



**CITY OF EAST PROVIDENCE  
DEPARTMENT OF PUBLIC WORKS – PUBLIC BUILDINGS  
REQUEST FOR PROPOSALS  
EP23/24-30  
REPLACE ROOF AT FORMER OLDHAM SCHOOL  
BID OPENING TUESDAY, JUNE 18, 2024 AT 11:00AM**

**SPECIFICATIONS**

**Scope of Work:**

- Remove all existing flashings and sealants from mechanical units. Perimeter edge metal to be removed and disposed of.
- Install new wood blocking/nailer around entire perimeter to accommodate insulation heights. Nailer is to be secured using corrosion resistant screws spaced no greater than 6"o.c. and must be staggered.
- Remove any blisters, raised corners or imperfections in the existing modified roofing assembly.
- Install two layers of 2.6" JM Energy3 polyisocyanurate. The first layer to be loose laid with the second layer being mechanically attached at the fastening rate of 8-16-32.
- Provide 8' sumps at all drain locations. All sumps are to be tapered insulation,
- Provide alterations as necessary to all pipe and/or conduit stands that are supported from the roof surface to maintain existing pipe/conduit strainers.
- CDX is to be installed on the walls transitioning from the main lower roof to the upper roof. Plywood attachment shall be mechanical with EPDM adhered over it.
- Provide a new cast iron drain bowl assembly where roof drains have been reworked or replaced with inserts. Drains without a cast iron drain bowl assembly are to have new cast iron drain bowl assembly installed.
- Replace any plastic or missing drain strainer domes with new cast iron strainer domes.
- Install a new JM .060 TPO roofing assembly. Attachment shall be adhered using JM All Seasons Sprayable.
- Flashings are to be adhered using JM LVOC Membrane Adhesive.
- Install new JM Edge One Fascia System in 24ga kynar steel along entire perimeter. Color to be chosen by the City of East Providence.
- Provide a new Bilco S-20 roof hatch and safety rail
- Remove the two chimneys on the upper wood deck roof as an **ADD ALTERNATE**.
- Fascia boards and cupola are to be primed and painted. Rotted wood shall be replaced at sq. ft. price as an **ADD ALTERNATE**.

- Provide a sf unit number for replacement of the three decks. Main roof — lightweight concrete over steel, gym roof — concrete, chimney roof wood, shingle roof — wood. **ALLOWANCE.**
- Provide Owner with a 20 Year No Dollar Limit Labor and material warranty and a 72MPH wind rider. Contractor is responsible for the first two years of the guarantee term.
- Wind uplift resistance pressures are to achieve an FM 1-90.
- JM is the basis of design. **Alternate consideration must be a qualified domestic U.S. owned and operated manufacturer that has primary manufacturing for roofing system identical to that used for this project. The tpo must be the manufacturers' highest temperature resistant membrane.**
- Rip and replace all shingles with GAF Timberline UHDZ or Equal. All accessories are to be GAF and fall under the GAF warranty terms.
- Existing gutters to be reused. Clean, repair any open joints and re-secure existing gutters. Gutter straps not to exceed 24 inch o.c.
- Replace all downspouts and elbows using 3x4 to match existing gutters.
  - Connect all new 3x4 aluminum downspouts to existing drain piping above grade where necessary. All transition fittings shall be supplied by the contractor and approved by the City of East Providence prior to installation. SDR35 PVC fittings shall be used.
- Contractor is responsible for protection and restoration of exterior grades, landscaping, plantings, trees, roadways, pavement and walkways affected by work.
- A daily night seal must be performed on any vulnerable areas to avoid any water infiltration. Contractor is responsible for any and all property damage for the duration of the new roof installation.
- Perform daily clean-up of wrappings, paper, and other debris from the project site.
- Upon completion, all debris must be disposed of in a legally acceptable manner. Clean up is to be 100 percent acceptable by the City of East Providence.
- The Contractor shall be responsible for all engineering to obtain building permits and compliance with building code.
- The Contractors installing roofing assembly and associated work shall meet all local, state and federal building codes.
- Contractor shall be responsible for, apply for, maintaining and payment of all applicable permits. City will wave all building permit costs except for ADA state fee.
- Contractor shall be responsible for verifying all field conditions that effect the installation and completion of the specified roofing repairs.

Any questions should be directed to Antonio Vieira, Superintendent of Public Buildings at [avieira@eastprovidencri.gov](mailto:avieira@eastprovidencri.gov) no later than **THURSDAY, JUNE 13, 2024 BY 4:00PM.**

Equal Opportunity/Affirmative Action Employer

Jessica Lamprey

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