

## ***Section II – Scope and Description of Work***

### **Port of Bremerton**

#### **5650 Imperial Way Roof Replacement & Facility Improvements – Port Project # 04-22-40003**

Project Location: 5650 Imperial Way, Bremerton, WA 98312  
(Within the Olympic View Industrial Business Park)  
Current Tenant: SAFE Boats International

#### **General Overview – Scope of Work:**

Required Warranty: 20-year 100% Labor and Materials System Warranty  
Specifications: UL Class B External Fire Resistance  
FM I-90 Wind Uplift Classification  
Safety: Establish site specific accident prevention/fall protection and COVID-19 plans for project operations.  
Paint Color: Nucor Aztec Blue (IR.27 SRI 26) or Color Equivalent

1. Remove existing roof of 20,000 square foot building and replace with mechanically attached Thermoplastic Polyolefin Membrane (TPO) .060 mil in white color.
2. Remove all existing roof surround wood fascia and replace with painted fiber-cement siding (vapor retarder underlayment).
3. Remove all existing wood siding on building walls (blocked former garage door openings) and replace with painted fiber-cement siding (vapor retarder underlayment).
4. Paint all exterior blue painted metal doors to match new fiber-cement siding.

#### **Roof Replacement Specifications:**

- Broom clean all roof surfaces, remove existing perimeter metal coping, download, transport, and recycle or legally dispose of.
- The Port contemplates additional repair costs may be required to address deteriorated or unsuitable roof sheathing.
  - Cut and remove existing membrane from marked locations.
  - Inspect substrate for inconsistencies.
  - Notify owner of recommended replacements/repairs prior to closing and covering.
- Furnish and install 1x layer ½" EPS Rigid Board Insulation to all horizontal roof slopes, mechanically attach.
- Furnish and install 1x layer .060 mil TPO single-ply membrane (white) to all roof areas, mechanically attaching and fully hot air welding all seams, end-laps, penetration bases, etc.
- Terminate membrane 1" beyond outside edge of all exterior parapet walls, turn down outside wall, and mechanically attach.
- Provide Base flashings for:
  - (6) Vertical light/electrical posts.
  - (3) Gravity Exhaust openings.
  - (18) #24 Gauge TPO Clad 3" Drop Scupper drains.
  - (18) #24 Gauge TPO clad overflow scupper drains.
- Furnish and Install shop fabricated #24 Gauge, factory pre-painted perimeter coping metal to all perimeter edges, mechanically attach.

#### **Fascia/Siding Replacement Specifications:**

- Scope:
  - All perimeter fascia extending from roof line.
  - West exterior wall sections: 5
  - North exterior wall section: 1
  - East exterior wall section: 1
- Remove, download, and dispose of all existing exterior wood surround fascia wall cladding and underlying vapor sheets.
- Contractor option: Replacement materials may be prepainted prior to delivery to site or painted on site.
  - Exterior grade enamel paint to match owner-specified paint color above.
- Furnish and Install new vapor retarder underlay.
- Furnish and install 5/16" fiber-cement exterior wall cladding sheets to all vertical wall areas, mechanically attach with #10 d. class I corrosion resistant fasteners.
- Furnish and install 5'/4" x 10" exterior trim at upper edge of wall to match existing detail, mechanically attach.
- For exterior wall sections, provide 5'/4" x 4" Exterior grade trim to perimeter edges of window and door openings.

Door Repainting Specifications:

- Scope:
  - All exterior blue-painted metal doors/panels.
  - West-facing: 1 double door, 1 single door.
  - East-facing: At least 1, possibly 2, single doors/panels.
- Exterior grade enamel paint to match owner-specified paint color above.

Contractor will be responsible for securing any required permits through the City of Bremerton, Department of Community Development.

Roof Penetrations:

Properly flash all penetrations with approved TPO membrane accessories per manufacturer approved details.

Clean Up:

Clean up and haul away all resultant debris to legal landfill or waste transfer facility.

Additional Bid Submittal Information:

1. Submit cost of sheathing replacement (per 4' x 8' panel), if required, with proposal.
2. Specify whether fascia/siding will be prepainted or painted on site. If the latter and subcontracted, provide the name of the subcontractor.

## **Section IIa: Addendum I – November 30, 2021**

### **Port of Bremerton**

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This Addendum I modifies/augments Section II – Scope and Description of Work as follows:

#### General Overview – Scope of Work:

1. At contractor option, existing roof may be recovered rather than entirely removed and replaced.

#### Fascia/Siding Replacement Specifications:

- Major 90-degree HVAC power cables reside on the north wall fascia. At contractor option, alternatives to fascia replacement in this section to avoid temporary removal and reinstallation of these cables will be considered so long as the building's structural integrity, future maintenance needs, weatherproofing, and final appearance are satisfactorily addressed.
- Cables and a light fixture reside at the northwest corner of the west wall fascia. Bids will include the contractor's plan to address these cables/fixture during fascia replacement.
- Cables, fixtures, conduit, etc. no longer in active use may be permanently removed if desired to simplify construction and reduce cost.
- See photos next page...