ALASKA, REGION 11
KLONDIKE GOLD RUSH NATIONAL HISTORICAL PARK

Pantheon Saloon and Red Front Buildings Roof Recover

PROJECT SPECIFICATIONS

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SECTION 07 54 19 – POLYVINYL-CHLORIDE ROOFING

ATTACHED EXHIBITS, AND FORMS

- Exhibit A – 1997 Select Restoration Drawings – For Reference Only
- Exhibit B – Photo Library – Existing Conditions
- Exhibit C – Identification of Parapet Caps and Roofing to be removed by NPS Day Labor
- Exhibit D – Custom Flashing Profile Drawing

- National Park Service CM-16 Submittal Form
- National Park Service Hot Work Permit Form

PART 1 DESCRIPTION OF WORK

1.1 Background:

The Pantheon Saloon building is a two-story wood framed structure built in 1897. It is listed on the National Historic Register. It was restored in 1998-2000. The restoration included a bituminous built-up roofing membrane. The restoration's membrane is now 26 years old; it was repaired around the scupper in the NE corner in 2023. It still leaks in this area under certain weather conditions and is delaminating from the roof decking on a majority of the roof.

The Red Front building, attached to the Pantheon Saloon, is a NPS reconstruction of an historic building built in 1898 and demolished/destroyed during the late 1920s. Reconstruction was during the time frame as the Pantheon restoration that included the same bituminous built-up roofing membrane and is delaminating in the same fashion as the Pantheon Building.

1.2 Project Location: White Pass Administration Building, 307 Broadway Street (NW corner of Broadway and 4th Ave.), Skagway, AK 99840.

1.3 Work Covered by the Contract Documents:

A. Recover the Pantheon/Red Front buildings with a new membrane according to the specifications and exhibits.

B. Provide manufacturer provided shop drawings of all installation details for NPS review and approval prior to purchase of materials. Installation details shall specifically represent and coordinate with existing conditions and adhere to the requirements of the contractor and manufacturer warranty.

C. Accommodate the following items-to-remain: Brick Chimney. Reference Exhibit B

1. The existing boiler flue on the Red front Building to be removed and patched by NPS Day Labor and recovered by contractor. Boiler was replaced with a heat pump, and the flue is no longer in use.

D. Schedule work in collaboration with the Park Representatives. Park maintenance staff will remove the metal parapet caps, wooden panels and copper gutter before to the arrival of contractor crews. Park maintenance staff will reinstall those items after the contractor crews leave the site. Reference Exhibit C. Contractor and manufacturer warranties shall accommodate work performed by Park Maintenance staff.

E. Provide 270 feet of custom bent flashing, matching existing flashing material and color, for NPS maintenance staff installation after the departure of the contracted work. Reference Exhibit D.

1.4 Period of Performance: All contractor preformed work shall be completed and accepted by NPS prior to June 30th, 2027.

1.5 NPS Provided Day Labor and Materials

A. NPS Day Labor will remove parapet caps, install custom flashing provided by contractor, and reinstall parapet caps. Reference Exhibit B

B. NPS will replace roof decking and make any repairs to framing due to water infiltration in NW corner of Pantheon roof from the scupper to the chimney prior to contractor arrival. Reference Exhibit B

C. NPS will provide and install permanent roof mounted fall protection posts prior to arrival of contractor. Reference Exhibit B

D. NPS will remove and reinstall gutter on the west eave of the Red Front Building.

E. NPS will remove existing rolled roofing on the Pantheon Saloon and Elevator Shaft. Camphor strips from the elevator shaft to all for termination strip to be attached to the vertical face of the framing, under the parapet cap. Reference Exhibit C

F. NPS will remove existing Boiler Flue and patch the penetration prior to arrival of the contractor. Reference Exhibit C

G. NPS will construct Safway Scaffold System on west side of building for roof access.

1. NOTE: Contractor employees must complete scaffold use safety training prior to authorization for use.

PART 2 EXISTING UTILITIES

2.1 Contractor shall be responsible for locating and preventing damage to known utilities. If contractor damage occurs, alert CO and COR as soon as safely possible, and repair utility at no additional expense to the Government. If damage occurs to an unknown utility, contact CO and COR as soon as safely possible.

2.2 Existing Utility Interruptions: Coordinate utility shutdown with the COR Park Representative, for the shortest duration and least invasive time for the building inhabitants.

PART 3 CONTRACTOR'S USE OF PREMISES

3.1 Conduct of Operations: The contractor shall always conduct operations in conformance with the rules and regulations promulgated by the Secretary of the Interior for the National Park Service, and applicable park rules and regulations prescribed by the Park Superintendent.

(https://www.nps.gov/klgo/learn/management/lawsandpolicies.htm)

A. Smoking is not permitted within any Federal building or within 25 feet of entrances, operable windows, or outdoor air intakes.

3.2 On-site work hours: Work shall be generally performed during normal working hours of 7 a.m. to 5:50 p.m., Monday through Friday.

A. Work on Saturdays, Sundays, Federal holidays, early morning, or at night may not be performed without prior consent from the CO and COR. Submit requests for work outside of the stated normal business hours to the CO and COR for approval at least 48 hours in advance of the work.

B. Holidays and the specific day that each holiday is recognized for each year can be found at the following site: https://www.opm.gov/policy-data-oversight/pay-leave/federal-holidays/#url=Overview

3.3 Contractor Use of Site:

A. General: Contractor shall have limited use of the site for construction operations. Limit use of premises to the immediate work area and access points.

B. Driveways and Entrances: Keep driveways, access roads, and entrances serving premises clear and available to Government, Government's employees, and emergency vehicles. Do not use these areas for parking or storage of materials. Schedule deliveries to minimize use of driveways and entrances.

C. Utilities

1. General: Cost or use charges for temporary facilities shall be included in the Contract Sum.

2. Water Service is available for use by the contractor.

3. Electric Power Service is available for use by the contractor.

4. Toilets are available by the contractor during normal business working hours at the Mascot Saloon on Broadway & 3rd Ave and at the public restrooms on 6th Ave.

D. Security and Protection facilities:

1. Environmental Protection: Provide protection, operate temporary facilities, and conduct construction in ways and by methods that comply with state and federal environmental regulations and that minimize possible air, waterway, and subsoil contamination or pollution or other undesirable effects.

3.4 Storage - Staging Areas:

A. Confine storage of materials and equipment to the areas coordinated with the park representatives.

3.5 Housekeeping:

A. Keep project neat, orderly, and in a safe condition at all times.

1. Dispose of waste materials and recycling legally outside the park. The contractor shall not use park dumpsters.

2. Address Recycling: Government goal is to salvage and recycle as much nonhazardous construction waste as possible. Use sustainable methods to extent possible during this project, recycling material as is probable with local means. Maintain accurate documentary records for submittal of all recycled materials used including fly ash and slag cement.

3.6 Full Government Occupancy: Government staff and park visitors will occupy buildings surrounding the project work area the entire period of performance. Cooperate with Government during construction operations to minimize conflicts and facilitate Government usage. Perform the Work so as not to interfere with Government's day-to-day operations. Maintain existing exits, unless otherwise indicated.

1. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from the CO or COR.

2. Protect the work area and access points from unauthorized entry.

3. Maintain existing building in a weather tight condition throughout construction period. Repair damage caused by construction operations. Protect building and its occupants during construction period.

3.7 Photo Documentation: Contractor must provide existing condition, progress and completion photos. All photos shall be in focus, show maximum range of depth of field general photo and then close up detail photo as needed. Shall be in JPEG digital form and submitted electronically by email minimum within 2 days from time of taking or as approved by COR.

A. Existing Condition Images: Before starting construction, take color, dated, digital images of project site and adjacent property/roads/etc. that may be impacted by construction activity/traffic. Include existing items to remain or be salvaged from different vantage points and with context for location identification.

B. Construction Progress Images:

1. Document all sub-surface work/ trenches etc. prior to backfill with photos covering enough overall field view to show location and then zoom in for details. (Locations and dimensions shall also be noted on as built drawing set.)

2. Maintain organized index for photos with date, description, etc..

3. Additional images as needed when questions or emergency situations occur. Submit within 24 hours.

C. Completion Images:

1. Document all completed work within scope of work.

2. Maintain organized index for photos with date, description, etc..

3. Additional images as needed when questions or emergency situations occur. Submit within 24 hours.

3.8 Fire and Life Safety: As a minimum, conduct one weekly 15 minute "toolbox" safety meetings. These meetings shall be conducted by a foreman or supervisor and attended by all construction personnel at the worksite. Topics need to coincide with work scheduled for the following week. Document and submit meeting minutes to the CO and COR within one day after the meeting and document the meetings on the daily reports.

A. Comply with the requirements of NFPA 241 (Standard for Safeguarding Construction, Alteration, and Demolition Operations). Take all necessary precautions to prevent fire during construction. Provide adequate ventilation during use of volatile or noxious substances.

B. Store and handle hazardous materials in accordance with manufacturers and OSHA 29CFR1926 Subpart D requirements. Maintain readily available, on site, MSDS/Safety Data Sheets (SDS) for each chemical.

1. Immediately report all spills of hazardous materials to the CO, COR and park.

2. Maintain a spill emergency response kit.

3. Train employees how to respond to a spill and use the emergency response kit.

PART 4 EXAMINATION OF THE SITE

4.1 All bidders are urged to visit the job site and examine existing conditions before submitting bids. Contractors will be accountable for understanding existing conditions. No cost changes for items viewable during site visit will be allowed.

PART 5 EXECUTION

5.1 All equipment shall be installed so to provide manufacturer, servicing, and safety clearances.

5.2 All equipment, piping, and accessories (existing to remain and new) shall be furnished and installed as a complete and functional system upon completion of the work.

5.3 All equipment and accessories shall be installed according to their manufacturer's specifications and installation requirements.

5.4 All equipment and installations shall be provided in conformance with the following codes:

2024 International Building Code
2024 International Existing Building Code
2024 Fuel Gas Code
2024 Mechanical Code
2023 National Electric Code (National Fire Protection Agency, NFPA 70)

PART 6 ACCIDENT PREVENTION

6.1 Description: The work of this section consists of establishing and implementing an effective accident prevention program (APP) and providing a safe environment for all personnel and visitors.

6.2 Submittals:

A. Accident Prevention (Safety) Plan (APP): Submit a site-specific accident prevention (safety) plan. The Plan shall be written to comply with OSHA and project requirements (a generic plan is not acceptable) including but not limited to the following:

1. Name and qualifications of responsible supervisor to carry out the program.

2. First aid and rescue procedures.

3. Training, both initial and continuing.

4. Outline of each phase of the work, the hazards associated with each major phase, and the methods proposed to provide for property protection and safety of the public, National Park Service personnel, and Contractor's employees. Identify the work included under each phase, with a Job Hazard Analysis (JHA)/Job Safety Analysis (JSA), etc. A sample JHA template may be provided upon request.

5. Planning for possible emergency situations, earthquake, explosions, fires, floods, power outages, and storms. Such planning shall take into consideration the nature of construction, site conditions, and degree of exposure of persons and property.

6. Contractor to identify nearest location of medical facility for emergencies.

7. Recognition that work will be performed in remote areas with limited communication or cell phone coverage if applicable.

8. Supplemental hazard specific plans may be required IAW 29 CFR 1926 or 1910.

B. Hot Work Permit: Submit a completed Hot Work Permit for review and approval by the Authority Having Jurisdiction. Hot work shall only be performed in designated or permit-required areas. Before hot work operations begin in a non-designated location, a signed Hot Work Permit, issued by the Permit Authorizing Individual or his/her designee, shall be issued.

6.3 Qualification of Employees:

A. Ensure that employees are physically qualified to perform their assigned duties in a safe manner to include operators of vehicles and equipment. Provide operating instructions for all equipment.

B. Do not allow employees to work whose ability or alertness is impaired because of drugs, fatigue, illness, intoxication, or other conditions that may expose themselves or others to injury.

6.4 Accident Reporting: The Contractor shall report all accidents to the CO and COR as soon as safely possible and assist the CO and COR and other officials as required in the investigation of the accident.

6.5 First Aid Facilities: Provide access to facilities for the number of employees and appropriate to the hazards associated with the types of ongoing construction work at the site.

6.6 Emergency Instructions: Post telephone numbers and reporting instructions for ambulance, physician, hospital, fire department, and police in conspicuous locations at the work site.

6.7 Personal Protective Equipment (PPE): It is the Contractor's responsibility to require all those working on or visiting the site to always wear necessary protective equipment.

A. PPE must meet requirements of applicable ANSI standards. Selection shall conform to OSHA 29CFR 1926 Subpart E.

6.8 Hazardous Materials: It shall be the responsibility of all operators and contractors, functioning within the park to properly cleanup, mitigate and remediate, if necessary, all unauthorized discharges of hazardous materials or non-hazardous chemical and biological

products released from fleet and/or other support vehicles or stationary sources. Response shall be consistent with guidelines established by federal, state, and local regulations, and as outlined within the operator's Safety or Hazardous Materials Business Plan.

A. If a spill, leak, or other release occurs, the operator shall as soon as possible, without impeding cleanup, notify the National Park Service Emergency Dispatch.

PART 7 PRECONSTRUCTION CONFERENCE: If the Contracting Officer decides to conduct a preconstruction conference, the successful offeror will be notified and will be required to attend. The Contracting Officer's notification will include specific details regarding the date, time, and location of the conference, any need for attendance by subcontractors, and information regarding the items to be discussed.

7.1 Preconstruction Conference Submittal: Satisfactory evidence of liability insurance coverage and workman's compensation, and any applicable bonds, must be submitted within 10 calendar days of Notice of Award. The following items shall be submitted a minimum of one week prior to the Preconstruction Conference. If all of these documents have not been received one week prior to the scheduled Pre-Construction Conference date, the conference will be cancelled, Notice to Proceed may not be issued, and the Contracting Officer will consider other contractual remedies. Work shall not commence until written Notice to Proceed has been issued. Contracting Officer will notify Contractor of tentative date for the Pre-Construction Conference:

A. Letter designating Project Superintendent.

B. Construction Schedule. (Must include submittal review, procurement time including long lead time items, mobilization, trade work progression and completion at minimum.)

C. A comprehensive breakdown of the Schedule of Values.

D. Accident Prevention (Safety) Plan (see section 7 of this document).

E. Hot Work Permit (see section 6 of this document)

F. A list of Subcontractors for this project.

G. Written statements from subcontractors certifying compliance with applicable labor standard clauses (SF1413).

PART 8 SUBMITTALS

8.1 General Submittal Procedures:

A. Prepare and submit product data for each piece of equipment as listed in the division 01 and individual specific sections.

1. Forward submittals to Contracting Officer and COR at least 15 days before need for approval.

B. After approving submittals, Contracting Officer and/or COR will notify the Contractor with a copy of the approved submittal. If submittals are not approved, Contracting Officer will notify the Contractor with reasons for rejection. The Contractor shall resubmit, identifying changes. Any work done before approval shall be at Contractor's own risk.

C. CM-16 Transmittal Form: All submittals shall be transmitted via electronic email using National Park Service form CM-16 form. The form will be provided by the Contracting Officer. No action will be taken on a submittal item unless accompanied by the CM-16 transmittal form. Submit completed CM-16 forms to the CO and the COR.

8.2 Basis of Design:

A. Provide and install products that meet or exceed the characteristics of the manufacturer and/or product name specified in the summary of work.

B. If manufacturers and/or product names are **not** specified in the summary of work, then provide and install products that meet or exceed the characteristics and level of quality of the existing products.

C. All products shall be proposed to meet the requirements of ITEM 5 – Execution.

D. For each item submit supporting data, including:

1. Drawings and samples as appropriate.

2. Comparison of the characteristics of the proposed item with that specified and with the salient characteristics provided.

3. Changes required in other elements of the work because of the substitution.

4. Name, address, and telephone number of vendor.

5. Manufacturer’s literature regarding installation, operation, and maintenance, including schematics for electrical and hydraulic systems, lubrication requirements, and parts lists. Describe availability of maintenance service, and state source of replacement materials.

E. Approved Equals will be evaluated and approved/disapproved during the submittal process. A request for approval constitutes a representation that Contractor:

1. Has investigated the proposed item and determined that it is equal or superior in all respects to that specified.

2. Will provide the same warranties for the proposed item as for the item specified.

3. Has determined that the proposed item is compatible with interfacing items.

4. Will coordinate the installation of an approved item and make all changes required in other elements of the work because of the substitution.

5. Waives all claims for additional expenses that may be incurred because of the substitution.

PART 9 TEMPORARY SERVICES

9.1 It is the Contractor's responsibility to provide temporary services, equipment, tools, and skilled labor as required for the chosen means and methods to perform the work in accomplishing this Contract.

PART 10 PROJECT CLOSEOUT

10.1 Description: The work of this section consists of final cleanup, closeout submittals, final inspection procedures working toward Final Acceptance.

10.2 Cleaning: Remove all tools, equipment, surplus materials, and rubbish. Move attic stock to location coordinated with COR. At time of final inspection, project shall be thoroughly clean and ready for intended use. Inspector holds the right to reschedule if project is not ready for inspection.

10.3 Completion and Final Inspection: Contractor shall submit written certification of project completion and request a final inspection to the Contracting Officer and COR. The Contracting Officer or designee will inspect within 10 days of receipt of request or at a mutually agreeable time.

A. If the work is determined to be complete following the final inspection with minor comments, the COR will prepare and provide the Contractor a Punch List noting outstanding items to be addressed.

B. If the work is not determined to be complete following the final inspection, the Contracting Officer will notify Contractor in writing, stating reasons. Contractor, after completing the work according to the Contract Documents, shall resubmit completion and request a new final inspection. Re-inspection costs may be charged against the Contractor in accordance with the Inspection of Construction contract clause.

C. Contractor shall complete the Punch List within 30 calendar days, or a time directed by the CO.

D. Once Contractor completes all items of work on the Punch List and all contractually required items are accepted, Contracting Officer will issue Letter of Final Acceptance of Work and request the final pay application.

E. If the Contractor fails to complete the work within the time frame, the Contracting Officer may correct the work with an appropriate reduction in contract price or charge for re-inspection costs in accordance with the Inspection of Construction contract clause.

F. Disposition of any permits and warranties required by the specifications in this section.

10.4 Final Acceptance of the Work: After all punch list deficiencies have been corrected, a Letter of Final Acceptance will be issued. A Release of Claims document must be executed and submitted to the Contracting Officer before final payment can occur.

10.5 Warranties

A. Construction Warranty shall be based on date of final acceptance of the work and remain in effect for one year.

B. Provide all manufacturer warranty information of products installed organized by Division. All contact information, extent of coverage and conditions shall be clearly noted as well as date of overall final acceptance.

C. Information shall include operation and maintenance manuals for each warranted product.

END OF DOCUMENT