ROOF RESTORATION & SILICONE COATING

Scope of Work

Contractor shall furnish all labor, equipment, materials, supervision, delivery, unloading, safety measures, cleanup, and incidentals necessary to restore and coat the existing roof system.

Existing Conditions

The work involves approximately 45,000 square feet of existing single-ply roofing. Contractor shall verify roof dimensions, access, and observable existing conditions before submitting a proposal.

Work Requirements

- Pressure wash and prepare the existing roof surface. The surface shall be clean, dry, and properly prepared in accordance with the coating manufacturer's requirements.
- Inspect and resecure loose fasteners and install additional fasteners where needed to secure the existing membrane.
- Repair and seal all visibly identifiable deficient patches, seams, penetrations, and membrane areas using UniFlex One Flash or an approved equivalent.
- Immediately notify the Owner of concealed deterioration, damaged substrate, saturated insulation, or other conditions requiring repairs beyond the anticipated preparation and patching. Do not perform additional compensable work without the Owner's prior written authorization.
- Furnish, deliver, unload, stage, and apply approximately 700 gallons of UniFlex Silicone44, or the quantity required to achieve the specified thickness and warranty. Apply the coating over the entire roof surface at the manufacturer-required application rate necessary to achieve a minimum 24-mil dry-film thickness and qualify the completed system for a minimum 10-year manufacturer warranty. The more stringent requirement shall govern.
- Install all repair and coating materials in accordance with the manufacturer's published preparation, application, curing, and warranty requirements. Periodically verify and document coating thickness and application rates during installation.
- Provide commercial high-pressure spray equipment, hoses, pumps, fall-protection equipment, and other equipment required for the work, including a forklift or equivalent equipment for unloading and handling coating material delivered in manufacturer-supplied containers.
- Coordinate material delivery, unloading, staging, roof access, and work areas with the Owner.
- Protect rooftop equipment, penetrations, roof drains, adjacent structures, vehicles, pavement, and other exposed surfaces from pressure washing, debris, coating, and overspray. Prevent wash water, coating, and debris from entering roof drains. Control and contain overspray and suspend spray application whenever conditions create a risk of overspray or damage.
- Apply coating only when temperature, moisture, humidity, wind, and weather conditions comply with the manufacturer's published requirements.
- Maintain daily site cleanup and, upon completion, remove and properly dispose of debris, empty containers, masking materials, and other project-generated waste.

Project Requirements & Closeout

Schedule	Substantially complete the work within 10 working days after the Owner's notice to proceed and no later than November 10, 2026, subject only to documented weather conditions that prohibit application under the manufacturer's requirements. Contractor shall provide sufficient qualified personnel and equipment to meet the required completion date.
Safety	Comply with applicable Washington State Labor & Industries safety requirements, including fall protection, site-specific safety planning, company safety requirements, and documented safety meetings.

Permits / Environmental Compliance	Based on the Owner's present understanding, no construction permit, ESA consultation, or Washington Department of Ecology approval is anticipated. The Owner and Contractor shall cooperate to identify and satisfy applicable permitting, environmental, and regulatory requirements. Contractor remains responsible for permits and requirements relating to its means, methods, equipment, and operations unless otherwise stated in the RFP.
Public Works	The project is anticipated to be performed as Washington public work. The final solicitation and contract documents will specify applicable prevailing-wage, bonding, insurance, retainage, certified-payroll, and public-works documentation requirements.
Submittals	Before work begins, provide product data, safety data sheets, manufacturer application instructions, warranty requirements, proposed equipment, and documentation of contractor qualifications or manufacturer approval, if required for the warranty.
Inspection / Closeout	Final inspection and acceptance will be performed by the Owner's Maintenance Supervisor and Port Manager. Coordinate and provide any manufacturer inspection required for the specified warranty. At closeout, provide documented application rates and thickness measurements, written confirmation of manufacturer acceptance, and executed warranty documentation establishing the minimum 10-year warranty.
Repairs Beyond Base Scope	The base proposal shall include all visibly identifiable repairs observed during the preproposal site visit. Concealed substrate or insulation repairs and other unanticipated work shall be performed only through unit prices included in the proposal or prior written change authorization from the Owner.