
Project

1. Re-Roof project for Banff Upper Hot Springs Bath House (FII project # 700) - PO Box 900, 101 Mountain Avenue Banff AB T1L 1K2 - Bath House is roughly 12.19 m (40 ft) wide x 24.38 m (80 ft) long: pitch is predominantly 12:12 except for overhangs at 6:12 - Bath House is designated a Federal Heritage Building, and is administratively outside the limits of the Town of Banff.

Existing Assembly

2. 610 mm (24.0 inch) cedar shakes with 254 mm (10.0 inch) exposures and inter-ply felts, 610 mm (24.0 inch) painted cedar shingles with 254 mm (10.0 inch) exposures (note that paint is contaminated with lead), felt underlayment, shiplapped & T&G wood deck.

Bid Considerations

3. An optional pre-bid site inspection and conference will be conducted – December 16, 2015 at 10:00am (MST).
4. Bidders will examine site in relation to all existing conditions and measurements that might directly or indirectly affect the scope of work.
5. Bidders will verify all existing conditions and measurements, and ensure that bid amounts reflect all such conditions and measurements.
6. Photographs and drawings are provided for information only, and do not reflect all existing conditions and measurements - Drawings provided are design, not 'as-built', and the building has been modified since issue - Bidders will verify all existing conditions and measurements on site.

Project Completion

7. The time limit for project completion is **90** calendar days firm from award.

Project Requirements

The Roofing Contractor will:

8. provide a limited lifetime material and fire-retardant warranty on cedar shingles - note that the Roofing Contractor must be an approved CSSB installer
9. provide a 5 year product and workmanship warranty
10. comply with all relevant regulatory requirements including but not limited to Acts, Regulations, Directives, Policies, and Guidelines - note that LEED practices must be followed, but this project does not need to meet LEED standards
11. comply with all relevant application requirements and workmanship standards outlined in the ARCA Roofing Application Standards Manual - Steep Slope Roofing - Cedar Shakes and Shingles, and Cedar Shake and Shingle Bureau Roof Manual
12. comply with all relevant manufacturer application requirements, specifications, and instructions, including technical bulletins
13. assume 'Prime Contractor' status, and be responsible for supplier, worker, subcontractor, and worksite compliance to Alberta OH&S Regulations and Codes - there may be other projects happening on the same location during the work
14. assume 'General Contractor' status, and be responsible for contracting, scheduling, and directing the work of subcontractors

15. contract electrical, plumbing, and mechanical subcontractors as required to disconnect/install/reconnect/make-operational electrical, plumbing, and mechanical components - note that all subcontractors must be provincially-licensed
16. put in place adequate measures to ensure that staff, visitors, customers, and contractors can safely access Bath House and adjacent facilities throughout project - note that building will be fully-occupied and in operation during re-roof - comply with Health and Safety regulations for all building and site users - limit disruption and noise to staff as much as possible - maintain a 3m clearance adjacent to all exits - maintain access and clear path to fire hydrant and access to Caretaker's cottage
17. put in place adequate measures to ensure that workers and subcontractors safely remove, handle, transport and dispose of lead-contaminated components as per Alberta OH&S Bulletin - Lead - CH071 - Chemical Hazards November 13, 2013 – contractor to introduce health and safety coordinator and submit site specific health and safety plan, including safe removal of lead contaminated shingles and fascia board, for review 2 weeks prior to work commencing – contractor to use adequate control measures to limit airborne materials (eg: garbage chute)
18. maintain temporary protection and leave in place until replacement roofing has been completed - remove temporary protection on completion of reroofing – protect building from weather damage while work is progress – prevent any leakage from roof and roofing components
19. provide transport, accommodation, sanitation facilities, safety barriers, scaffolds, hoists, ladders, warning signs, site office, storage, communication equipment, fire protection equipment and all other construction facilities as required
20. obtain a Parks Canada business license, and vehicle passes, prior to commencement of work
21. obtain all necessary construction permits prior to commencement of work
22. submit project schedule; site specific health, safety, and environment plan; technical data and MSDS sheets for all products and accessories; and shop drawings; 2 weeks prior to commencement of work
23. attend start-up meeting 1 week prior to commencement of work with Parks Canada Project Manager and Representatives, and Consultant - review:
 - a. project schedule
 - b. site specific health, safety, and environment plan
 - c. products and accessories, and technical data and MSDS sheets
 - d. shop drawings
 - e. lines of communication and responsibility
 - f. project requirements
 - g. scope of work
 - h. standard construction administration procedures
 - i. procedures for change orders, site instructions, and requests for information
24. coordinate with Parks Canada Project Manager normal work days and hours (7:00 AM to 7:00 PM Monday thru Saturday), extended work days and hours, transportation routes, site access, parking, delivery, and construction site boundary - note that Roofing Contractor must officially apply to Park Superintendent for extended work days and hours
25. attend bi-weekly project meetings on site with Parks Canada Project Manager and Representatives, and Consultant. Prepare and distribute meeting notice, meeting agenda and meeting minutes.
26. provide site access to Parks Canada Project Manager and Representatives, and Consultant to review project as required - note that the Roofing Contractor must accept Parks Canada Project Manager's and Consultant's authority to inspect, redirect, and approve work
27. ensure that work crew has at least 1 provincially-licensed journeyman roofer with 5 years of cedar shingling experience on site at all times
28. provide and maintain at least one 4.5 kg (10 lb) ULC labelled ABC fire extinguisher per installer close at hand at all times
29. inform Parks Canada Project Manager prior to any electrical, plumbing, or mechanical disconnection

30. keep site tidy, materials protected, and newly installed cedar shingles clean and free of defects throughout project
31. deliver, store, and handle materials with due care in accordance with manufacturer's written instructions - replace defective or damaged materials with new
32. dispose of removed materials and general waste at suitable landfills outside of the Park - maintain and provide landfill receipts, as proof of proper disposal from the accepting facility, for recording and auditing purposes
33. utilize fasteners, e.g. nails, screws, bolts, etc., of a size, strength, and type consistent with purpose, function, and material compatibility
34. remove snow to designated ground locations as required
35. ensure that it's workers and subcontractors:
 - a. confine activities to within construction site boundary
 - b. display visible identification of their association with the Roofing Contractor
 - c. do not use alcohol or illegal drugs
 - d. do not allow persons under the influence of alcohol or illegal drugs to perform work
 - e. do not possess or carry weapons
 - f. do not build fires
 - g. accommodate use of Bath House by staff, visitors, customers, and contractors
36. provide 1 week notice to Parks Canada Project Manager of final completion, and coordinate final site review
37. clean-up site of surplus materials, waste, tools, equipment, and disposal bins on project completion - note that unused shingles, and gutter and heat trace accessories, are considered the property of Parks Canada - deliver and store unused shingles and accessories at a location designated by Parks Canada Project Manager
38. repair any damage to existing grounds, pavers, landscaping, structure, or parking area caused by roofing activities on project completion, return site to PCA in an acceptable condition
39. submit 1 hard copy and 1 digital copy of Project Maintenance and Operating Manual on project completion that includes all product data, operating instructions, names and contact information for products suppliers and subcontractors, material and workmanship warranties, and as-built drawings
40. provide spare parts as follows: 5 extra gutter clips for heat tracing, 5 extra downspout and gutter hangers and one bundle of shingles

Scope of Work

The Roofing Contractor will be fully responsible for all labor, materials, and equipment necessary to complete the following work:

41. remove and dispose of existing shakes; inter-ply felts; lead contaminated shingles; step, valley, and dormer apron flashings; plumbing vent flashings; lead contaminated 1x4 wood fascia boards; and underlayment to existing wood deck - save and protect existing chimney backpan, apron, and counter flashings, and vertical shingles on dormers for reuse: reinstall and make watertight
42. make-good existing roof wood deck free of snow, ice, debris, protruding nails, rot, fungus, or insects - replace deck boards as required with boards of equal sectional dimensions and grade - support and secure replacement boards on/to rafters spanned, and rafters at each end – use only dry materials and apply only during weather that will not introduce moisture into roofing system
43. install new 2x6 pressure-treated wood fascia boards screw-fastened to existing overhang rafters to minimum 12.7 mm (.5 inch) below existing back-cut - CAN/CSA 0141 Canadian Softwood Dimensional Lumber S-P-F
44. install new 26 gauge pre-finished aluminum-zinc alloy-coated steel drip flashings along eave and gable rake edges nail-fastened at maximum 406 mm (16.0 inch) o.c. - color Gold SMP

45. install new 2 courses x 1,117.6 mm (44.0 inch) wide self-adhering sanded glass-reinforced SBS modified bitumen eave protection - IKO ArmourGard Ice & Water Protector or equivalent - CCMC 12413-R ASTM D1970
46. install new 1 course x 1,117.6 mm (44.0 inch) wide self-adhering sanded glass-reinforced SBS modified bitumen valley protection - IKO ArmourGard Ice & Water Protector or equivalent - CCMC 12413-R ASTM D1970
47. install new 2-ply non-perforated asphalt-saturated felt field underlayment nail-fastened - IKO #15 Asphalt Felt or equivalent - CSA A123.3 Type 2 ASTM D4869 Type 1
48. install new 610 mm (24.0 inch) wide x 26 gauge aluminum-zinc alloy-coated galvalume steel valley flashings c/w 25 mm (1.0 inch) high center v-crimp nail-fastened
49. install new plumbing vent flashings - Oatey Thermoplastic Base No-Calk or equivalent sized as per existing
50. install new 610 mm (24.0 inch) long red cedar shingles, and hip and ridge caps c/w 190 mm (7.5 inch) exposures nail-fastened - Certigrade Fire-Retardant Treated No. 1 Blue Label (Royal) Red Cedar Shingles - CSA O118.1 (R2013) - corrosion-resistant stainless or hot-dipped galvanized steel nails - ASTM F1667-13 - note that nails are not protrude through underside of T&G decking on overhang - install zinc strips along ridge lines with 25.4 mm to 50.8 mm (1.0 inch to 2.0 inch) exposure below ridge caps nail-fastened - Moss Boss or equivalent
51. install new 26 gauge aluminum-zinc alloy-coated galvalume steel step, apron, and slope transition flashings nail-fastened
52. install new 26 gauge pre-finished aluminum-zinc alloy-coated steel fascia flashings (J-shaped) nail-fastened - color Gold SMP
53. excavate, extend, and make-good 2 existing rain water leaders, along northeast side of building adjacent to foundation, utilizing same materials c/w above-ground clean-outs large enough to insert 76 mm (3.0 inch) x 76 mm (3.0 inch) downspouts
54. install new 127 mm (5.0 inch) continuous K style 26 gauge prefinished aluminum-zinc alloy-coated steel gutters along lower eaves of northwest, northeast, and southeast elevations, and upper eaves of northeast center gable accent, c/w hidden clip hangers screw-fastened 406 mm (16.0 inch) o.c., and 6 x 76 mm (3.0 inch) x 76 mm (3.0 inch) downspouts - Approximate downspout locations are identified in **red** Photos 1-3, & 5 - color Gold SMP
55. install, connect, and make operational new automated heat tracing system to new gutters, downspouts, and rain water extensions along lower eaves of northwest, northeast, and southeast elevations c/w self-regulating heating cables (2 L-shaped runs of approximately 42.67 m (140 ft) each), connectors, sensors, and controllers as required - Note that all components must be concealed including sensors and controllers - Note that installation must include adequate power supply for potential future expansion - Pentair Raychem Roof and Gutter De-Icing Icestop System or equivalent – all wiring to be in conduit, run from panel directed by Parks Canada Manager through attic space, install a junction box at shiplap board prior to exterior penetration - See attached system outline, materials list, and specification

Supplemental Bid Amount

56. install new 16 oz copper flashings, gutters, and downspouts in lieu of 44, 48, 51, 52, and 54 above

Appendix A - Photos



Photo 1 - Northeast Elevation



Photo 2 - Northeast Elevation



Photo 3 - Southeast Elevation

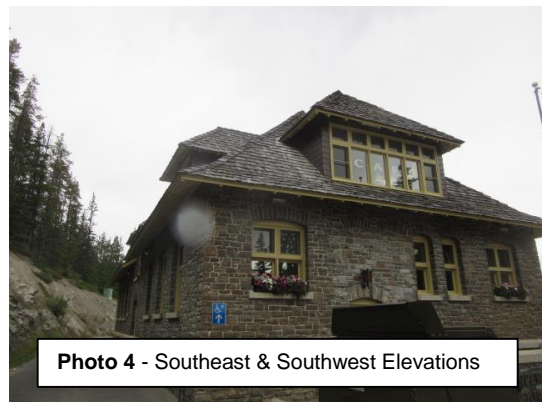


Photo 4 - Southeast & Southwest Elevations



Photo 5 - Northwest & Southwest Elevations

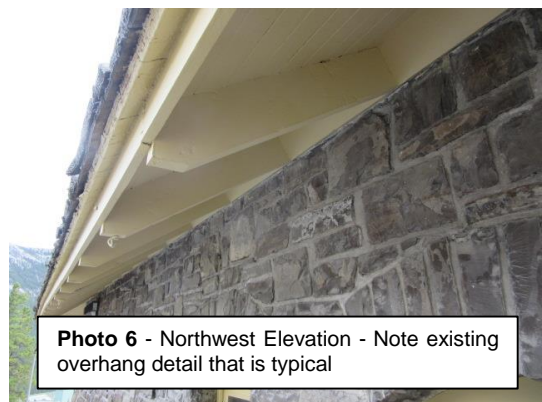


Photo 6 - Northwest Elevation - Note existing overhang detail that is typical

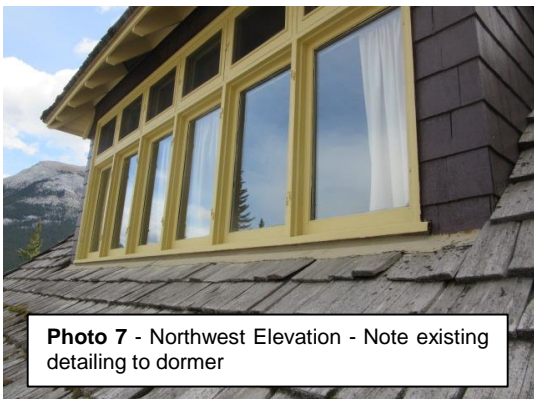


Photo 7 - Northwest Elevation - Note existing detailing to dormer



Photo 8 - Southwest Elevation - Note existing detailing to plumbing vent

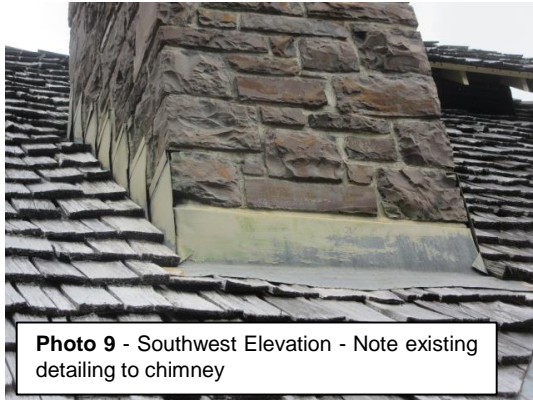


Photo 9 - Southwest Elevation - Note existing detailing to chimney



Photo 10 - Southwest Elevation - Note existing detailing to dormer



Photo 11 - Northeast Elevation - Note existing detailing to dormer



Photo 12 - Northeast Elevation - Note existing detailing to gable accent & ridge vent

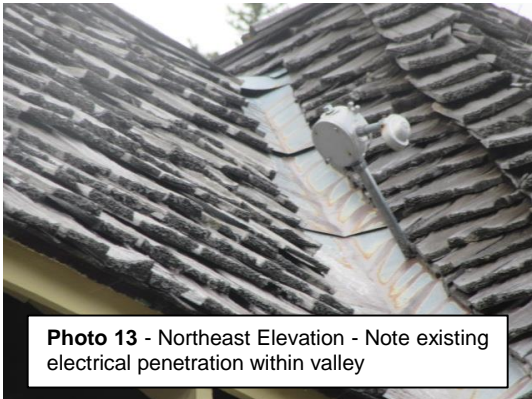


Photo 13 - Northeast Elevation - Note existing electrical penetration within valley



Photo 14 - Upper Cold Attic Space

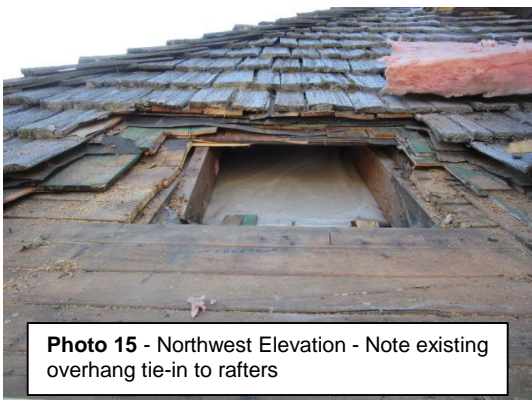


Photo 15 - Northwest Elevation - Note existing overhang tie-in to rafters