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125 West Columbus Street  
Dadeville, Alabama 36853



# Re-Roofing Project for Constantine Apartments Anniston Housing Authority Anniston, Alabama

Gregg Fortner, Executive Director

Re-Roofing Project for  
Constantine Apartments  
Anniston Housing Authority  
Anniston, Alabama

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No.	Description

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**SCOPE OF WORK**

**Description of Work:** Provide all materials, labor, equipment to perform all operations required to remove and replace existing shingles, felt, flashing, metal drip edge, fascia, and soffit on the roof of all apartment buildings and the Office/Community building at Northside Apartments. Work shall include but not be limited to the following:

1. Replace all composite shingle roofing. Remove existing shingles, fasteners, and felt. Repair or replace all deteriorated decking. Install new drip edge, flashing, felt, and dimensional shingles in accordance with the specifications.
2. Remove existing fascia, frieze board, soffit, vinyl siding, and trim and install new components. Installation shall include new aluminum fascia and frieze board, vinyl soffit to include all necessary trim for a complete installation.
3. Allow 100sf of replacement decking for each building. Any difference in actual quantity required and the allowance shall be addressed using unit costs. The Contractor is to record all replacement decking and verify quantity with Owner's representative on a daily basis.
4. Lead flashing to be installed at all existing roof vents. Contractor shall straighten and paint all vent stacks to provide a uniform appearance. All abandoned vents to be removed and the deck repaired.
5. Install ridge vents as shown on the drawings. Contractor shall field verify existing conditions and make any required modifications to accommodate the new ridge vents. All ridge shingles to be factory cut.
6. The Contractor will not be allowed to cover roof decks until Owner's representative or Architect has approved repair work.
7. Shingles are to be nailed to deck in accordance with the specifications. Staples will not be allowed.
8. Contractor is to coordinate all work with the Owner. A forty eight hour notice shall be provided prior to commencement of work on each building. No decking is to be left exposed overnight.
9. The Contractor shall be responsible for any damage to existing buildings, underground utilities, or site improvements caused by his actions.
10. All debris shall be removed on a daily basis. Areas surrounding the buildings shall be magnetically swept to remove all nails on a daily basis.
11. All Contractors are to field verify (and become familiar with) all existing conditions prior to bid.

**Demolition Work:**

Remove existing shingles, felt, flashing around penetrations and drip edge around the perimeter of the building. Re-secure any substrate nails that have backed out prior to installation of new felt. Replace any deteriorated wood decking encountered with like material on an as needed and approved basis. Remove all existing unused roof vents, powered and non-powered.

**Execution of Work:**

The contractor shall coordinate the performance of all work 5 working days in advance. The contractor shall be responsible for protection of adjacent surfaces and areas not to receive work. All work under this project shall be complete within 60 calendar days after the proceed notification. The contractor will be responsible for providing and furnishing all lifts, scaffolding, elevated platforms, ladders, etc., needed to perform the work and access all areas of the project. New exposed felt shall be covered with new shingles the same day and shall in no case be allowed to be re-nailed or be exposed for more than two days. The contractor shall thoroughly sweep and/or clean the wood substrate of any dust and debris prior to installation of new felt and roofing. The roof areas of all buildings are 5:12 roof pitches (Verify). Said buildings are currently utilized and work on the building is subject to concurrence of the Owner and schedule. The contractor shall employ one person on the ground (safety monitor) when working around building entrances and exits. This individual will serve as safety monitor of the work activities at entrances and exits to each building, to ensure work above the entrance and exits ceases when residents enter or leave the building. At no time will the contractor remove any portions of the existing shingles when rain or inclement weather is imminent. The contractor shall be responsible for the protection of the building contents from water damage (due to rainfall) during the performance of this work. Any damage (as a result of this project) shall be repaired or items replaced by the contractor, at no cost to the Housing Authority.

**Disposal of Materials:**

The contractor shall be responsible for disposal of all materials (shingles, felt, waste and/or trash) off of the property. Contractor shall sweep the ground area around the building several times a day and again at the conclusion of the work with a magnetic roller to remove any nails.

**Coordination of On-Site Work:**

The contractor will coordinate the replacement of the shingles with the Housing Authority representative at least five days in advance of any work being accomplished on the buildings. The contractor shall provide to the Housing Authority/City representative a progress schedule for approval. Said progress schedule shall show the various work trades (demo, installation of felt, and installation of shingles) for each building and shall reflect the start and completion of each building in this project.

**Clean-up:**

The contractor shall keep worksite clear of debris and/or material during the work and shall accomplish clean-up of the worksite at the end of each day. Materials removed or demolished shall not be allowed to accumulate on the job-site. During periods of high wind, the contractor shall keep a worker on the ground around the building to police up any paper debris and keep it from blowing to other areas of the grounds. Any items damaged (by the contractor) during performance of the work shall be restored to original condition by the contractor and at no cost to the Housing Authority.

**Standard of Workmanship:**

The contractor shall perform all work in accordance with roofing industry standards and manufacturers recommendations. Workmanship shall be of the highest grade throughout this project. All wires, signs, lights, radio antenna and other such antennas attached to the roof at the time of reroofing shall be removed by the contractor. These items shall be re-attached by the contractor in a manner satisfactory to the Contracting Officer on completion of the re-roofing work. All felts shall be installed with a minimum of 2" laps and a minimum overlap of 6" at the end of rolls. Edges of shingles at vertical projections shall be set in plastic cement in addition to placing a heavy bead of plastic cement at the intersection after all shingles are in place. Shingles installed in valleys shall be installed utilizing the "weaving method" with no open valley cuts. An additional layer of #30 felt shall be installed in valleys (centered in valley) and extending from the start to the end of the valley prior to installation of shingles. Fiberglass shingles shall be kept in closed and covered buildings until shortly before installation on roof. Space for storage of shingles will be provided by the contractor. Shingles exposed to rain during transportation will not be used. Only the quantity of shingles to be installed during the work day will be placed on roof decks at the beginning of the work day and any shingles not installed by the end of the day will be returned to storage. Shingles shall never be stacked in contact with ground. The contractor will exercise care in the placement of shingles on the roof and shall not overload any structural members of the buildings by stacking bundles on shingles excessively on a structural member. The contractor shall take precaution to protect the interior of the buildings being work on from damage during periods of inclement weather. Any buildings contents that is damaged from weather, due to the contractors operations and failure to adequate protect the building, shall be corrected to original condition by the contractor at no cost to the Housing Authority. All noted construction deficiencies shall be corrected within 1 day and before proceeding to the next building. - -

**Safety:**

All work shall be accomplished in strict compliance with OSHA Safety Standards. The contractor shall incorporate the use of safety in the use of all ladders, scaffolds and lifts to include workers using lifts being tied-off with full body harnesses during work execution.

**Work Hours:**

The contractor shall execute subject project between the hours of (hours will be determined at the Pre-Construction meeting) each weekly work day (Monday thru Friday) excluding state recognized holidays.

**Warranty:**

The contractor shall provide to the customer a 30 year warranty from the shingle manufacturer on the shingles installed. The contractor shall also warrant all workmanship to be free from any defects within one year from the date of installation and acceptance.

**Point of Contact:**

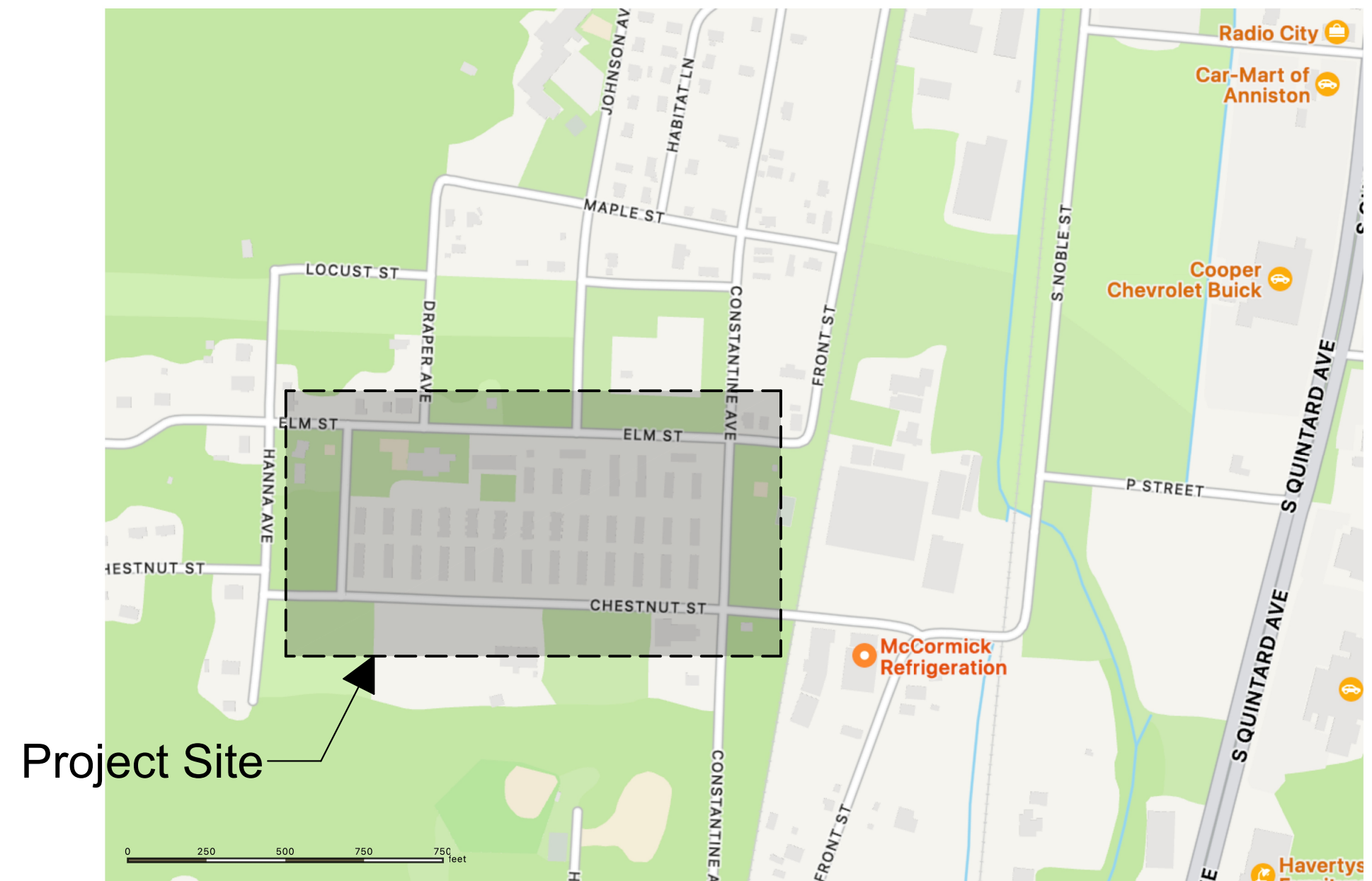
Mr. Doug Brooks  
Owner/Representative - Contract Manager  
256-236-1575

**Deteriorated Roof Decking Replacement:**

The contractor shall replace any deteriorated roof decking materials and/or associated structural members with like materials. The contractor shall notify the Housing Authority Representative upon encountering any deteriorated materials at which time the representative and contractor shall field verify and agree upon the quantity of materials to be replaced. The contractor shall incorporate a deteriorated decking replacement sheet weekly, along with the weekly progress report and shall reflect what building received what quantity of deteriorated decking materials. Subject sheet shall also include a "running total" of deteriorated materials replaced. A separate bid item is established within the Unit Price Schedule for any deteriorated materials encountered on this project. The contractor shall likewise protect the substrate area until the deteriorated area can be replaced (should materials not be readily available and on-site). The contractor shall bid 100 square foot per building cost (including labor) for replacement of deteriorated materials encountered, as part of the total contract package. If the contractor does not replace the entire quantity of deteriorated materials during the duration of the project, a Deductive Change Order shall be issued at the conclusion of the project. The contractor shall receive no payment for deteriorated materials that have not been confirmed and verified by the Housing Authority. The final payment shall incorporate the board footage of materials actually replaced times the board footage price. The contractor shall not exceed the estimated quantity without approval of the Contracting Officer and a change order for any increase. All materials shall be #2 grade, unless otherwise specified.

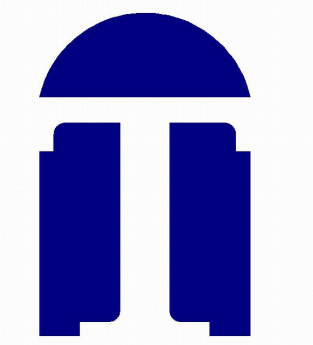
**Measurements:**

It shall be the responsibility of the contractor to field-verify measurements prior to bid of this project.



Vicinity Map

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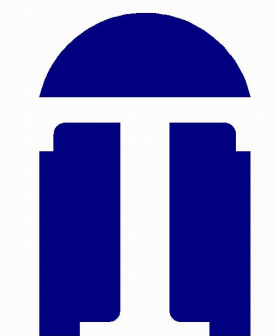
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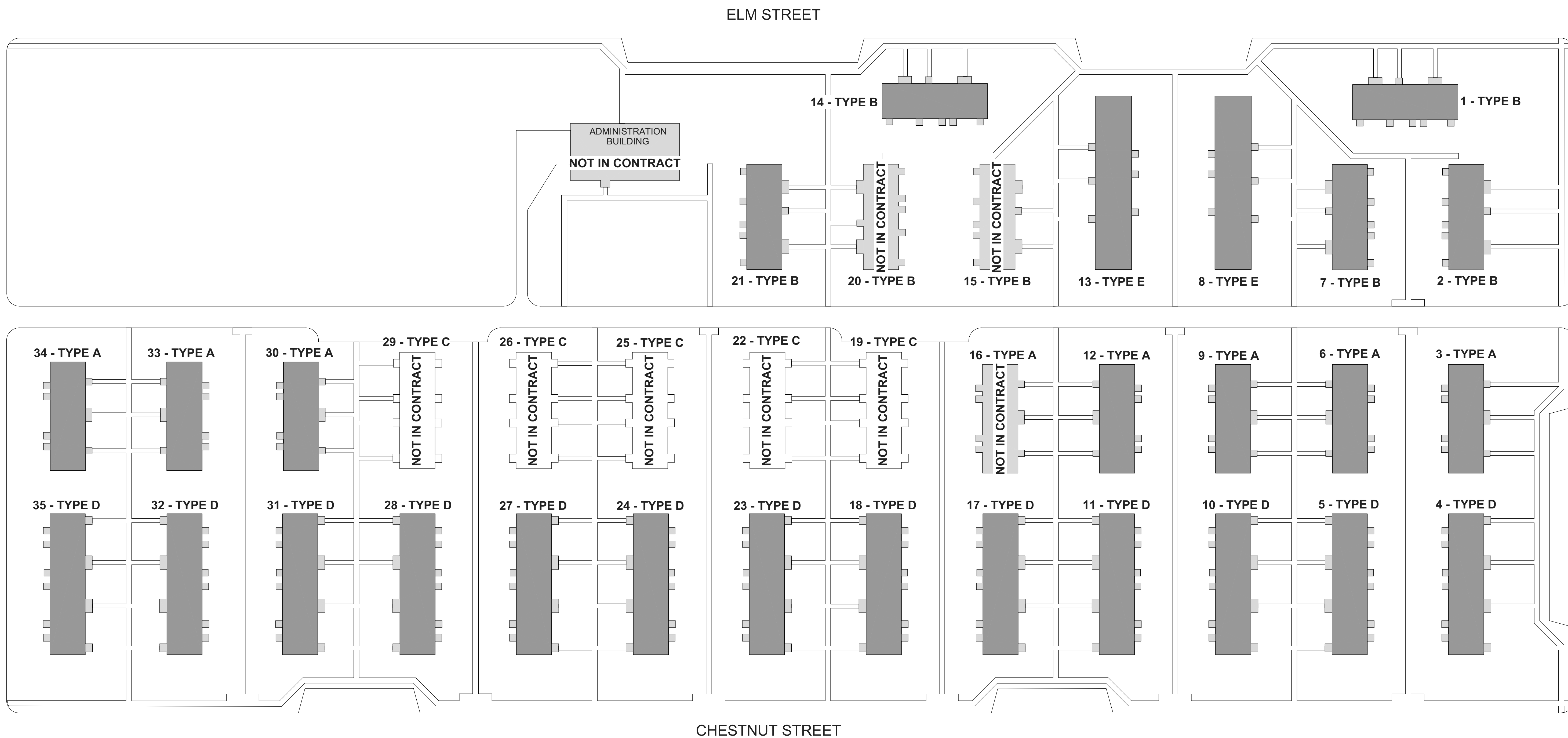
Site Plan,  
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CHESTNUT STREET

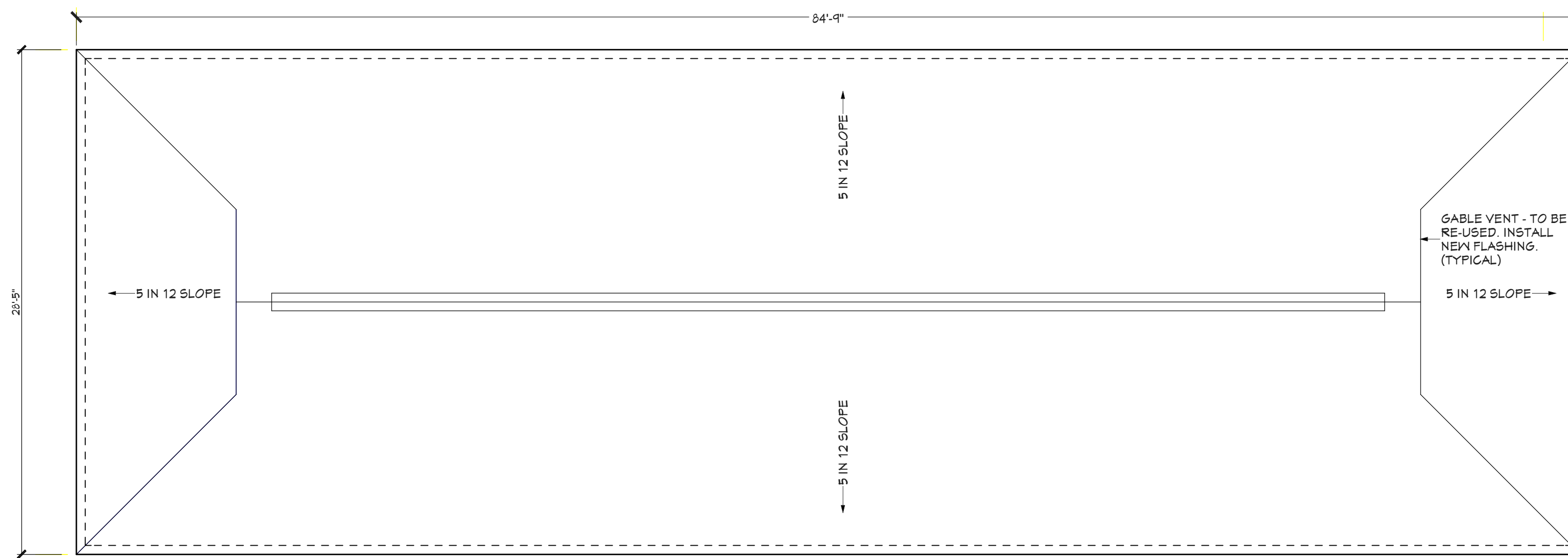
ELM STREET

CONSTANTINE AVENUE

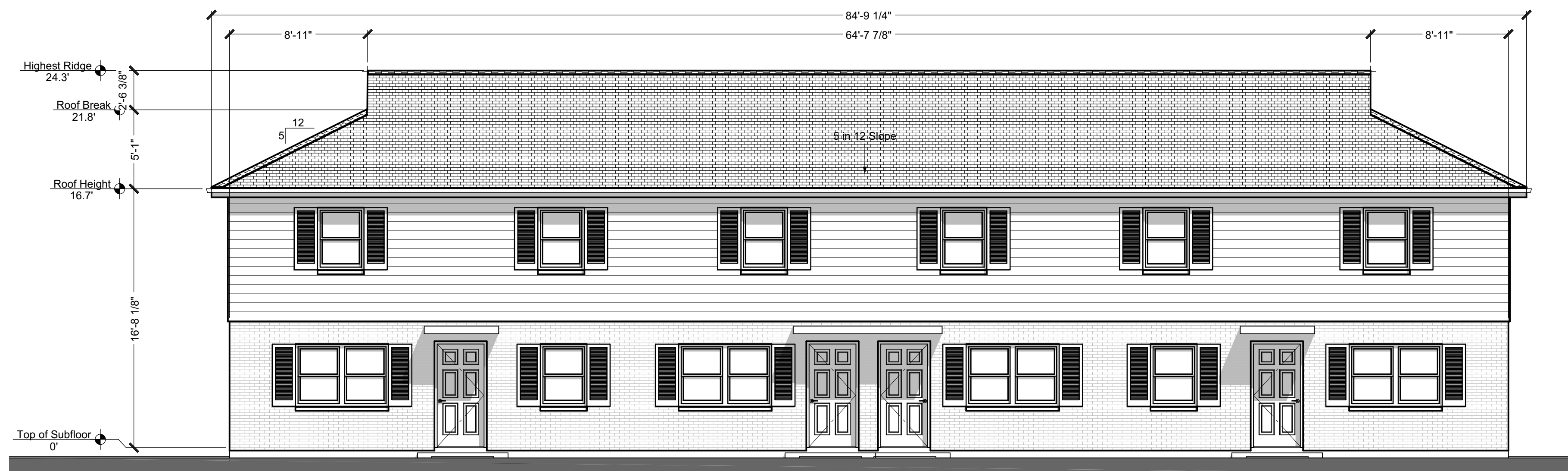
BUILDING SCHEDULE	
Building Type	Number of Buildings in Contract
Building A	7
Building B	5
Building C	0
Building D	13
Building E	2
<b>Total Buildings</b>	<b>27</b>

**GENERAL NOTES:**

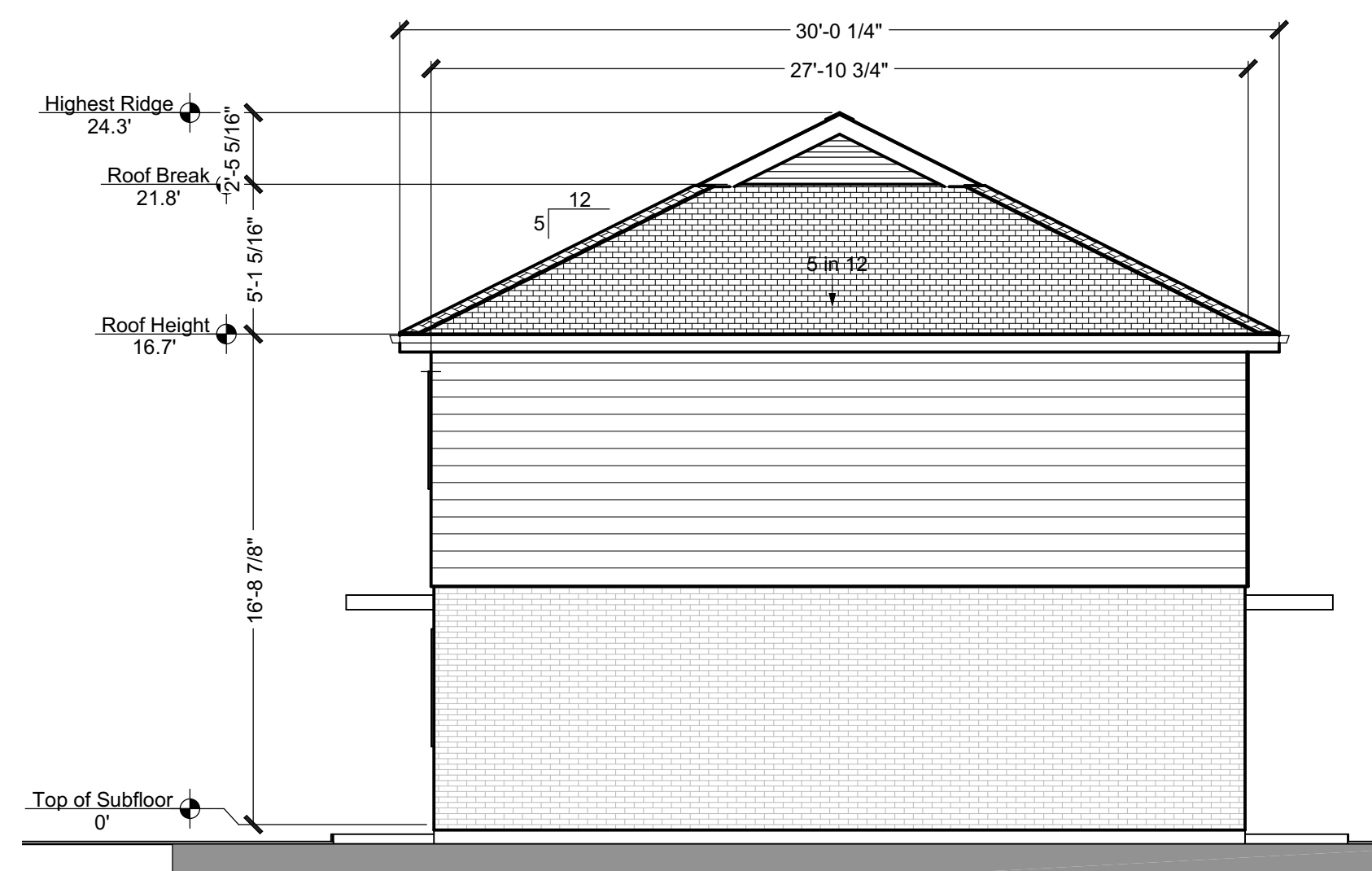
1. Replace all composite shingle roofing on roofs designated to be in the Contract. Remove existing shingles, fasteners, and felt. Repair or replace all deteriorated decking. Install new drip edge, flashing, felt, and dimensional shingles in accordance with the specifications. Buildings 15, 16, 19, 20, 22, 25, 26, & 29 are not to receive new roofing.
2. Allow 2,700 sf of replacement decking for this site in the base bid. Any difference in actual quantity required and the allowance shall be addressed using unit costs. The Contractor is to record all replacement decking and verify quantity with Owner's representative on a daily basis.
3. Replace all aluminum fascia and frieze boards. Replace existing soffit with vinyl soffit. Colors are to match porch trim at each building.
4. Lead flashing to be installed at all existing roof vents. Contractor shall straighten and paint all vents to provide a uniform appearance. All abandoned vents to be removed and the deck repaired.
5. All ridge shingles to be factory cut.
6. The Contractor will not be allowed to cover roof decks until Owner's representative or Architect had approved repair work.
7. Shingles are to be nailed to deck in accordance with the specifications. Staples will not be allowed.
8. Static vents shall be replaced as shown on the plans.
9. No work shall be started that would result in an exposed roof at the end of the work day. All work shall be at least weather tight at the close of each work day.
10. Contractor is to coordinate all work with the Owner. A forty eight hour notice shall be provided prior to commencement of work on each building. No decking is to be left exposed overnight.
11. The Contractor shall be responsible for any damage to existing buildings, underground utilities, or site improvements caused by his actions.
12. All debris shall be removed on a daily basis. Areas surrounding the buildings shall be magnetically swept to remove all nails on a daily basis.
13. All Contractors are to field verify (and become familiar with) all existing conditions prior to bid.



Roof Plan - Building Type A



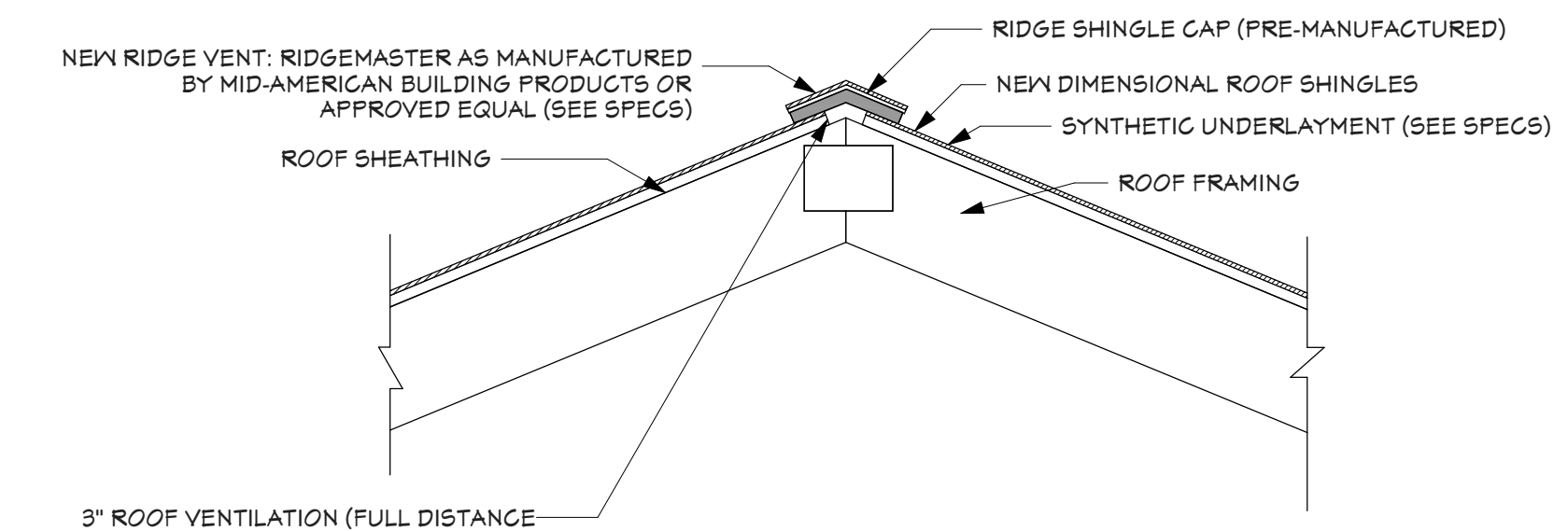
Elevation - Building Type A



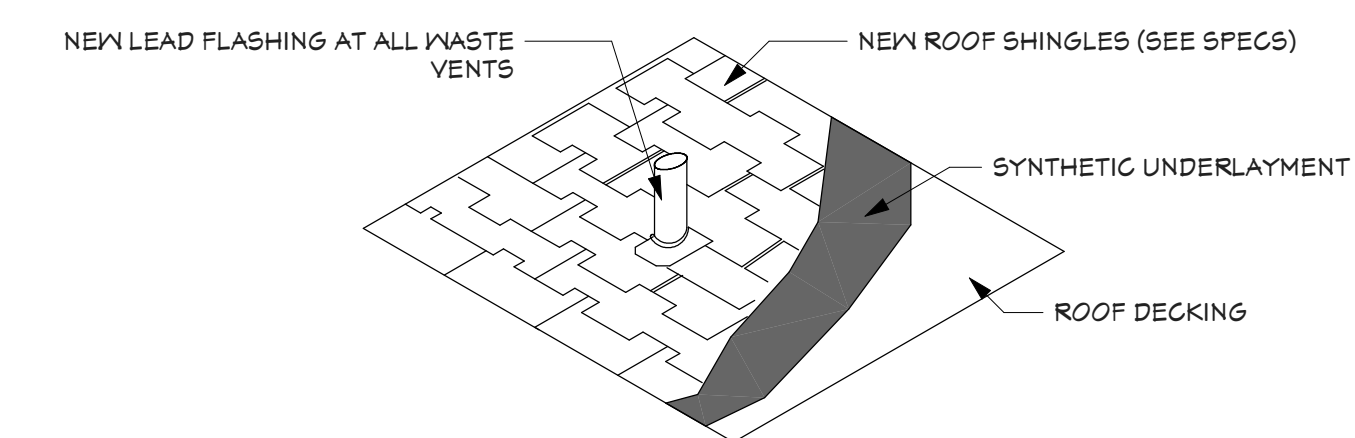
Elevation - Building Type A

GENERAL NOTES:

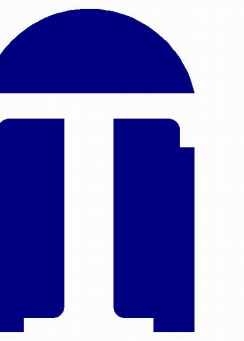
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5. All ridge shingles to be factory cut.
6. The Contractor will not be allowed to cover roof decks until Owner's representative or Architect had approved repair work.
7. Shingles are to be nailed to deck in accordance with the specifications. Staples will not be allowed.
8. Static vents shall be replaced as shown on the plans.
9. No work shall be started that would result in an exposed roof at the end of the work day. All work shall be at least weather tight at the close of each work day.
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Detail @ Ridge

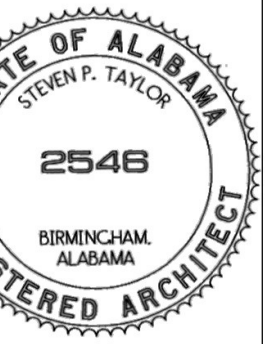


Roofing Detail @ Vent



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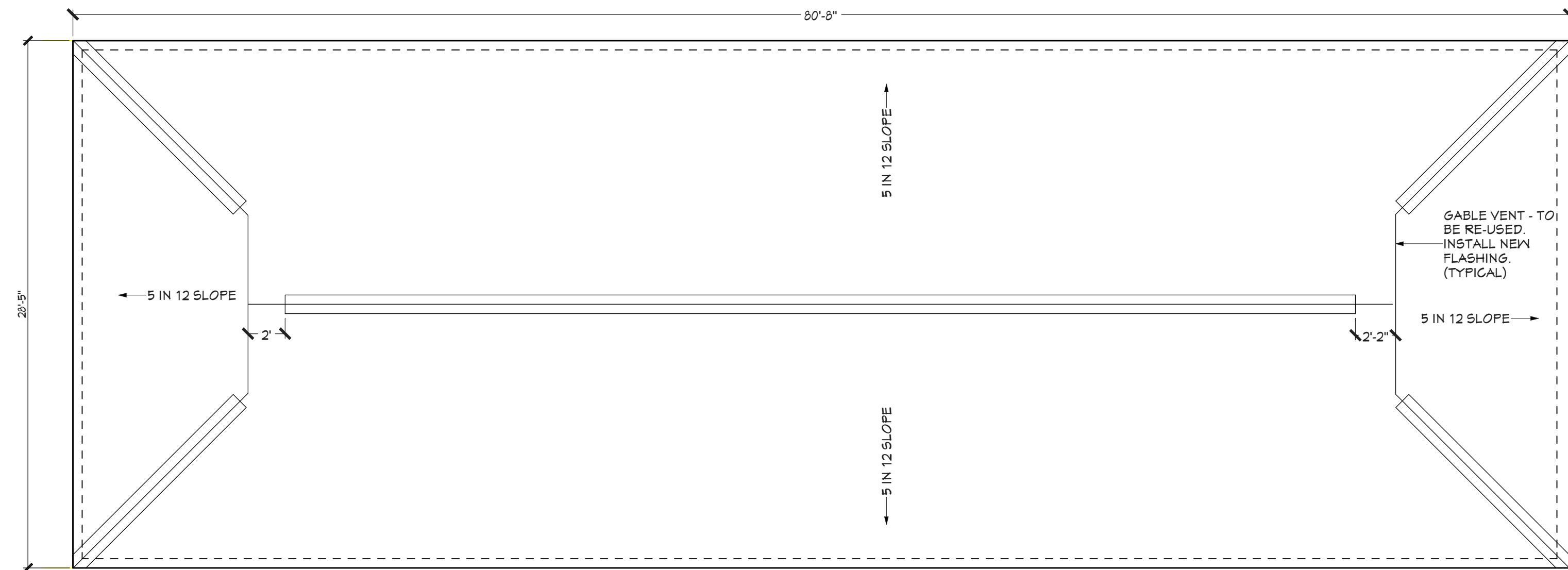
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Roof Plan - Building Type B

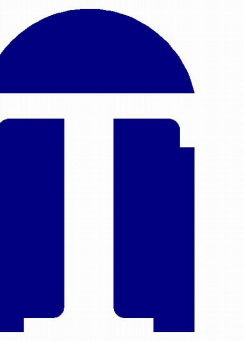


Elevation - Building Type B

Note: Side Elevation similar to Building Type A (see previous Sheet)

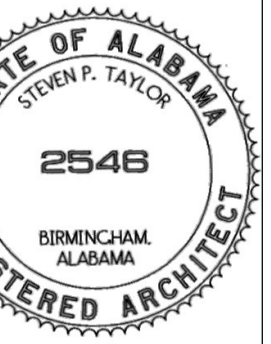
GENERAL NOTES:

1. Replace all composite shingle roofing on roofs designated to be in the Contract. Remove existing shingles, fasteners, and felt. Repair or replace all deteriorated decking. Install new drip edge, flashing, felt, and dimensional shingles in accordance with the specifications. Buildings 15, 19, 20, 22, 25, 26, & 29 are not to receive new roofing.
2. Allow 2,700 sf of replacement decking for this site in the base bid. Any difference in actual quantity required and the allowance shall be addressed using unit costs. The Contractor is to record all replacement decking and verify quantity with Owner's representative on a daily basis.
3. Replace all aluminum fascia and frieze boards. Replace existing soffit with vinyl soffit. Colors are to match porch trim at each building.
4. Lead flashing to be installed at all existing roof vents. Contractor shall straighten and paint all vents to provide a uniform appearance. All abandoned vents to be removed and the deck repaired.
5. All ridge shingles to be factory cut.
6. The Contractor will not be allowed to cover roof decks until Owner's representative or Architect had approved repair work.
7. Shingles are to be nailed to deck in accordance with the specifications. Staples will not be allowed.
8. Static vents shall be replaced as shown on the plans.
9. No work shall be started that would result in an exposed roof at the end of the work day. All work shall be at least weather tight at the close of each work day.
10. Contractor is to coordinate all work with the Owner. A forty eight hour notice shall be provided prior to commencement of work on each building. No decking is to be left exposed overnight.
11. The Contractor shall be responsible for any damage to existing buildings, underground utilities, or site improvements caused by his actions.
12. All debris shall be removed on a daily basis. Areas surrounding the buildings shall be magnetically swept to remove all nails on a daily basis.
13. All Contractors are to field verify (and become familiar with) all existing conditions prior to bid.



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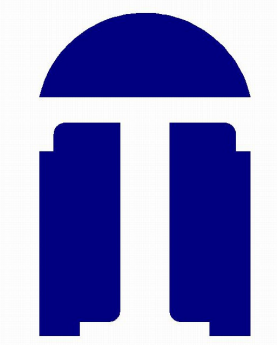
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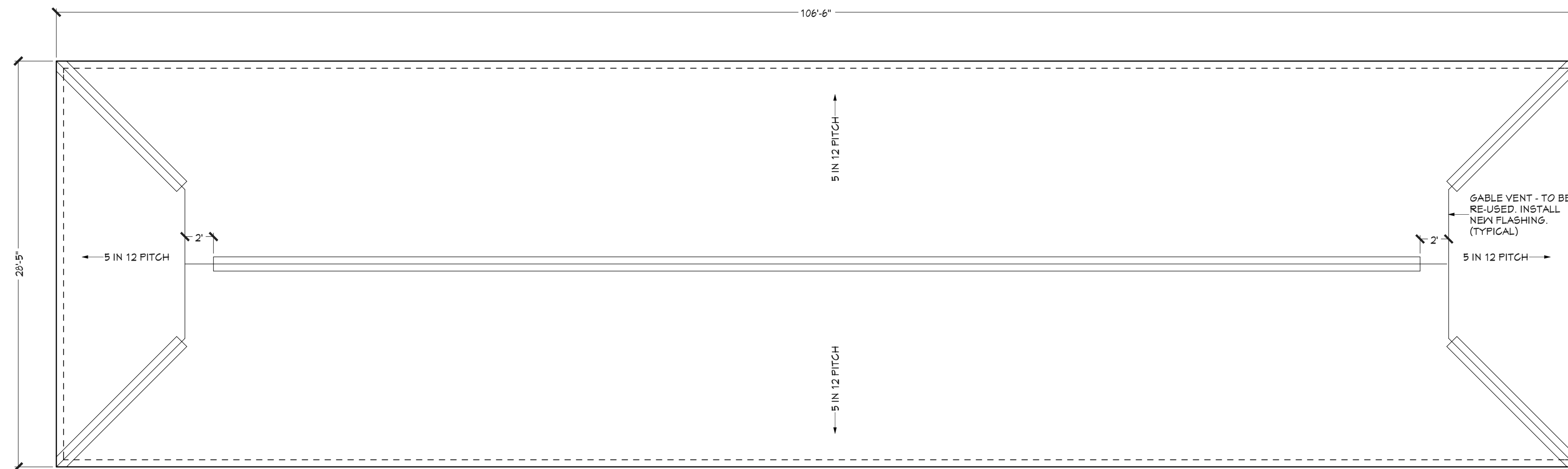
Building  
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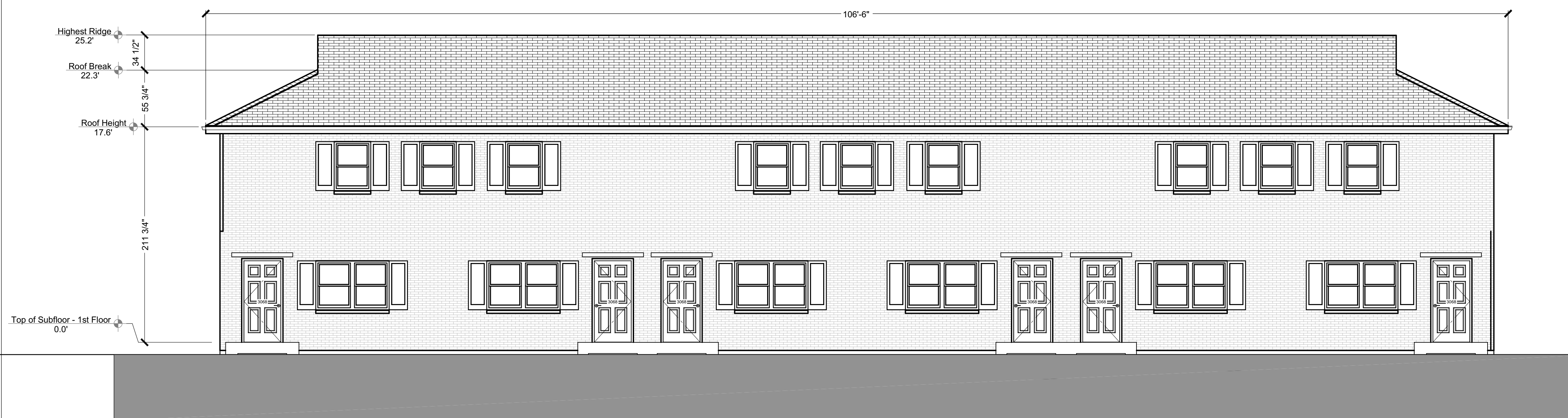
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Roof Plan - Building Type D

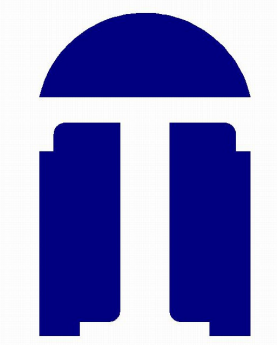


Elevation - Building Type D

Note: Side Elevation similar to Building Type A (see Sheet 4)

GENERAL NOTES:

1. Replace all composite shingle roofing on roofs designated to be in the Contract. Remove existing shingles, fasteners, and felt. Repair or replace all deteriorated decking. Install new drip edge, flashing, felt, and dimensional shingles in accordance with the specifications. Buildings 15, 19, 20, 22, 25, 26, & 29 are not to receive new roofing.
2. Allow 2,700 sf of replacement decking for this site in the base bid. Any difference in actual quantity required and the allowance shall be addressed using unit costs. The Contractor is to record all replacement decking and verify quantity with Owner's representative on a daily basis.
3. Replace all aluminum fascia and frieze boards. Replace existing soffit with vinyl soffit. Colors are to match porch trim at each building.
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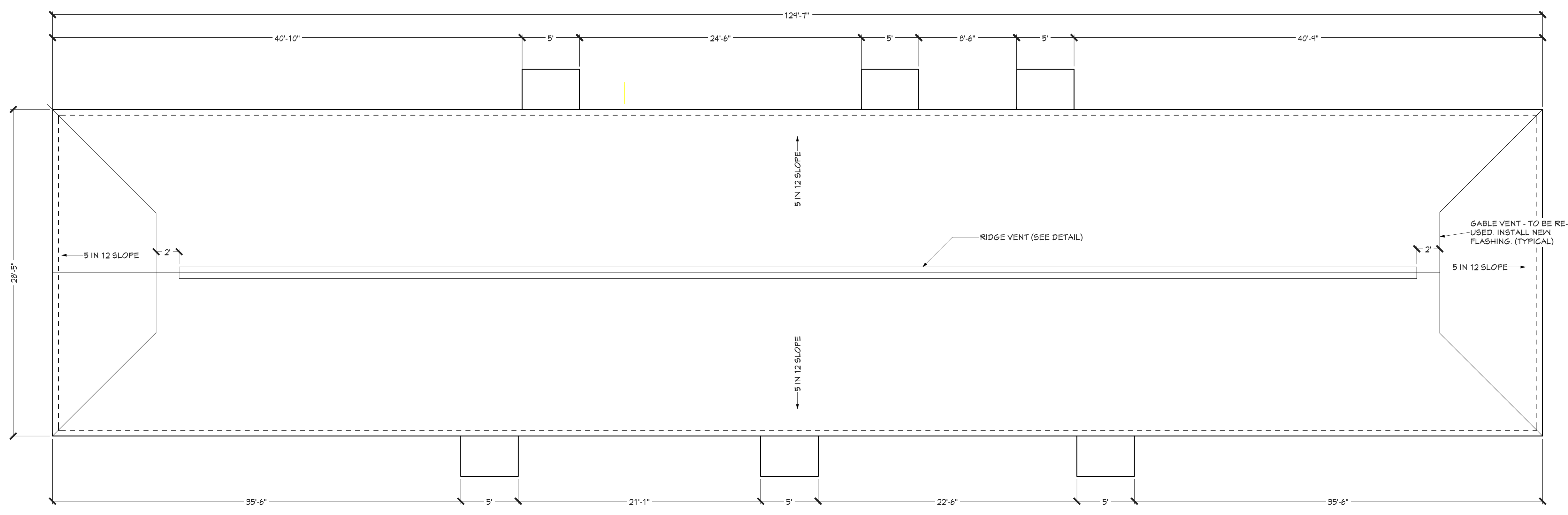
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### Roof Plan - Building Type E

Building Type E is a single story building. The roof dimensions are as shown (verify).

#### GENERAL NOTES:

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