

**EXHIBIT A**  
**Scope of Work**  
**PORT OF CHELAN COUNTY**  
**Olds Station – IB No. 9 Awning Repair**

The awning located on the west side of Industrial Building No. 9 located at 2605 Chester Kimm Road in the Olds Station Business Park needs minor repair work to address multiple locations where water is entering the awning interior envelope and causing leaks on the underside of the awning. An inspection of the awning's roofing system has been performed and the following items have been identified as primary contributors to the leaking:

- Deterioration of sealant and foam closures on the upslope side of the awning;
- Failing sealant at miscellaneous flashing seams; and
- Failing sealant at gutter seams.

The Port of Chelan County is soliciting estimates for performing the work necessary to repair this awning. To provide a baseline for comparing estimates, unit price item descriptions have been established for the work and are available in the attached **Exhibit B**, Schedule of Prices. **Figure 1** also provides an overview of the work to be performed.

Repair Foam Closures

The price per each shall cover the complete cost of providing all materials, equipment, and labor necessary to replace and re-seal the existing foam closure strips on the upslope side of the awning. The price includes, but is not limited to: removing all old sealant and closure strips; cleaning the roof for proper application of the new sealant; providing new polyethylene foam closures; applying new sealant around the foam closures; disassembly and re-assembly of any roofing system components required to repair the foam closures; and cleaning up the worksite. The work will be paid for per each closure installed.

Repair Misc. Seam Sealant

The unit price shall cover the complete cost of providing all materials, equipment, and labor necessary to remove and replace sealant at various seams between the metal roofing components. The price includes, but is not limited to: removing all old sealant; cleaning the roof for proper application of the new sealant; installing sealed fasteners at all seams; applying new sealant at the seams; and cleaning up the worksite. Assume four (4) fasteners will be installed per linear foot (lf) of seam. The work to repair the sealant will be paid for per linear foot.

Gutter Cleaning and Sealant Repair

The lump sum price shall cover the complete cost of providing all materials, equipment, and labor necessary to clean and re-seal the existing gutter. The price includes, but is not limited to: clearing the gutter of all existing debris; removing any sediment from the gutter; removing all old sealant at each of the gutter seams; cleaning the gutter seams for proper application of the new sealant; applying new sealant at each seam; and cleaning up the worksite. Assume there are a total of fourteen (14) seams along the length of the gutter, each approximately 2.5 lf in length. The work to repair these seams and clean the gutter will be paid for as a lump sum.

Sealant for the repair work described above shall be BASF MasterSeal NP1 High Performance Polyurethane Sealant. Fasteners used for the repair work shall be Zinc-plated Tek screws or rivets with NEO-EPDM washers.

Site safety is the sole responsibility of the Contractor and shall be in accordance with OSHA regulations. Safety rigging, power, water for gutter cleaning, and sanitary facilities required for the work shall be provided by the Contractor and are incidental to the overall project cost. Work must be completed and inspected by November 22, 2017. Contractor shall warranty work for one (1) year. Any leaking associated with repair work within one (1) year shall be repaired for no additional cost.

**Exhibit B**  
**Schedule of Prices**  
**PORT OF CHELAN COUNTY**  
**Olds Station – IB No. 9 Awning Repair**

<b>Item</b>	<b>Description</b>	<b>Units</b>	<b>Qty.</b>	<b>Unit Price</b>	<b>Total Price</b>
1.	Repair Foam Closures	EA	160	=\$ _____	=\$ _____
2.	Repair Misc. Seam Sealant	LF	10	=\$ _____	=\$ _____
3.	Gutter Cleaning and Sealant Repair	LS	1	=\$ _____	=\$ _____
<b>SUBTOTAL</b>					=\$ _____
<b>SALES TAX (8.2%)</b>					=\$ _____
<b>TOTAL BID INCLUDING SALES TAX</b>					= \$ _____



**MISC. SEAM**



**GUTTER DEBRIS**



REPAIR MISC. SEAM  
SEALANT

GUTTER CLEANING AND  
SEALANT REPAIR

REPAIR FOAM CLOSURES, TYP.

**AWNING OVERVIEW**



**GUTTER SEAM**



**FOAM CLOSURE**

07/12/2017

j:\data\pcc\216-004\01 - olds station\199 - general services\ta-102\figure 1 - awning repair overview.dwg



**FIGURE 1- IB NO. 9 AWNING  
REPAIR OVERVIEW**