work to verify all deficiencies have been satisfactorily corrected.
6. Final payment shall not be approved until:
   A. All work has been completed and accepted by the Government.
   B. All punchlist items have been corrected.
   C. All required closeout deliverables have been submitted and accepted.
   D. The final invoice has been received by the Government.