



STATEMENT OF WORK
FOR
CAPE LOOKOUT NATIONAL SEASHORE
HARKERS ISLAND, NC

Project Title

Cyclic Roof and Siding Replacement for Harkers Island Housing and Storage Units

PMIS: 240441

PEPC: 120327

Prepared by

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1.0 – BACKGROUND

Housing and storage structures surrounding CALO's HQ location at Harkers Island. These structures are in regular use and need component replacement for roofing and siding features. All of these structures are within 1000' feet of the ocean (some 500'), are subject to constant corrosive salt spray, numerous storms with high winds, wind driven rain, temperature, and humidity. Although they have received periodic maintenance, the T1-11 siding is not a good product for this environment. The current shingles are not rated properly, and some were installed incorrectly. The housing structures known as the "Round-House" (HI BD Park Housing Quarters 101, QMIS-00000101) and "Stilt-House" (HI BD Park Housing Quarters 103, QMIS-00000103) underwent partial roof repairs following Hurricane Irene in 2011, Hurricane Mathew in 2015, and Hurricane Florence in 2018-2019. An additional housing unit known as the "Volunteer Quarters/VIP house" and its associated laundry shed have roofs that were similarly patched after storms. T1-11 siding that is deteriorating on all the structures. Lastly, three of CALO's divisions rely on storage facilities to house various supplies, tools, and equipment necessary for division personnel to do their jobs. These storage facilities are known as the Visitor and Resource Protection (V&RP) Equipment Garage, Resource Management (RM) Equipment Garage, and Education and Interpretation (E&I) Equipment Shed "Interp. Shed". Each of these storage facilities require roof and siding replacement to prevent additional water and salt intrusion and corresponding damage to the government property stored within.

2.0 – SCOPE

-Replace roofs on Harkers Island Quarters 101-(Roundhouse), Quarters 103-(Stilt-House), VIP House and adjacent laundry shed, VRP Garage, RM Garage, and Interp. shed-(Interp. Cache) with specified architectural shingles.

-Repair or replace siding on Harkers Island VRP Garage, RM Garage, VIP House and adjacent laundry shed, and Interp. shed with Hardie board siding and trim.

3.0 - OBJECTIVES - GENERAL REQUIREMENTS

Contractor shall:

Remove & dispose of existing roof, replace/repair, and repaint up to 10% of fascia, install Ice/water membrane, install flashing and drip edge, install new waterproof vent collars, replace drip edge at each structure, install specified architectural shingles, install ridge vent on each structure.

Remove and dispose of existing damaged T1-11 siding and trims, replace damaged insulation, install new Hardie board siding on existing framing, install new Hardie trim around windows, doors, and siding transitions, stain or paint new siding and trims as required.

Buildings:

- A. Roundhouse, FMSS name: HI BD Park Housing Quarters 101, QMIS-00000101, Location: 44326
- B. Stilt-House, FMSS name: HI BD Park Housing Quarters 103, QMIS-00000103, Location: 44331
- C. VIP Cabin, FMSS name: HI BD VIP House, Location: 114307
- D. Laundry Shed (FMSS name: Associated with HI BD VIP House), Location: 114307
- E. Visitor and Resource Protection (V&RP) Equipment shed, FMSS name: HI BD VRP Garage, Location: 44353
- F. Resource Management (RM) Equipment shed, FMSS name: HI BD Resource Management Garage, Location: 44352
- G. Education and Interpretation (E&I) Equipment Shed, FMSS name: HI BD Interp Cache, Location: 44343

4.0 - TASK AND DESIGN PERFORMANCE REQUIREMENTS:

Specifically, the contractor is expected to accomplish the following objectives:

1. Remove the existing asphalt shingle roof system down to the existing roof deck. Including all existing flashing and drip edge.
2. Deck shall be clear of nails, holes, and other items that may prevent the new system from functioning properly.
3. Inspect the existing roof deck for integrity of the decking to ensure adequate ability to secure new roof system, per manufacturer's recommendations. Any areas that require replacing will be replaced with like material. The existing deck is composed of CDX Plywood.
 - a. Contractor shall replace up to 10% of sheathing on each structure. Replacement sheathing will be CDX plywood of in-kind equal thickness to existing substrate per each cabin, and installed with Type 316 stainless nails, 2.5" nominal.
 - b. Contractor shall provide a cost per square foot of CDX plywood with the initial proposal, in the event that more than 10% of the deck structure is determined to require replacement. A replacement decision will be made after consultation with the Contractor, Contracting Officer's Representative and park management; if agreed upon, and funds are available the additional sheathing shall be replaced by the contractor.

4. Install Ice/water membrane, self-adhesive, on 100% of roof surface.
-Ice/water membrane to be 30mil thickness nominal.
5. Install shingles. Shingles will be CertainTeed or equivalent, Belmont IR, Color: Colonial Slate.
-Class 4 Impact Rating.
-ASTM D3161 Class F Wind Rating.
-130mph Wind rating. Install per manufacturer specifications to achieve rating.
-Same brand, type, color of shingle on every structure.
8. Replace/repair up to 10% of eave, fascia, soffit, and rake boards as needed.
9. Remove and dispose of existing T1-11 siding and trim.
10. Replace Damaged Insulation.
11. Install Hardie Siding and Trim on existing framing according to mfg. specifications using Type 316 stainless nails.
12. Paint new siding and trim as required.
13. Coordinate the demolition tasks with installation of the new roof to minimize the time the roof deck is exposed to the weather. Contractor will provide tarps and temporary covers in the event of rainfall forecast. Contractor will install tarps and temporary covers if the roof is left unfinished over a weekend. If the roof surface has complete Ice/Water membrane product applied on 100% of roof surface, additional tarping will not be required.
14. Protect landscaping and adjacent areas from damage while the work is being executed.
15. All work will be performed in a safe, professional manner according to accepted industry standards. Site is to be left clean and orderly at the end of each day.
16. Contractor is responsible for securing project materials and tools.
17. Prepare and submit all required quality assurance reporting documentation in a timely manner.
18. Accomplish all demolition and construction activities within the established construction time limits.
19. Demobilize from the site. Remove all construction associated debris and equipment from the worksite. Rehabilitate all areas affected by the work to match existing conditions. Close Project. Complete all administrative requirements necessary to close project within 2 weeks of final acceptance of site work.

4.1 – MATERIAL SPECIFICATIONS:

A. Roof specifications:

Shingles will be CertainTeed or equivalent to, Belmont IR, Color: Colonial Slate or equivalent to. An equivalent may be discussed with the Park COR.

-Class 4 Impact Rating.

- ASTM D3161 Class F Wind Rating.
- 130mph Wind rating. Install per manufacturer specifications to achieve rating.
- Same brand, type, color of shingle on every structure.

B. Siding specifications:

James Hardie, Hardie board siding and trim, Smooth or Cedar Mill, Color Sun Tint or equivalent for siding; Farmhouse white or equivalent for Trim.

5.0 DELIVERY:

Contractor shall be responsible for all material and equipment deliveries.

6.0 USE OF GOVERNMENT FURNISHED PROPERTY:

A. There is no use of any government furnished property. Contractor will provide all necessary tools, equipment and materials.

7.0 REMOVAL AND RECYING OF BUILDING MATERIALS:

A. Contractor will provide a secured/lockable on-site dumpster for removal of trash and other rubbish.

B. All recyclable items such as windows frames, glass, wood or cardboard packaging will be recycled.

C. All items, debris, and recyclables will be disposed of in a manner satisfying NCDEP, EPA, and DOI.

8.0 SECURITY/ SAFETY:

Contractor will provide a site-specific safety plan to the contracting officer before the start of any on-site work. The safety plan will include job standards and requirements providing a complete analysis of job procedures and the requirement of the work activity at this specific location. A Job hazard analysis will be reviewed daily by the contractor, sub-contractors, and any other employees present.

Include in your safety plan phone numbers and directions to local emergency medical facilities including local emergency medical technicians.

All accidents must be reported immediately to the Contracting Officer.

Contractor will adhere to all OSHA standards and practices.

9.0 PLACE OF PERFORMANCE:

-Housing units and storage sheds are located in vicinity of CALO HQ at 131 Charles Street in Harkers Island, NC.

-Contractor responsible for all daily transportation of personnel and materials.

10.0 PERIOD OF PERFORMANCE:

90 Days from award.

11.0 SUBMITTALS REQUIRED:

- Roof material and manufacturer specifications.
- Roof hardware.
- Siding material and manufacturer specifications
- Siding hardware.

12.0 LOCATION AND PICTURES:

The work will occur in the Harkers Island area.

Address for GPS Directions: 1800 Island Road, Harkers Island, NC 28531



END OF SECTION