Proposed Scope of Work
for
Flashing Repairs at the
Narragansett Indian Health Center

51 Old Mill Road
Charlestown, RI

June 14, 2021

OVERVIEW

There is a ledge at the two levels between the basement and the first floor where there is a change in the vertical plane of the building. The Contractor installed a roll lead flashing that was meant to negotiate the curvature of the building and cover these shelves.

This is the present condition of the lead flashing that was installed:

1. The lead flashing appears to be eroding away by the tannin from the building's exterior cedar siding.
2. There are no end dams so water is getting in at all of the horizontal lap seams.
3. The lead flashing has no substrate beneath it so it appears that under heat it is beginning to sag, which has created a pocket that holds water that is entering the building envelope.

SCOPE OF REPAIR

Remove all of the lead flashings, install a pitched substrate, cover the pitched substrate with Vycor or equal high temperature rated waterproof substrate, provide a custom fabricated enamel coated aluminum flashing installed with clips and provide fold and locked seams at the horizontal end joints, installed at a 20 degree angle.

See attached SK-HCF-01 Sketch for details.

In addition:

1. Install a high temperature ice and water barrier should be installed that should return the face of the building to create a positive shed.
2. Perform a water test to be done to confirm flashing efficacy.
3. Use either 1100 or 3003 Aluminum alloy with enamel coating over all raw surfaces and edges. Fasteners shall be compatible with the aluminum alloy.
4. Photo document the deconstruction of the existing system and installation of the new system.
5. There are portions of the exterior finish that need to be removed and reinstalled new in order to install the flashing correctly. Install as follows:
    a. Moisture content within the siding should be confirmed prior to applying any finishes. Moisture levels should be 9% or less. Finishes should not be applied with the chance of rain within 24 hours after application
    b. Apply two coats of Sansin ENS Enviro Stain as per the manufacturer's directions. Product may be applied with a hand sprayer or airless equipment with a .011-.013 tip. Set pressure to insure desirable spray pattern.
    c. All replacement beveled siding shall match existing and shall be installed with stainless steel nails and shall be of a clear vertical grain grade.

d. All butt joints to include a backer flashing at the joint. The flashing is to be enamel coated aluminum.

6. The contractor shall protect ALL adjacent surfaces from damage including landscaping. All adjacent surfaces shall be returned to their pre-work conditions.
7. The contractor shall be responsible for daily clean-up of the site and make safe all equipment from access by unauthorized personnel.
8. The contractor shall clean all adjacent surfaces of any over spray or debris left by the work the contractor performs. In the event the contractor does not comply with these requirements, the Owner reserves the right to hire their own crews to complete the cleanup/ restoration work and deduct the cost of that work from any balances owed to the contractor.
9. The contractor agrees to complete the work according to the manufacturer's directions, applicable industry standards within the customary standards of care and within a mutually agreed time schedule that may be weather dependent.
10. The contractor agrees to staff the work with qualified, experienced personnel in quality and quantity adequate to complete the work in the shortest time frame.
11. The contractor shall provide all labor and materials including taxes for the work.
12. The contractor shall view the site prior to bidding the work. In submitting a bid for the work the contractor acknowledges the existing site conditions and accepts the site as is.
13. Any work performed without the submission and prior approval of any additional work will be done at the contractor's peril. Requests for Change Orders (RCO) shall be submitted prior to performing any additional work. If such work is undertaken without such approvals no payment will be made for that work.
14. No substitutions shall be made with prior written approval by the owner.

OPTION #1:
To provide an electronic leak detection system between the flashing and substrate to be tied into the building alarm system.

BID FORM and RFI's

All Requests for Information (RFI's) and Bid Forms shall be directed to **Von Salmi and Associates, Inc.** to the attention of **Von Salmi and Heather von Mering**:

Von Salmi
President
von@vonsalmi.com

Heather R. von Mering
Vice President
heather@vonsalmi.com

Bids are to include all costs associated with this Scope of Repair. **Bids are due June 28, 2021 at 4:00 pm.**

REQUIRED SUBMITTALS

The contractor shall provide the following:

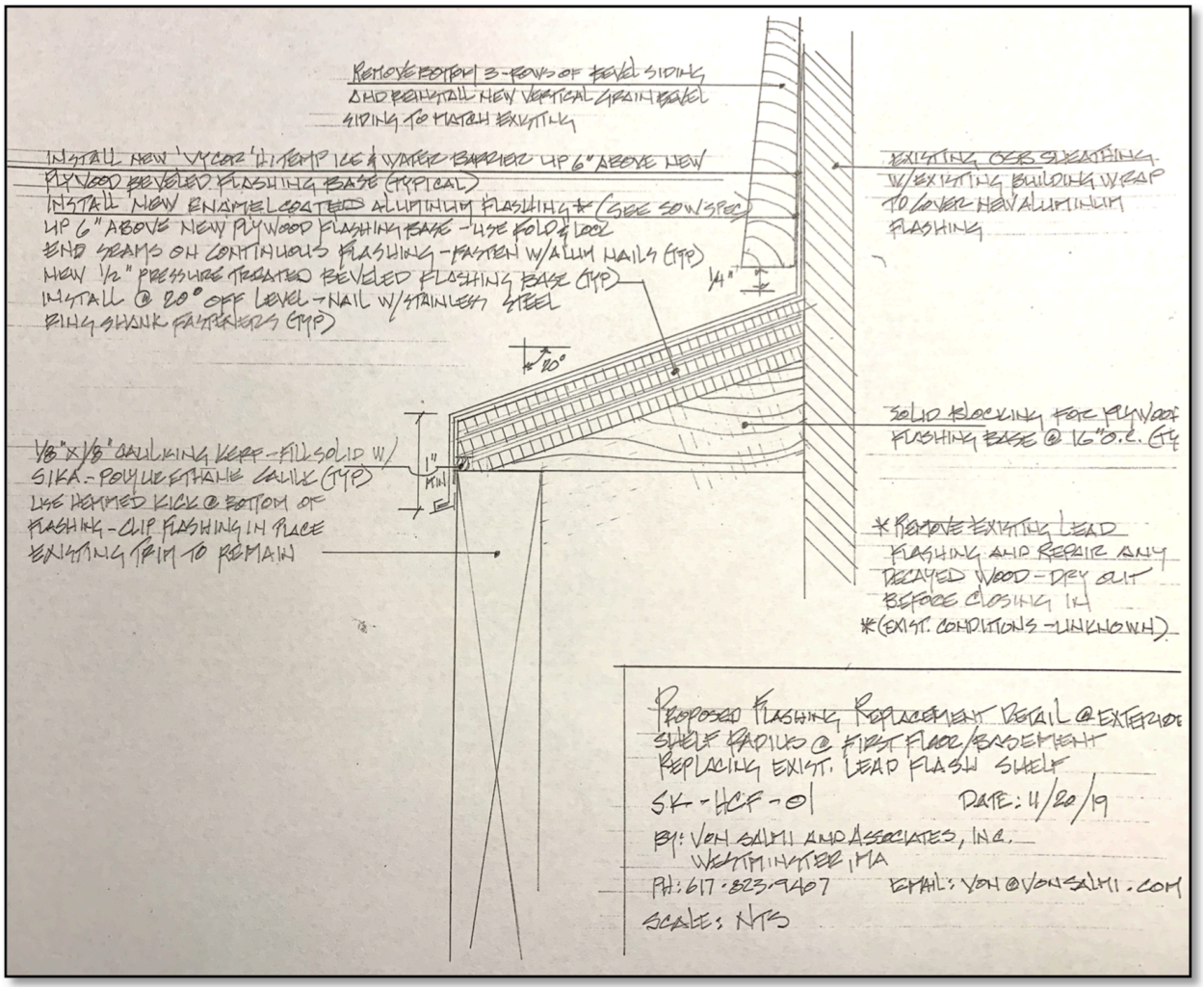
- Schedule detailing the amount of time required to complete the work
- Certificates of Insurance must provide evidence of Commercial General Liability limits of liability no less than $1,000,000 per occurrence and $2,000,000 in general aggregate, Workers Compensation with Statutory Limits for the State of RI, Automobile Liability for any vehicles used to provide services to this agreement, and Excess Liability Limits of $5,000,000. The Narragansett Indian Health Center and Narragansett Indian Tribe are to be added as additional insured as respects to the Commercial General Liability.

- There will be a 'Site Conduct Document' included in the contractual package delineating site policies while work is being conducted on site.
- Contractor shall provide a one (1) year warranty on all workmanship. Those item that are not warranted by the manufacturer shall be warranted by the contractor for a period of one year. Warranty dates shall commence from the date of the completion of the project. Defective workmanship extends beyond the period of the warranty and is not limited to one (1) year. Completion shall be defined as 'the time when the work has been completed to the point at which the project can be used in the manner in which it was designed for.'
- Flashing samples and profiles
- Finish samples
- Water proofing substrate samples
- Option #1 submittals (if chosen)
- COVID-19 Safety Precautions Plan

All work shall conform with the requirements of the IRC 2015 and all current municipal building codes of the adjacent towns to the reservation. Sheet metal work shall conform to all current SMACNA standards.

In accordance with Pub. L. 93-638, to the greatest extent feasible, NIHC will give preference in employment, and in the award of subcontracts, to enrolled members of the Narragansett Indian Tribe, to other enrolled Indians, and to Indian-owned economic enterprises as defined in 25 USC 1452 (Indian ownership must constitute not less than 51% of the enterprise). In making hiring decisions and procurement awards under the Project, NIHC will consider qualifications, skills, prior work experience, references, and a record of past performance on similar projects to identify responsible individuals and entities who have the demonstrated ability to perform successfully in accordance with the requirements of the Project and the position or scope of work. NIHC retains the sole discretion to make hiring and procurement decisions that are in the best interest of the NIHC and the timely and successful completion of the Project.

SK-HCF-01



Von Salmi and Associates, Inc.
P.O. Box 425, Westminster, MA 01473 Tel: 617-823-9407 web: www.vonsalmi.com

Bid Form

Date: _____ **Bid Due Date:** 06/28/2021 at 4pm

Project: Flashing Restoration

All Requests for Information (RFI's) and Bid Forms shall be directed to **Von Salmi and Associates, Inc**. to the attention of Von Salmi and Heather von Mering:

Von Salmi	**Heather von Mering**
617.823.9407	617.283.9323
von@vonsalmi.com	heather@vonsalmi.com

I do hereby submit my lump sum bid to provide the work described below for $_____ project as follows:

1. I have examined the site conditions and the Contract Document and understand their requirements. All work shall be in strict conformance with the plans, specifications, and the Constructions Documents. Exceptions shall be as noted elsewhere on this form.

2. I do hereby submit the following breakdown for my Schedule of Values for work being bid:

	Materials	**Installation**	**Total**
A. Provide labor and materials to remove existing flashing and damaged trim:			
B. Provide labor and materials to frame new flashing base:			
C. Supply and install, approved through submittals, flashing as per plans and specifications:			
D. Supply and install trim and siding as per plans to provide a permanent flashing detail around the building:			
E. Supply and install specified finishes for new trim as specified:			
F. Provide and install all protection and clean up upon completion. Restore landscaping to previous condition:			

G. Provide Excess insurance policy coverage to $5,000,000: _____ _____ _____

Total: _____ _____ _____

3. I do hereby provide pricing for the following Alternatives to the basic bid:
   Electronic Leak detection system (Spec. TBD): _____

4. I agree to provide work for the following unit prices (unit prices shall include all markups):

   Hourly Cost of Work: _____

   Percent Markup on all Materials: _____

5. I agree to complete my work in accordance with the job schedule.
   This schedule may be altered by agreement of parties.

6. My bid is based on the following clarifications and qualifications:

7. Progress Payments payable in : **Monthly** installments

   Subcontractor: _____

   Address: _____

   _____

   Contact: _____

   Phone Number: _____

   Email: _____

   Signed By: _____

   Print Name and Title: _____

   Date: _____

8. I certify that my firm/company, nor any of its principals, are debarred, suspended, or otherwise excluded or ineligible for participation in Federal programs, contracts, or activities.

   Certified By: _____

   Print Name and Title: _____

Code of Conduct
for
Narragansett Indian Health Center

51 Old Mill Road
Charlestown, RI

June 14, 2021

Hours of Operation

Hours of Operation are from *8:30 AM to 4:30 PM from Monday through Friday.

No work beyond 4:30 pm or weekend work is allowed unless directly directed by the Director Autumn leaf Spears.

Access

The Supervisor will be required to sign in and out the members of their crew and attending subcontractors on a daily basis, with the main receptionist (upper level) in the Clinic Space.

Anyone requiring access to enter the Clinic Space for any reason must adhere to answering a COVID-19 Questionnaire and have their temperature taken daily by Clinic Staff. A surgical mask will be provided and is required to be worn inside the building at all times. Masks must be worn at all times feasible while working on the Property.

NIHC has the right to determine whether or not the individual(s) will be allowed to enter the clinic based on their responses to the questionnaire. No one will be allowed to enter the Clinic, if they have a temperature of 100.0 F degrees.

All entry for the project to be from the left side of the building.

While on Tribal Lands be respectful and observe local speed limits and rules of the road.

Dress Code

T-shirts / shirts should have no political or controversial language or depictions on them.

Clothes should be clean, professional, and should be appropriate for the type of work being performed.

Bathroom

Provide portable site facilities appropriate for the crew size with appropriate cleaning station and cleanser for COVID 19 measures as recommended at the time of the work by tribal, local boards of health, and CDC guidelines.

No other bathrooms should be used or accessed, even for washing up.

Lunch Break / Coffee Breaks

All lunch and coffee breaks are to be taken out of site of the patient entrance.

Daily Cleaning

All work areas are to be left "Broom Clean" at the end of each day.

Any and all debris or material should be neatly stored out of site until it can be removed from the site. Provide onsite storage facilities for materials to be kept at the site.

Debris Removal / Trash

Food Waste / Food Packaging – Contractor will provide a specially marked containers for all "food" related trash as this trash will be removed daily by the contractor.

Dumpsters will be located in designated areas. Paving and adjacent areas will be protected. Provide covers for dumpsters to prevent windblown and animal accessed trash from being spread around the site.

General Trash / Debris – Contractor will provide containers for general trash. No food waste should be mixed with the General Trash.

Smoking

There is absolutely no smoking or smoking materials on or near the Health Center.

There shall be a designated smoking area with an appropriate disposal container provided by the Contractor

This includes no e-cigarettes.

Loitering / Conversations

No loitering or long conversations near the entrances to the building.

No swearing or inappropriate or offensive language is allowed.

Communication should be professional and courteous to the patients entering the site.

Confidentiality

Any incidents or interactions with neighbors or patients to the site, must be reported immediately to the project supervisory staff and the NIHC representatives.