ROOFINGPROJECTS-COM

ROOF REPLACEMENT SCOPE OF WORK

BGO – Waterway Towers – 433 East Las Colinas Blvd., Irving, TX

Roof Sections: A, B, C, D & E

GENERAL

1.1 SUMMARY

A. **Scope of Work:**

1. The bid form will address three separate Lump Sum Bid Prices, one each for Silicone Coating (Base Bid), Urethane Coating and Acrylic Coating.
2. Install new Gaco Coating system **(see reference specifications included with project bid documents)** over field of roof, perimeter flashings, penetration flashings throughout the project area. Installation shall be as per manufacturers printed instructions and as required to meet manufacturers no dollar limit material and workmanship warranty. Coating color to be white. Other "approved equal" manufacturers may be accepted by Roofingprojects provided that the product data, mil thickness and warranty are maintained. Any manufacturer substitutions must be approved by Roofingprojects prior to being incorporated into the project.
3. The existing roof system is comprised of the following: Cap Sheet BUR, 2" Isocyanurate Insulation, Structural Concrete Deck.
4. Tear off designated wet/damaged insulation roof areas identified during the course of the work. **Contractor must carry the following allowance for removal and infill roof area in their base bid: 500 Sq. Ft.** Fill in removed insulation areas to match the height of the existing adjacent roof area and repair existing membrane with compatible materials prior to installing new coating. Unit price line items on the bid form will address wet or damaged insulation removal and infill. The contract will be adjusted if more or less area than the allowance area is removed based on the cost per square foot unit price provided on the bid form by the contractor. All removal areas are to be documented by the contractor through markup drawing and photos confirming the conditions. Property management and Roofingprojects.com to be notified and made aware of the conditions as they are encountered.
5. The bid form will address a unit price to install drain inserts in the existing drain bowls flashed (each).
6. Preparation: remove all dirt, dust, debris, and other foreign contaminants in accordance with the specified coating manufacturer printed instructions.
7. Remove existing sealant from the top of all existing surface mounted counter flashings and install new sealant joint (existing surface mounted counter flashing to remain).
8. Skim coat new sealant at all existing parapet coping joints.
9. Install three course mastic repairs to all open seams, tears and other damaged areas of BUR membrane and flashings prior to installing new coating system.
10. Temporarily remove all pipe supports, dunnage, etc. as required to install new coating system. Pre-fabricated pipe supports may be re-installed, all wood blocking to be replaced with new pre-fabricated pipe supports (contractors choice) anchored to the pipe. Provide pipe and conduit supports at 10'-0" maximum spacing. Temporarily relocate condenser units in order to install coating under their locations and install new PT dunnage lumber to match existing where noted on the penetrations list on the Roof Plan Drawing after the coating is installed. Temporarily remove the existing Sat Dish and re-position in original location after the coating is installed

(coordinate this work with the owners representative so the owners contractor can re-calibrate the final positioning).

11. Pre-Coat all seams and flashing details as per manufacturers specification.
12. Coating to be applied using medium nap roller, synthetic brush, tank spreader.
13. Clean all debris from the project area.
14. The bid form will address an add alternate price to install an elastomeric coating on the roof side of the perimeter parapet wall above the existing surface mounted counter flashing.
15. **All Coating Systems:** Provide a manufacturer's **15 Year** Labor and Material, NO Dollar Limit (NDL) watertighness warranty and a contractor's 2 year warranty
16. **Contractor to include in their lump sum pricing a Contingency Allowance of $5,000.** All contingency allowance expenditures must be authorized in writing by Mall Management and Roofingprojects.com prior to being performed. Payment will not be made on any unauthorized contingency expenditures. Any allowance value not approved during the course of the project will be credited back to Owner.

1.2 PROJECT CLOSE OUT

A. Project Completion

1. When the project is considered completed by the Roofing Contractor, the contractor will do the following:

a. Notify Owners Representative and Roofing Projects.com in writing that the Project is considered completed and that it has been inspected by the Material Manufacturer for warranty purposes. Letter shall list any punch list items generated by the Manufacturer's Inspection and that these items have been corrected to the Manufacturer's satisfaction.

b. Provide RoofingProjects.com with all inspection reports to include the Material Manufacturer's final inspection report.

c. Assure surfaces of new work and surrounding ground areas are clean and free of excess construction material and all debris.

B. Final Completion Inspection

1. When the Roofing Contractor, and Material Manufacturer have indicated that the project is complete then a final inspection with RoofingProjects.com, Owners Representative and the Roofing Contractor will take place.

2. All defects noted and non-compliances with the Specifications or the unfulfilled recommendations of the Material Manufacturer shall be itemized in a punch list. These items must be corrected immediately by the Applicator to the satisfaction of the Owners Representative and RoofingProjects.com. and the Material Manufacturer prior to demobilization.

C. Final Payment

1. The following documents shall be submitted to Roofingprojects.com and accepted prior to final payment being made:
    a. Manufacturer's final inspection report.
    b. Confirmation that any punch list items identified on the manufacturers and Roofingprojects.com final inspection reports have been resolved.
    c. Contractor and manufacturers warranties as referenced in this specification.
    d. Contractor release of liens indicating that all entities involved with the project have been paid in full including but not limited to labor, materials, fees, taxes, etc.

END OF SCOPE OF WORK