

Greater Dayton Regional Transit Authority
Roof Replacement Services – 901 South Ludlow, Dayton, Ohio
Scope of Work (Amended)

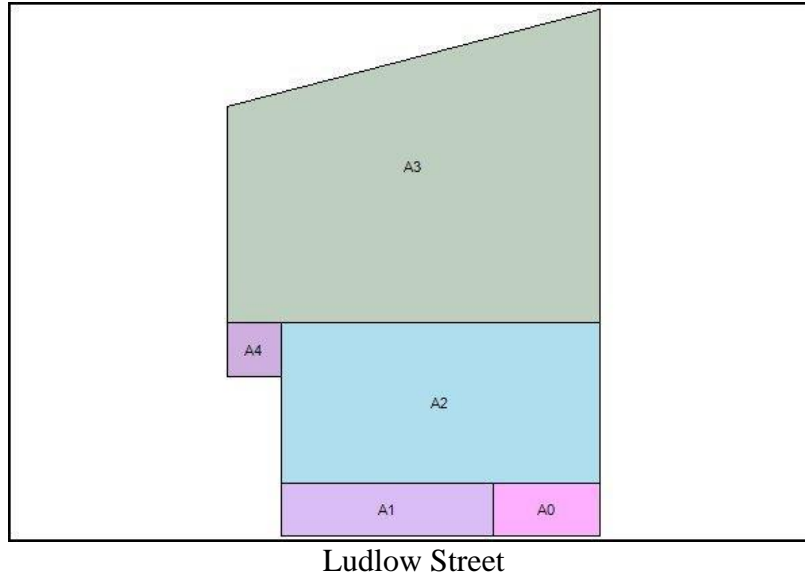
The Greater Dayton Regional Transit Authority (RTA) is a public transit agency organized pursuant to Ohio Revised Code, serving the greater Dayton area. The RTA is Ohio's fourth-largest public transit system and consists of a fleet of diesel, electric trolley and hybrid buses. RTA is one of only 5 transit systems nationally to operate electric trolley buses. RTA operates 29 routes throughout Montgomery County and limited areas of Greene County.

The RTA operates out of two campuses and four transit centers comprising over 14 buildings in excess of 733,000 square feet, including the historic 13-story Wright Stop Plaza Tower with adjacent buildings located at 4 South Main Street, Dayton as well as operates numerous substations and bus stops contained within RTA's overall transit system.

RTA desires to obtain qualified roofing contractors to provide roof replacement services for a two-story RTA building located at 901 South Ludlow Street, Dayton, Ohio.

Specific requirements are as follows:

- Contractor should obtain all required permits and cost should be included in the project.
- Complete tear-off of existing roof down to metal decking (substrate) for **Areas A0 & A1** (approximately 40' x 242' sf), **Area A2 Low Bay** (approximately 119' x 161' sf, *which excludes* approximately 3,240 sf from the SW corner of the low bay previously remediated), and **Area A2 High Bay** (approximately 80' x 81' sf).
- **The existing roof is a 2 layer system and is wet saturated. RTA is of the belief that the current roof has varying degrees of thickness with Roof Area A0/A1 exhibiting a thickness between 3" to 5 ½" thick with the majority of the underlying substrate wet. Roof Area A2 Low Bay is believed to be 3" thick with a wet substrate, and Roof Area A2 High Bay is 3" thick with a mix of wet & dry substrate (dry perimeter). RTA has no information to provide concerning the composition of the underlying insulation and substrate materials but is of the belief that the roof deck is metal in most, if not all locations. However, the contractor is expected and should rely on their professional judgment, expertise, and industry standards to determine if these conditions currently exist.**
- Substrate **decking** should be inspected after existing roof system is removed and RTA should be advised if any repair or replacement is recommended. All roofing components removed to dumpsters should be disposed of off-site. Project roof height range from 19'-32'.



- Roof areas A3 and A4 are excluded from this procurement.
- New **R-25** insulation shall be installed using a two-layer process (preferred), staggering all joints using screws and plate. The base layer of insulation shall be flat with the top layer of insulation tapered to each of the 11 drain locations (A0/A1 = 4 drains, A2 Low Bay = 6 drains, A2 High Bay = 1 drain), **if appropriate. If a contractor is of the professional opinion that a two-layer tapered insulation system should not be utilized, then RTA recommends that an approved equal request be submitted with appropriate rational and justification.**
- Contractor shall install **a minimum of 50 mil single ply PVC deck membrane** mechanically fastened over all installed insulation. **Approved equals include Dura-Last Roofing System, John Manville PVC deck membrane, and Sikaplan Roof System.**
- A **minimum of 50 mil single ply PVC parapet membrane** shall be installed at all wall locations, fastened at the base, extended over walls and terminated on the opposite wall location. **Wood blocking should be replaced as necessary. Metal coping should be replaced at all existing locations. Additional metal coping should be installed at all parapet locations without coping and color and installation should be coordinated with RTA.** Interior wall locations shall be fastened at the base and flashed up the wall a minimum of 8 inches and terminated. No deck sheet materials should be used. Two-piece metal edge detail shall be used at all parapet locations.
- **RTA will correct tuck-pointing issues in parapet walls outside of this procurement.**
- Contractor shall install custom prefabricated stacks, curbs, drains, and pitch pan flashings on all applicable penetrations on the roof meeting industry standards. New Thru-wall scupper/collector boxes shall be used as required. **RTA will address interior drainage system issues outside of this procurement.**

- Gravity roof vents (3) located on Roof Area A0/A1 should be replaced.
- Caped curbs should be removed and replaced as appropriate.
- Skylight covers should be removed and replaced.
- Two-way air vents shall be installed every 1,000 square feet of roof deck or as specified by the manufacturer.
- Walkway Pads should be installed (heat welded) around service area locations as required.
- Jobsite shall be left clean and free of debris on a daily basis and upon completion.
- Contractor pricing shall be tax exempt utilizing prevailing wage for Montgomery County, Ohio. Bids should be separated into Area A0/A1, Area A2 Low Bay, and A2 High Bay pricing with RTA reserving the right to accept a single roof area for award, two roof areas, or all three roof areas for award with priority given to Roof Area A0/A1 for award. A single award to one contractor will be made.

Contractor shall acknowledge and agree to execute any necessary submittals as well as agree to all terms and conditions posted at the RFQ Small Purchase Clauses & Submittals section contained at <http://proc.greaterdaytonrta.org/>.

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