

**METROPOLITAN EXPOSITION RECREATION COMMISSION**

**RESOLUTION NO. 12-15**

**For the purpose of selecting Anderson Roofing Company for the Portland Expo Center – “Roof Repair Project Halls A, C and D” and authorizing the General Manager to execute a contract with Anderson Roofing Company.**

**WHEREAS**, the Portland Expo Center must remove and replace roofing above the hall A operations office, hall d lobby and repair flashing on hall C of the Portland Expo Center; and

**WHEREAS**, Section 4(D)(1)(a) of the Metropolitan Exposition Recreation Commission's (“the Commission”) Contracting and Purchasing Rules, delegates authority to the General Manager to prepare and approve Request for Bids (RFB) documents and to solicit bids; and

**WHEREAS**, Section 4(D)(1)(c) of the Commission’s Contracting and Purchasing Rules, requires the Commission to select the lowest responsive and responsible bidder, approve the contract award, and approve the written contract by resolution; and

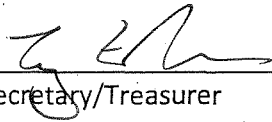
**WHEREAS**, MERC staff has evaluated the bids and Anderson Roofing Company is the lowest responsive and responsible bidder.

**BE IT THEREFORE RESOLVED** as follows:


1. The Commission selects Anderson Roofing Company as the lowest responsive and responsible bidder in response to the Request for Bids for the Portland Expo Center - Roof Repair project - Halls A, C and D.
2. The Commission approves the contract with Anderson Roofing Company in the form substantially similar to the attached Exhibit A and authorizes the General Manager to execute the contract on behalf of the Commission.

Passed by the Commission on August 1, 2012.

  
Chair

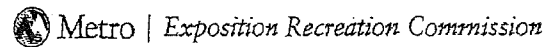
  
Secretary/Treasurer

Approved as to Form:  
Alison Kean Campbell, Metro Attorney

By:   
Nathan A. Schwartz Sykes  
Senior Attorney



# Exhibit A



600 NE Grand Ave., Portland, OR 97232-2736  
503-797-1700

## Standard Public Contract

MERC CONTRACT NO. 303004

### For Public Contracts \$50,000 & Above

THIS Contract is entered into between Metropolitan Exposition Recreation Commission (MERC), an appointed commission of Metro, whose address is 600 NE Grand Avenue, Portland, Oregon 97232-2736, and Anderson Roofing Company (CCB # 293), whose address is PO Box 10085, Portland, OR 97296-0085, hereinafter referred to as the "CONTRACTOR."

THE PARTIES AGREE AS FOLLOWS:

#### ARTICLE I SCOPE OF WORK

CONTRACTOR shall perform the work and/or deliver to MERC the goods described in the Scope of Work attached hereto as Attachment A. All services and goods shall be of good quality and, otherwise, in accordance with the Scope of Work.

#### ARTICLE II TERM OF CONTRACT

The term of this Contract shall be for the period commencing August 7, 2012 through and including November 30, 2012, with substantial completion by October 30, 2012. This agreement may be or extended at MERC's sole discretion. By executing this Contract, Contractor confirms and accepts that the Contract Time so stated is a reasonable period for performance of all of the Work. The end date of the Contract Term is intended to allow for finalization of all closeout requirements, receipt of warranties, manuals and final payment, but does not alter requirements for substantial completion of the work by the date specified.

#### ARTICLE III CONTRACT SUM AND TERMS OF PAYMENT

Contractor shall perform the above work for a maximum price not to exceed ONE HUNDRED SEVENTY-ONE THOUSAND, FIVE HUNDRED FIFTY-THREE AND NO/100<sup>TH</sup> DOLLARS (\$171,553.00). The maximum price includes all fees, costs and expenses of whatever nature. Each of MERC's payments to Contractor shall equal the percentage of the work Contractor accomplished during the billing period. Contractor's billing invoices shall include the MERC contract number, Contractor name, remittance address, invoice date, invoice number, invoice amount, tax amount (if applicable), and an itemized statement of work performed and expenses incurred during the billing period, and will not be submitted more frequently than once a month. Contractor's billing invoices shall be sent to Metro Accounts Payable, 600 NE Grand Avenue, Portland, OR 97232-2736 or metroaccountspayable@oregonmetro.gov. The MERC contract number shall be referenced in the email subject line. Contractor's invoice must breakout 5% retainage, and Contractor must submit Certified Payroll with invoices per ARTICLE XII below. Contractor's billing invoices for services through June 30 shall be submitted to MERC by July 15. Payment shall be made by MERC on a Net 30 day basis upon approval of Contractor invoice.

#### ARTICLE IV LIABILITY AND INDEMNITY

CONTRACTOR is an independent contractor and assumes full responsibility for the content of its work and performance of CONTRACTOR'S labor, and assumes full responsibility for all liability for bodily injury or physical damage to person or property arising out of or related to this Contract, and shall indemnify, defend and hold harmless MERC, its agents and employees, from any and all claims, demands, damages, actions, losses, and expenses arising out of or in any way connected with its performance of this Contract. CONTRACTOR is solely responsible for paying CONTRACTOR'S subcontractors and nothing contained herein shall create or be construed to create any contractual relationship between any subcontractor(s) and MERC.

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### ARTICLE V TERMINATION

MERC may terminate this Contract upon giving CONTRACTOR seven (7) days written notice. In the event of termination, CONTRACTOR shall be entitled to payment for work performed to the date of termination. MERC shall not be liable for indirect, consequential damages or any other damages. Termination by MERC will not waive any claim or remedies it may have against CONTRACTOR.

### ARTICLE VI INSURANCE & BONDS

CONTRACTOR shall purchase and maintain at the CONTRACTOR'S expense, the following types of insurance, covering the CONTRACTOR, its employees, and agents:

- A. The most recently approved ISO (Insurance Services Office) Commercial General Liability policy, or its equivalent, written on an occurrence basis, with limits not less than \$1,000,000 per occurrence and \$1,000,000 aggregate. The policy will include coverage for bodily injury, property damage, personal injury, contractual liability, premises and products/completed operations. CONTRACTOR'S coverage will be primary as respects METRO;
- B. Automobile insurance with coverage for bodily injury and property damage and with limits not less than minimum of \$1,000,000 per occurrence;
- C. Workers' Compensation insurance meeting Oregon statutory requirements including Employer's Liability with limits not less than \$500,000 per accident or disease.

METRO, MERC, its elected officials, departments, employees, and agents shall be named as ADDITIONAL INSUREDS on Commercial General Liability and Automobile policies.

CONTRACTOR shall provide to MERC 30 days notice of any material change or policy cancellation.

CONTRACTOR shall provide MERC with a Certificate of Insurance complying with this article upon return of the CONTRACTOR signed agreement to MERC. Certificate of Insurance shall identify the MERC contract number.

CONTRACTOR shall not be required to provide the liability insurance described in this Article only if an express exclusion relieving CONTRACTOR of this requirement is contained in the Scope of Work.

In addition, for public works subject to ORS 279C.800 to 279C.870, CONTRACTOR and every subcontractor shall have a public works bond required by 2005 Oregon Laws Chapter 360 filed with the Construction Contractors Board before starting work on the project, unless exempt under Section 2 of 2005 Oregon Laws Chapter 360.

### ARTICLE VII PUBLIC CONTRACTS

All applicable provisions of ORS chapters 187 and 279A, 279B, and 279C and all other terms and conditions necessary to be inserted into public contracts in the State of Oregon, are hereby incorporated as if such provision were a part of this Agreement. Specifically, it is a condition of this contract that CONTRACTOR and all employers working under this Agreement are subject employers that will comply with ORS 656.017 as required by 1989 Oregon Laws, Chapter 684.

For public work subject to ORS 279C.800 to 279C.870, the CONTRACTOR shall pay prevailing wages. If such public work is subject both to ORS 279C.800 to 279C.870 and to 40 U.S.C. 276a, the CONTRACTOR and every subcontractor on such public work shall pay at least the higher prevailing wage. The CONTRACTOR and each subcontractor shall pay workers not less than the specified minimum hourly rate of wage in accordance with Section 7 of 2005 Oregon Laws Chapter 360. MERC shall pay an administrative fee as provided in ORS 279C.825(1) to the Bureau of Labor and Industries pursuant to the administrative rules established by the Commissioner of Labor and Industries. CONTRACTORS must promptly pay, as due, all persons supplying to such contractor labor or material used in this contract. If the CONTRACTOR or first-tier subcontractor fails, neglects, or refuses to make payment to a person furnishing labor or materials in connection with the public contract for a public improvement within 30 days after receipt of payment from the public contracting agency or a contractor, the CONTRACTOR or first-tier subcontractor shall owe the person the amount due plus shall pay interest in accordance with ORS 279C.515. If the CONTRACTOR or first-tier

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subcontractor fails, neglects, or refuses to make payment, to a person furnishing labor or materials in connection with the public contract, the person may file a complaint with the Construction Contractors Board, unless payment is subject to a good faith dispute as defined in ORS 279C.580. CONTRACTOR must pay any and all contributions and amounts due to the Industrial Accident Fund from contractor or subcontractor and incurred in the performance of the contract. No liens or claims are permitted to be filed against MERC on account of any labor or material furnished. CONTRACTORS are required to pay the Department of Revenue all sums withheld from employees pursuant to ORS 316.167.

For public improvement work all CONTRACTORS must demonstrate that an employee drug-testing program is in place.

### ARTICLE VIII MODIFICATIONS

MERC may approve changes and modifications to the original contract, including deletions of work, order of additional materials, and additional services reasonably related to the original work scope. Contractor may propose changes in the work that Contractor believes are necessary, will result in higher quality work, improve safety, decrease the amount of the contract, or otherwise result in a better or more efficient work product. If such changes are approved by MERC, they shall be executed by written contract amendment signed by both parties. Such changes shall not relieve Contractor of any obligation or warranty under the contract. No oral statements by either party shall modify or affect the terms of the contract.

### ARTICLE IX QUALITY OF GOODS AND SERVICES

Unless otherwise specified, all materials shall be new and both workmanship and materials shall be of the highest quality. All workers and subcontractors shall be skilled in their trades. CONTRACTOR guarantees all work against defects in material or workmanship for a period of one (1) year from the date of acceptance or final payment by MERC, whichever is later. All guarantees and warranties of goods furnished to CONTRACTOR or subcontractors by any manufacturer or supplier shall be deemed to run to the benefit of MERC.

### ARTICLE X OWNERSHIP OF DOCUMENTS

Unless otherwise provided herein, all documents, instruments and media of any nature produced by CONTRACTOR pursuant to this agreement are Work Products and are the property of MERC, including but not limited to: drawings, specifications, reports, scientific or theoretical modeling, electronic media, computer software created or altered specifically for the purpose of completing the Scope of Work, works of art and photographs. Unless otherwise provided herein, upon MERC request, CONTRACTOR shall promptly provide MERC with an electronic version of all Work Products that have been produced or recorded in electronic media. MERC and CONTRACTOR agree that all work Products are works made for hire and Contractor hereby conveys, transfers, and grants to MERC all rights of reproduction and the copyright to all such Work Products.

A. CONTRACTOR and subcontractors shall maintain all fiscal records relating to such contracts in accordance with generally accepted accounting principles. In addition, CONTRACTOR and subcontractors shall maintain any other records necessary to clearly document:

1. The performance of the CONTRACTOR, including but not limited to the contractor's compliance with contract plans and specifications, compliance with fair contracting and employment programs, compliance with Oregon law on the payment of wages and accelerated payment provisions; and compliance with any and all requirements imposed on the CONTRACTOR or subcontractor under the terms of the contract or subcontract;
2. Any claims arising from or relating to the performance of the CONTRACTOR or subcontractor under a public contract;
3. Any cost and pricing data relating to the contract; and
4. Payments made to all suppliers and subcontractors.

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- B. CONTRACTOR and subcontractors shall maintain records for the longer period of (a.) six years from the date of final completion of the contract to which the records relate or (b.) until the conclusion of any audit, controversy or litigation arising out of or related to the contract.
- C. CONTRACTOR and subcontractors shall make records available to METRO, and its authorized representatives, including but not limited to the staff of any METRO department and the staff of the METRO Auditor, within the boundaries of the METRO region, at reasonable times and places regardless of whether litigation has been filed on any claims. If the records are not made available within the boundaries of METRO, the CONTRACTOR or subcontractor agrees to bear all of the costs for METRO employees, and any necessary consultants hired by METRO, including but not limited to the costs of travel, per diem sums, salary, and any other expenses that Metro incurs, in sending its employees or consultants to examine, audit, inspect, and copy those records. If the CONTRACTOR elects to have such records outside these boundaries, the costs paid by the CONTRACTOR to METRO for inspection, auditing, examining and copying those records shall not be recoverable costs in any legal proceeding.
- D. CONTRACTOR and subcontractors authorize and permit METRO and its authorized representatives, including but not limited to the staff of any METRO department and the staff of the METRO Auditor, to inspect, examine, copy and audit the books and records of CONTRACTOR or subcontractor, including tax returns, financial statements, other financial documents and any documents that may be placed in escrow according to any contract requirements. METRO shall keep any such documents confidential to the extent permitted by Oregon law, subject to the provisions of section E.
- E. CONTRACTOR and subcontractors agree to disclose the records requested by METRO and agree to the admission of such records as evidence in any proceeding between METRO and the CONTRACTOR or subcontractor, including, but not limited to, a court proceeding, arbitration, mediation or other alternative dispute resolution process.
- F. CONTRACTOR and subcontractors agree that in the event such records disclose that METRO is owed any sum of money or establish that any portion of any claim made against Metro is not warranted, the CONTRACTOR or subcontractor shall pay all costs incurred by METRO in conducting the audit and inspection. Such costs may be withheld from any sum that is due or that becomes due from METRO.
- G. Failure of the CONTRACTOR or subcontractor to keep or disclose records as required by this document or any solicitation document may result in disqualification as a bidder or proposer for future METRO contracts as provided in ORS 279B.130 and Metro Code Section 2.04.070(c), or may result in a finding that the CONTRACTOR or subcontractor is not a responsible bidder or proposer as provided in ORS 279B.110 and Metro Code Section 2.04.052.

### ARTICLE XI SUBCONTRACTORS

CONTRACTOR shall contact MERC prior to negotiating any subcontracts and CONTRACTOR shall obtain approval from MERC before entering into any subcontracts for the performance of any of the services and/or supply of any of the goods covered by this Contract.

MERC reserves the right to reasonably reject any subcontractor or supplier and no increase in the CONTRACTOR'S compensation shall result thereby. All subcontracts related to this Contract shall include the terms and conditions of this agreement. CONTRACTOR shall be fully responsible for all of its subcontractors as provided in Article IV.

### ARTICLE XII RIGHT TO WITHHOLD PAYMENTS

MERC shall have the right to withhold from payments due CONTRACTOR such sums as necessary, in MERC's sole opinion, to protect MERC against any loss, damage or claim which may result from CONTRACTOR'S performance or failure to perform under this agreement or the failure of CONTRACTOR to make proper payment to any suppliers or subcontractors. In addition for public improvement work, if a CONTRACTOR is required to file certified statements under ORS 279C.845, MERC shall retain 25 percent of any amount earned by the CONTRACTOR on the public works until the contractor has filed all required certified statements with MERC.

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If a liquidated damages provision is contained in the Scope of Work and if CONTRACTOR has, in MERC's opinion, violated that provision, MERC shall have the right to withhold from payments due CONTRACTOR such sums as shall satisfy that provision. All sums withheld by MERC under this Article shall become the property of MERC and CONTRACTOR shall have no right to such sums to the extent that CONTRACTOR has breached this Contract.

### ARTICLE XIII SAFETY

If services of any nature are to be performed pursuant to this agreement, CONTRACTOR shall take all necessary precautions for the safety of employees and others in the vicinity of the services being performed and shall comply with all applicable provisions of federal, state and local safety laws and building codes, including the acquisition of any required permits.

### ARTICLE XIV FULL AND INTEGRATED AGREEMENT

This Contract represents the entire and integrated agreement between MERC and CONTRACTOR and supersedes all prior negotiations, representations or agreements, either written or oral. This Contract may be amended only by written instrument signed by both MERC and CONTRACTOR. The laws of the state of Oregon shall govern the construction and interpretation of this Contract.

### ARTICLE XV COMPLIANCE

CONTRACTOR shall comply with federal, state, and local laws, statutes, and ordinances relative to the execution of the work. This requirement includes, but is not limited to, non-discrimination, safety and health, environmental protection, waste reduction and recycling, fire protection, permits, fees and similar subjects.

### ARTICLE XVI INTERGOVERNMENTAL COOPERATIVE AGREEMENT

Pursuant to ORS 279A and the Metro public contract code, Metro participates in an Intergovernmental Cooperative Purchasing program by which other public agencies shall have the ability to purchase the goods and services under the terms and conditions of this awarded contract. Any such purchases shall be between the Contractor and the participating public agency and shall not impact the Contractor's obligation to Metro under this agreement. Any estimated purchase volumes listed herein do not include volumes for other public agencies, and Metro makes no guarantee as to their participation in any purchase. Any Contractor may decline to extend the prices and terms of this solicitation to any or all other public agencies upon execution of this contract. Unless the Contractor specifically declines to participate in the program by marking the box below, the Contractor agrees to participate in the Intergovernmental Cooperative Purchasing program. **Contractor declines to participate in the Intergovernmental Cooperative Purchasing program or is not applicable to this Contract as indicated by the following initials \_\_\_\_\_.**

### ARTICLE XVII SITUS

The situs of this Agreement is Portland, Oregon. Any litigation over this agreement shall be governed by the laws of the State of Oregon and shall be conducted in the Circuit Court of the state of Oregon for Multnomah County, or, if jurisdiction is proper, in the U.S. District Court for the District of Oregon.

### ARTICLE XVIII ASSIGNMENT

CONTRACTOR shall not assign any rights or obligations under or arising from this Contract without prior written consent from MERC.

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### ARTICLE XIV SEVERABILITY

The parties agree that any provision of this Contract that is held to be illegal, invalid, or unenforceable under present or future laws shall be fully severable. The parties further agree that this Contract shall be construed and enforced as if the illegal, invalid, or unenforceable provision had never been a part of them and the remaining provisions of the Contract shall remain in full force and effect and shall not be affected by the illegal, invalid, or unenforceable provision or by its severance from this Contract. Furthermore, a provision as similar to the illegal, invalid, or unenforceable provision as is possible and legal, valid and enforceable shall be automatically added to this Contract in lieu of the illegal, invalid, or unenforceable provision. Any failure by MERC to enforce a provision of the Contract is not to be construed as a waiver by MERC of this right to do so.

### ARTICLE XX COUNTERPARTS

This Contract may be executed in counterparts or multiples, any one of which will have the full force of an original.

### ARTICLE XXI GENERAL CONDITIONS

All services and goods shall be of good quality and, otherwise, in accordance with the Scope of Work. Contractor agrees to provide all labor, tools, equipment, machinery, supervision, transportation, permits and every other item and service necessary to perform the work described in the contract documents. Contractor is responsible for cover up and protection of existing equipment/building materials to remain. Contractor is to maintain a worksite free of hazardous work conditions and construction debris. Contractor is responsible for cleanliness of work areas and should plan to pick up debris created during construction.

Contractor shall provide all services and materials necessary to complete the work in a professional manner, in compliance with applicable building codes and per industry standards and practices. All services and materials shall be provided by Contractor in accordance with the Scope of Work and in compliance with the Owner's schedule. Contractor agrees to comply with each and every term, condition and provision of the contract documents. Contractor may be subject to liquidated damages if work not in compliance with and Contract Agreement and any and all attachments.

#### **All work included in this Contract is subject to Prevailing Wage Laws and Rates**

A facility events schedule will be provided for the duration of the work. This schedule indicates the dates and approximate shifts that are currently available and unavailable to the Contractor to perform the required work, depending on the location in the building of the scheduled event, the type of event and the Work being conducted simultaneously with the event. Contractors work will be scheduled in accordance with the building's events schedule. Due to the likely possibility of additional "bookings" or cancellations of events in the building, this schedule may be modified, which may positively or negatively impact the work schedule. In the event of a schedule change, the Owner will notify the Contractor directly following the implementation of the change so that work plans may be modified accordingly. A formal project schedule is to be provided by the Contractor in accordance with the building event schedule and coordinated with the Project Manager prior to the start of any work.

Due to the nature of the Public Events Facility Industry, it will be necessary for the contractor to work closely with the Project Manager to coordinate day-to-day logistical requirements for the benefit of the Contractor and to afford Owner staff the necessary time to perform event or non-event related functions. Contractor shall coordinate all work with MERC Project Manager and schedule his work so as to minimize any disruption to the ongoing operations of the Expo Center. Generally, Contractor will be able to conduct work activities at any time as long as those activities do not impact or impede events in progress by noise, dust or construction material blocking access routes to events or facilities. Specific utilization of the areas on a day-to-day basis will be coordinated by the Project Manager or his designee and the Contractor Representative. This project may require Contractor to work "off hours" in order to complete the project in a timely manner as agreed upon with the Expo Center. Contractor will be working in an occupied functioning building and could expect to perform work in some areas prior to the building opening at 8:00 AM. It may be possible for the Contractor to work on weekends if the area is available and scheduled with the owner in advance and at no additional cost to the



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Owner. Safety for Contractor as well as general public and staff is a major concern. Contractor is to coordinate work with Project Manager and building staff and be prepared to section off and sign work areas as appropriate.

Contractor shall not interfere with scheduled events or prohibit any tenants or clients from accessing other spaces in the building. Loud noise can be an issue in the facility; therefore any work that may be louder than a hand drill or similar will need to be coordinated with EXPO, so as to not disturb events/clients. Dust control is the responsibility of the Contractor. Although work is expected to be in areas without impact on events, work will need to be done around building schedule. Schedule will need to be coordinated with MERC project manager Contractor shall work with EXPO provided schedule.

Owner will provide Contractor access to all areas as necessary to complete the work and access to on-site parking. Contractor shall be responsible for all of Contractor's equipment, tools and materials at all times, Owner shall not be held responsible for any theft

### ARTICLE XXII DELIVERY OF NOTICES

Any notice, request, demand, instruction, or any other communications to be given to any party hereunder shall be in writing, sent by registered or certified mail or fax as follows:

To Contractor: Dan Frakes  
Anderson Roofing Company  
PO Box 10085  
Portland, OR 97296-0085  
503-294-0306 fax

MERC: Josh Lipscomb  
MERC  
600 NE Grand Ave  
Portland, Oregon 97232  
503-797-1795 fax

CONTRACTOR

METROPOLITAN EXPOSITION RECREATION  
COMMISSION

By \_\_\_\_\_

By \_\_\_\_\_

Print Name \_\_\_\_\_

Print Name \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_

## Scope of Work – Attachment A

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MERC Contract No. 303004

### 1. Purpose and Goal of Work

MERC is contracting for roof repairs at several areas on Exhibit Halls A, C and D of the Portland Expo Center (EXPO), located at 2060 N. Marine Drive, 97217.

### 2. Description of the Scope of Work

Contractor is to provide all labor, materials, tools, equipment, and services necessary to complete roof repairs as specified below. Specific repair locations are as per the attached Portland Expo Center Partial Site Plan Google-earth Map (*Attachment "B"*).

#### HALL "A" AREA #1

- Provide City of Portland re-roofing permit.
- Remove and dispose of all existing roofing systems.
- Replace all bad decking on a time and materials basis, plus 15%. (Not to exceed amount to be negotiated with owner prior to rot repair).
- Remove and dispose of existing wall and cap metal.
- Provide and install a layer of Malarkey 401, self adhering base sheet over approved substrate.
- Provide and install Grace Ice and Water Shield over the top of the exposed parapet walls.
- Provide and install a mechanically attached layer of 3.1" Poly ISO over the base sheet at 16 fasteners per sheet.
- Provide and install tapered insulation at area of scupper drain to establish a 4 x4' sump.
- Provide and install a layer of ½" recover board in Type IV asphalt at 30 lbs. Per 100 sq ft.
- Provide and install 3" Perlite cant strip in Type IV asphalt or Tremco ELS mastic.
- Provide and install one ply of Tremco Polytherm in Type IV asphalt at a rate of 25 lbs per 100 sq ft.
- Provide and install two plies of Type VI glass ply in Type IV asphalt at a rate of 25 lbs per 100sqft, per ply.
- Provide and install all 4 lb lead, and/or stainless steel m/e/p and penetration flashings; primed with asphalt primer, set in ELS and sealed with two ply targets of Type VI ply sheet. (All pitch pockets to include stainless steel lids and all two piece lead flashings to be field soldered and counter flashed).
- Provide and install a layer of Tremco Powerply Smooth; back mopped in Type IV Asphalt at all canted areas. (Extending up the vertical 8" and onto the horizontal 4". While-secured at the top edge 10" on center).
- Provide and install an additional layer of Tremco Ice Fabric, set in Tremco Ice Adhesive at all canted areas. Extending 8" onto the horizontal surface).
- Provide and install vapor barrier over exposed interior walls extending down over secured base flashing detail and over the previously installed grace.
- Provide and install 24 gauge, pre-painted, liner, wall, and standing seam coping metal.
- Provide and install Tremco One Coat Aluminum surfacing at a rate of 3 gallons per 100 sq ft. (brush finish).
- Provide 2 year installer warranty.
- Provide 15 year manufacturer warranty.

## Scope of Work – Attachment A

MERC Contract No. 303004

### HALL "C" \_MISC.

#### ABANDONED "DOGHOUSE" CURBS

- Starting at the ridge of the raised roof area, provide pressure treated 2x on edge; enclosing the remaining, five, existing curb penetrations on four sides. While, extending tall enough to allow for a layer of 1" Polyiso to lay atop the remaining, existing sheet metal caps and flush out somewhat with the top edge of the pt 2x. (Secure the vertical lumber with Simpson L-brackets).
- Provide and install a layer of ¾", CDX, plywood, over the newly installed wood curbs.
- Provide and install 4" Perlite cant strip at base of secured curbs; set in mastic.
- Provide and install a layer of modified base sheet in mastic extending 2" above the top cant and 4" out from the bottom of cant.
- Seal the horizontal edges of the base sheet with a three course of mastic/mesh/mastic.
- Provide and install a layer of modified cap sheet set in mastic; extending over the three course and to the top edge of the curb; secured with nails.
- Provide and install a layer of high temp Ice and Water Shield over plywood; extending down 2" on all sides.
- Provide and install a 24 gauge, pre-painted, sheet metal cap over each curb; standing seams to run with the slope of the roof.

#### ABANDONED ROUND VENTS

- Remove and dispose of the two abandoned round vents.
- Remove the remaining roofing in a 2' x 2' area; centered over the vent opening.
- Provide and install a 2' x 2' x ¾" pt plywood at area over opening; infill with recover board as needed to bring flush or taller with top edge of remaining roofing.
- Provide and install two plies of modified base sheet over flushed infill; set in mastic and extending 4" past edge.
- Seal the horizontal edges of the base sheet with a three course of mastic/mesh/mastic.
- Provide and install a layer of modified cap sheet set in mastic; extending over the three course on all sides.

### HALL "D" \_FRONT/EAST ROOF AREAS

- Provide City of Portland re-roofing permit.
- Sweep clean the failed, existing, TPO membrane, roof surface.
- Remove existing roof drain screens and clamping rings; save for reuse.
- Cut back the TPO membrane at the drains; exposing the drain bodies.
- Provide and mechanically attach a layer of ½" recover board over remaining membrane. (Taper edges at drain area with ½" to 0" x 6" tapered edge.)
- Provide and install an additional layer of ½" recover board in Type IV asphalt at 30 lbs. Per 100 sq ft. (staggering all edges minimum of 12" and tapering edges at drains with tapered edge.)
- Provide and install 3" Perlite cant strip in Type IV asphalt or Tremco ELS mastic.
- Provide and install one ply of Tremco Polytherm in Type IV asphalt at a rate of 25 lbs per 100 sq ft.
- Provide and install two plies of Type VI glass ply in Type IV asphalt at a rate of 25 lbs per 100 sq ft, per ply.

## Scope of Work – Attachment A

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- Provide and install a 4" one-way breather vent for every 500 sq ft, per roof area; primed with asphalt primer, set in ELS and sealed with two ply targets of Type VI ply sheet.
- Provide and install all 4 lb lead and/or stainless steel m/e/p and penetration flashings; primed with asphalt primer, set in ELS and sealed with two ply targets of Type VI ply sheet. (All pitch pockets to include stainless steel lids and all two piece lead flashings to be field soldered and counter flashed).
- Provide and install a layer of Tremco Powerply Smooth; back mopped in Type IV asphalt at all canted areas. (Extending up the vertical 8" and onto the horizontal 4". While secured at the top edge 10" on center).
- Provide and install an additional layer of Tremco Ice Fabric, set in Tremco Ice Adhesive at all canted areas. (Extending 8" onto the horizontal surface)
- Provide and install vapor barrier over exposed interior walls extending down over secured base flashing detail.
- Provide and install high temp Ice and Water Shield over remaining coping metal.
- Provide and install 24 gauge, pre-painted, liner, wall, and standing seam coping metal.
- Reinstall drain rings and screens.
- Provide and install Tremco One Coat Aluminum surfacing at a rate of 3 gallons per 100 sq ft. (brush finish).
- Provide 2 year installer warranty.
- Provide 15 year manufacturer warranty.

### 3. Deliverables/Outcomes

- Contractor is to provide two (2) printed copies and one (1) electronic copy of O&M Manuals and Warranty Information for all Equipment/Materials

Google earth

feet  
meters

100

600



HALL "C" - WSC

HALL "D" - FRONT/EAST

HALL "A" - REAR

