

Request for Quotation (RFQ) - Technical Specifications

Roof Sheathing and Asphalt Shingle Replacement, Attic Investigation, Temporary Abatement Access, and Roof Reinstatement

124, 126 and 128 Dimsdale St., Burk's Falls, Ontario

Issued for RFQ #1002. Contractor to verify all dimensions, quantities, roof areas, attic conditions, tie-in conditions, and existing site conditions before submitting quotation.

Project Information

Project:	Roof Sheathing and Asphalt Shingle Replacement, Attic Investigation, Temporary Abatement Access, and Roof Reinstatement
Site:	124, 126 and 128 Dimsdale St., Burk's Falls, Ontario
Owner/Organization:	District of Parry Sound Social Services Administration Board (PSDSSAB)
Occupancy:	Residential; units may remain occupied during construction unless otherwise directed by Owner
Base Scope:	Complete roof sheathing and asphalt shingle replacement at Units 124 and 126, including temporary exterior roof access openings required to allow abatement contractor access to the attic without access through the occupied units, temporary weather protection of the access openings, final roof reinstatement following abatement work and Owner/Consultant clearance or direction, removal and reinstallation of gutters/eavestroughs required to complete the Work, and all typical tie-ins to existing adjacent units/continuous townhouse roof planes. Permanent exterior attic access hatches are not included in the base scope unless specifically authorized by written Change Order.
Investigation Scope:	Unit 128 east elevation perimeter attic/roof investigation where frost/icicles were observed at the underside of roof sheathing along the east elevation perimeter wall. Existing photos are available upon request.
Separate Prices:	Unit 128 temporary exterior roof access opening, temporary weather protection, and final roof reinstatement, if authorized by Owner. Localized east elevation perimeter roof/sheathing repair at Unit 128, if authorized by Owner following the investigation. Permanent exterior attic access hatch installation at Unit 128 is excluded unless specifically authorized by written Change Order.
Contractor Verification:	Contractor to verify roof dimensions, access, staging, temporary roof access opening locations, attic conditions, existing ventilation, existing unit boundary/tie-in conditions, and all site conditions before submitting quotation.
Townhouse Tie-ins:	Base pricing shall include standard roofing, sheathing, underlayment, flashing, and shingle tie-ins at adjacent existing units/continuous roof planes. Extended tie-ins are by written authorization using quoted unit prices.

SECTION 00 21 13 - REQUEST FOR QUOTATION (RFQ) INSTRUCTIONS AND QUOTATION FORM

PART 1 - GENERAL

1.1 RFQ Particulars

RFQ No.:	RFQ #1002
Issue Date:	June 18, 2026
Closing Date/Time:	July 2, 2026 at 2:30 p.m.
Submission Method:	Email/In-person submission, as directed by Owner
Submission Address:	dbain@psdssab.org
Owner/Organization:	District of Parry Sound Social Services Administration Board
Contact for Questions:	Darcy Bain only - dbain@psdssab.org
Site Visit:	Mandatory by appointment unless otherwise directed by Owner
Schedule:	Bidders to propose a schedule
Required Completion:	Substantial Performance no later than December 31, 2026

1.2 Submission Requirements

1. Submit a completed Quotation Form and all required attachments by the Closing Date/Time shown in the RFQ Particulars.
2. Prices shall be provided using the line items in the Quotation Form. Prices shall be exclusive of HST, with HST shown separately.
3. Quotation pricing shall include all labour, materials, equipment, roof access, fall protection, public protection, temporary weather protection, DSSAB-issued tenant notice coordination, demolition, removals, disposal/recycling, carpentry, full sheathing replacement at Units 124 and 126, underlayment, flashings, shingles, vents, temporary exterior roof access openings for abatement coordination, final roof reinstatement, gutter/eavestrough removal and reinstallation required to complete the Work, cleanup, restoration, warranty, and closeout documentation required by the RFQ. Permanent exterior attic access hatches are excluded unless specifically authorized by written Change Order.
4. Submit proposed project schedule/phasing, including anticipated start date, anticipated duration at each unit, timing for the Unit 128 investigation, any periods when access, parking, entrances, or exterior areas may be affected, and confirmation that Substantial Performance will be achieved no later than December 31, 2026.
5. Submit product data for shingles, underlayment, ice/water membrane, roof vents, flashings, sealants, gutter/eavestrough accessories, and proposed details for temporary exterior roof access openings, temporary weather protection, and final roof reinstatement. Permanent exterior attic access hatches are excluded unless specifically authorized by written Change Order. Shingle colour is TBD by Owner; do not order shingles or colour-dependent materials until Owner confirms colour in writing.
6. Submit proposed townhouse roof tie-in approach, including anticipated unit boundary locations, adjacent shingle removal/reinstatement, sheathing edge support, and weather protection at continuous roof planes.
7. Submit WSIB Clearance Certificate, proof of insurance, and evidence of roofing experience prior to award or prior to start, as directed by Owner.
8. Quotation validity shall be minimum 60 days from Closing Date/Time unless otherwise stated by the Respondent.

1.3 Questions, Clarifications, and Addenda

1. Direct all questions to the Contact for Questions identified in the RFQ Particulars.
2. No oral information shall be binding unless issued as a written addendum.
3. Respondents are responsible for acknowledging all addenda on the Quotation Form.

1.4 Evaluation and Award

1. Award may be based on lowest compliant price, schedule, past performance, ability to meet occupied-site requirements, ability to coordinate attic investigation/temporary access and reinstatement work, and overall value to the Owner.
2. Owner reserves the right to accept any quotation, reject any or all quotations, and waive minor irregularities without obligation to award.
3. Quotation shall be deemed compliant only when it clearly includes the RFQ Instructions, Technical Specifications, Quotation Form, required submittals, warranty requirements, and all base/separate/unit pricing requested.

1.5 Insurance, WSIB, and Safety

1. Provide proof of General Liability insurance, minimum \$2,000,000, prior to start or as otherwise required by Owner.
2. Provide current WSIB Clearance Certificate prior to start.
3. Comply with the Occupational Health and Safety Act and applicable Ontario construction regulations. Maintain fall protection, public protection, barricades, signage, housekeeping, and safe pedestrian access at all times.
4. Contractor is responsible for roof access, ladders, scaffolding, fall-arrest systems, hoisting, and safe material handling.

1.6 Schedule and Completion (Mandatory)

1. Bidders shall propose their own schedule with the quotation.
2. The proposed schedule shall identify anticipated mobilization date, duration by unit, Unit 128 investigation timing, and anticipated date of Substantial Performance.
3. Substantial Performance shall be achieved no later than December 31, 2026.
4. The required completion deadline applies regardless of weather, labour availability, material availability, subcontractor availability, contractor scheduling, or other contractor-controlled delays, unless Owner issues a written extension.
5. Contractor shall report any anticipated schedule delay to Owner immediately in writing.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

QUOTATION FORM

Provide pricing for each item below. All prices shall be exclusive of HST, with HST shown separately. Lump sum prices shall be all-inclusive for the Work described. Unit prices shall be used only where authorized by written Change Order or written Owner direction.

Item	Description	Lump Sum / Unit Price (excl. HST)	HST	Total (incl. HST)
LS-01	Unit 124 roof sheathing/shingle replacement, including temporary exterior roof access opening for abatement coordination, temporary weather protection, final roof reinstatement, gutter/eavestrough removal and reinstallation required to complete the Work, and standard townhouse roof tie-ins			
LS-02	Unit 126 roof sheathing/shingle replacement, including temporary exterior roof access opening for abatement coordination, temporary weather protection, final roof reinstatement, gutter/eavestrough removal and reinstallation required to complete the Work, and standard townhouse roof tie-ins			
LS-03	Unit 128 east elevation perimeter attic/roof investigation, including weather-tight reinstatement of disturbed roofing. Existing icicle photos available upon request.			
SP-01	Separate Price - Unit 128 temporary exterior roof access opening for abatement coordination, temporary weather protection, and final roof reinstatement, if authorized			
SP-02	Separate Price - Unit 128 localized east elevation perimeter roof/sheathing repair, including required tie-in, if authorized			
UP-01	Unit Price - Additional authorized roof sheathing outside Units 124 and 126 base scope, per 4 ft x 8 ft sheet			
UP-02	Unit Price - Deteriorated fascia/blocking/framing replacement, per linear foot			
UP-03	Unit Price - Additional self-adhered ice/water membrane outside base scope, per square foot			
UP-04	Unit Price - Ventilation baffle supply/install, per baffle			
UP-05	Unit Price - Additional roof vent or plumbing boot replacement, each			
UP-06	Unit Price - Additional townhouse roof tie-in work beyond base scope, per linear foot			
UP-07	Unit Price - Additional adjacent-unit shingle replacement beyond base tie-in, per square foot			

Item	Description	Lump Sum / Unit Price (excl. HST)	HST	Total (incl. HST)
UP-08	Unit Price - Additional sheathing edge blocking/support at unit boundaries, per linear foot			
Subtotal				
Total				

Respondent Information and Acknowledgements

Company Legal Name:	
Contact Name/Title:	
Address:	
Phone/Email:	
WSIB Account No./Clearance Available:	
Insurance Carrier/Policy No.:	
Proposed Start Date / Duration:	
Authorized Signature/Date:	
Proposed Substantial Performance Date:	
Confirms Substantial Performance no later than December 31, 2026:	Yes / No
Confirms mandatory site visit completed:	Yes / No
Confirms no shingles ordered before Owner colour confirmation:	Yes / No
Confirms DSSAB tenant notice confirmation required before proceeding:	Yes / No

Addenda Acknowledgement

Respondent acknowledges receipt of the following addenda numbers, if applicable:

SECTION 01 00 00 - GENERAL REQUIREMENTS (ROOFING, TEMPORARY ABATEMENT ACCESS, AND REINSTATEMENT WORKS)

PART 1 - GENERAL

1.1 Summary

1. The Work includes complete roof sheathing and asphalt shingle replacement at Units 124 and 126 Dimsdale St., including all demolition, disposal, carpentry, full sheathing replacement, underlayment, ice and water protection, flashings, shingles, ventilation components, penetrations, temporary exterior roof access openings required for abatement coordination, final roof reinstatement, gutter/eavestrough removal and reinstallation required to complete the Work, tie-ins to adjacent existing townhouse roof systems, temporary protection, cleanup, warranty, and closeout requirements. Permanent exterior attic access hatches are excluded unless specifically authorized by written Change Order.
2. The Work includes investigation of the Unit 128 east elevation perimeter attic/roof area where frost/icicles were observed on the interior face of roof sheathing along the east elevation perimeter wall. Investigation shall identify visible contributors such as localized roof leakage, condensation, air leakage, blocked soffit intake, insulation contact with roof deck, inadequate ventilation, damaged sheathing, or other observable deficiencies. Existing photos are available upon request.
3. The Work includes one temporary exterior roof access opening at Unit 124 and one temporary exterior roof access opening at Unit 126 where required to allow abatement contractor access to attic spaces without access through the occupied units. Temporary openings shall be weather protected and fully reinstated after abatement work and required Owner/Consultant clearance or direction.
4. The Work includes separate pricing for a temporary exterior roof access opening at Unit 128, including temporary weather protection and final roof reinstatement, and localized east elevation perimeter roof/sheathing repair at Unit 128, if authorized by Owner following the investigation.
5. The Contractor shall coordinate with Owner and any environmental consultant or abatement contractor where mould-impacted materials, suspect designated substances, or attic remediation requirements are identified.

1.2 References and Compliance

1. Comply with the latest editions in force in Ontario, including amendments, as applicable: Ontario Building Code; Occupational Health and Safety Act; applicable Ontario construction regulations; CSA A123 series for asphalt roofing materials; CSA O325/APA rated sheathing requirements where applicable; and manufacturer written requirements for roofing, sheathing, membrane, flashing, venting, temporary protection, and final roof reinstatement materials.
2. Where standards conflict, the more stringent requirement shall govern, subject to Owner/Contract Administrator interpretation.
3. Work shall comply with manufacturer requirements required to maintain manufacturer warranty coverage.

1.3 Submittals

Submit to Owner/Contract Administrator prior to start unless otherwise directed:

1. Phasing Plan and Schedule by unit, including demolition sequence, open-roof periods, weather protection, temporary access opening and reinstatement timing, DSSAB tenant notice coordination, and confirmation that Substantial Performance will be achieved no later than December 31, 2026.
2. Traffic, access, pedestrian protection, and staging plan suitable for an occupied residential site.
3. Product data for shingles, starter strips, ridge caps, synthetic underlayment, self-adhered ice/water membrane, vents, flashing, drip edge, sealants, plumbing boots, and fasteners.
4. Proposed temporary exterior roof access opening details showing proposed opening size, temporary edge support, temporary cover, temporary weather protection, securement method, final roof reinstatement approach, and proposed location.
5. Proposed roof ventilation approach, including existing intake/exhaust review and any recommended baffles or vent upgrades.

6. Proposed tie-in approach for continuous townhouse roof planes, including adjacent shingle removal/reinstatement limits, sheathing support, underlayment laps, and weather-tight staging.
7. Waste disposal/recycling approach and daily cleanup plan.
8. Warranty documents and manufacturer warranty registration requirements.
9. Photos and written summary for Unit 128 investigation findings before any localized repair, temporary exterior roof access opening, or final roof reinstatement is authorized.

1.4 Site Verification and Unknown Conditions

1. Contractor shall verify all dimensions, roof slopes, roof areas, sheathing thickness, access, staging, temporary roof access opening locations, venting, penetrations, eavestrough/downspout conditions, townhouse unit boundary conditions, adjacent shingle condition, tie-in requirements, Unit 128 attic access constraints, and site constraints before submitting a quotation.
2. Contractor shall not assume that existing attic ventilation, insulation, vapour/air control, ice and water protection, flashings, or sheathing are adequate where concealed conditions cannot be confirmed before opening the Work.
3. Where deterioration, structural damage, wet materials, mould-like growth, suspect hazardous materials, or unsafe conditions are encountered, stop work in the affected area and notify Owner/Contract Administrator before proceeding.
4. Additional work beyond the base scope shall proceed only by written Change Order or written Owner direction using the quoted unit/separate prices where applicable.

1.5 Continuous Townhouse Roof Planes and Tie-Ins to Existing Adjacent Units

1. The buildings form a strip of townhomes with continuous or partially continuous roof planes. The Contractor shall include all labour, materials, equipment, removals, temporary protection, and restoration required to tie the new roofing and sheathing work into existing adjacent units at the limits of the Work.
2. Where roof planes continue across unit boundaries, the Contractor shall not terminate new shingles with a straight vertical butt joint at the unit boundary unless the termination is accepted by the Owner/Contract Administrator and complies with the shingle manufacturer's written requirements. Existing shingles shall be carefully removed, lifted, stepped, woven, or otherwise integrated as required to provide a proper weather-shedding transition.
3. Tie-in work shall include new or reinstated shingles, starter strips, cap shingles, underlayment, self-adhered membrane, drip edge, flashings, vents/accessories, and sealants affected by the tie-in area. Sealant shall not be used as the primary water-shedding method.
4. Sheathing transitions shall be supported over existing framing or new blocking. Unsupported sheathing edges at unit boundaries or tie-in locations are not permitted. Do not cut, notch, alter, or remove truss members, party-wall framing, fire blocking, or attic/fire separation components without written authorization.
5. Maintain existing fire separations, attic separations, draft stopping, and party-wall conditions between townhouse units. Report missing, damaged, or disturbed separation/fire-blocking conditions to the Owner/Contract Administrator before concealment.
6. Ice and water membrane and underlayment shall be lapped into existing adjacent roof systems as required to create a continuous weather-shedding assembly, subject to existing conditions and manufacturer requirements. If adjacent underlayment, sheathing, or shingles are brittle, deteriorated, or unsuitable for proper integration, notify the Owner/Contract Administrator before proceeding beyond the base tie-in extent.
7. Match existing adjacent shingle profile and colour as closely as commercially available, recognizing that exact colour match may not be possible due to age and weathering. Confirm proposed shingle colour with Owner before ordering.

8. The base quotation shall include typical tie-ins at Units 124 and 126 and weather-tight reinstatement of any roofing disturbed for the Unit 128 investigation. Extended tie-in work beyond typical limits shall proceed only with written authorization using the quoted unit prices.

1.6 Occupied Site Requirements and Protection

1. Maintain safe pedestrian access to occupied units at all times unless otherwise approved by Owner. Provide stable, slip-resistant temporary routes where normal access is affected.
2. Maintain safe means of egress for all occupied units during all phases.
3. Protect siding, windows, doors, landscaping, foundations, decks/steps, vehicles, services, entrances, sidewalks, neighbouring property, and tenant belongings from damage, debris, dust, and water infiltration.
4. Maintain weather-tight conditions at all times. Do not open more roof area than can be made watertight before the end of each workday or before forecast precipitation.
5. Provide temporary tarping, shrink wrap, peel-and-stick protection, or other suitable temporary weather protection where work is interrupted.
6. Housekeeping: remove debris, loose fasteners, trip hazards, and unsafe conditions daily. Use magnetic sweepers at the end of each workday around access routes, parking, lawns, and unit entrances.

1.7 Tenant Notice and Resident Communication (Mandatory)

1. DSSAB will issue tenant notices. Contractor shall provide schedule, work-area, access, parking, disruption, and site supervisor information required by DSSAB to complete tenant notices.
2. Contractor shall not mobilize, access tenant areas, begin demolition, install exterior temporary access openings and final reinstatement, or complete the Unit 128 attic investigation until DSSAB confirms that required tenant notice has been issued and the Work may proceed.
3. Contractor shall provide day-of signage and barricades where work affects entrances, parking areas, walkways, or exterior areas used by occupants.

1.8 Sequencing and Hold Points (Mandatory)

Hold-point reviews shall be attended by Sam and Darcy unless otherwise directed by Owner.

1. Work shall be phased by unit to minimize disruption, maintain weather protection, and meet the required Substantial Performance deadline of December 31, 2026.
2. Hold Point: No demolition shall start until DSSAB tenant notice confirmation is received, access controls, fall protection, material staging, and weather protection are in place.
3. Hold Point: No new roof covering shall be installed until exposed sheathing/framing conditions have been reviewed and unsuitable materials identified.
4. Hold Point: Tie-in limits at continuous townhouse roof planes, including adjacent shingle removal/reinstatement and sheathing support, shall be reviewed before underlayment and shingles are installed at unit boundary transitions.
5. Hold Point: Temporary exterior roof access opening locations, temporary weather protection approach, and final roof reinstatement details shall be reviewed with Owner/Contract Administrator before cutting sheathing/framing for access.
6. Hold Point: Unit 128 investigation findings shall be documented with photos and reviewed with Owner/Contract Administrator before proceeding with localized repair, temporary roof access opening, final roof reinstatement, or additional remediation.
7. Hold Point: Where environmental remediation or abatement is required, reinstatement shall not proceed until clearance/direction is provided by Owner/Contract Administrator or environmental consultant.

1.9 Measurement and Payment

1. Quotation shall be submitted using the line items in the Quotation Form.
2. Each lump sum shall be all-inclusive for the described item and shall include labour, materials, equipment, access, staging, protection, removals, disposal, carpentry, flashing, roofing, temporary exterior roof access

RFQ - Dimsdale Roof Sheathing, Shingle Replacement, Temporary Abatement Access, and Roof Reinstatement openings, temporary weather protection, final roof reinstatement, resident controls, cleanup, restoration, warranty, and closeout.

3. Contractor shall verify all dimensions and quantities. Quantities in the RFQ are for coordination only and shall not relieve the Contractor from site verification.
4. Unit prices and separate prices shall be used only where authorized in writing by Owner/Contract Administrator.

1.10 Warranty

1. Provide minimum 5-year workmanship warranty from date of Substantial Performance for roofing, flashing, sheathing installation, ventilation accessory installation, temporary roof access opening weather protection, final roof reinstatement, and related roofing work. Respondents may identify longer warranty periods in their submission.
2. Provide manufacturer shingle warranty, minimum 30 years, registered in Owner's name where manufacturer registration is required.
3. Warranty shall cover leaks, flashing failures, defects in final roof reinstatement, fastener issues, wind-related installation defects where attributable to workmanship, and installation defects affecting manufacturer warranty.
4. Correct warranty defects at Contractor's cost, including removal, replacement, restoration, and interior/exterior repairs where damage is attributable to defective workmanship or materials supplied under the Work.

SECTION 06 10 00 - ROUGH CARPENTRY AND ROOF SHEATHING

PART 1 - GENERAL

1.1 Summary

1. Section includes removal and replacement of roof sheathing at Units 124 and 126, localized sheathing review at Unit 128 where authorized, framing/blocking related to temporary exterior roof access openings and final roof reinstatement, and repair/replacement of deteriorated wood components identified during the Work.

PART 2 - PRODUCTS

2.1 Roof Sheathing

1. Roof sheathing shall be minimum 1/2 inch exterior-grade plywood or minimum 7/16 inch OSB sheathing with span rating suitable for existing roof framing spacing and loading. Provide tongue-and-groove panels, H-clips, or solid blocking at unsupported panel edges where required by panel span rating, manufacturer's written instructions, Ontario Building Code requirements, or existing site conditions.
2. Sheathing shall be dry, sound, straight, and free of delamination, swelling, mould-like growth, and damage.
3. Use panel clips or approved alternative where required by span rating/manufacturer or where needed to support unsupported panel edges.

2.2 Fasteners and Blocking

1. Use corrosion-resistant ring-shank nails or approved structural fasteners suitable for roof sheathing installation. Minimum 8d ring-shank nails unless otherwise required by sheathing manufacturer or existing framing conditions.
2. Provide preservative-treated blocking or framing where exposed to potential exterior moisture or where required for temporary roof access openings and final roof reinstatement.

PART 3 - EXECUTION

3.1 Sheathing Removal and Installation

1. Remove existing roof sheathing at Units 124 and 126 to the extent required by the base scope. Protect building interior and attic from weather, debris, and damage during removal.

2. Inspect exposed framing for rot, movement, damage, improper support, moisture staining, or structural concerns. Report deficiencies before covering.
3. Install new sheathing with staggered joints, minimum 1/8 inch expansion gap between panels unless manufacturer requires otherwise, and full bearing at supports.
4. Fasten sheathing at maximum 6 inches on centre at panel edges and 12 inches on centre in the field unless more stringent fastening is required by code/manufacturer or site conditions.
5. Do not cut, notch, modify, or remove roof truss members without written review and approval by a qualified designer/engineer and Owner authorization.

SECTION 07 31 13 - ASPHALT SHINGLE ROOFING

PART 1 - GENERAL

1.1 Summary

1. Section includes asphalt shingle roofing, synthetic underlayment, self-adhered eave protection, flashings, drip edge, valleys, ridge caps, starter strips, roof vents, plumbing boots, and related accessories required for a complete weather-tight roof system at Units 124 and 126 and localized Unit 128 work if authorized.

PART 2 - PRODUCTS

2.1 Asphalt Shingles

1. Laminated architectural fibreglass asphalt shingles, CSA A123 series compliant as applicable, minimum 30-year manufacturer warranty.
2. Colour to be selected by Owner from manufacturer's standard colour range before ordering.
3. Provide manufacturer-compatible starter strips, ridge caps, hip caps, and accessories required to maintain warranty.

2.2 Underlayment and Ice/Water Protection

1. Self-adhered ice and water membrane at all eaves, valleys, penetrations, roof-to-wall intersections, around temporary roof access openings and final reinstatement areas, and other vulnerable locations.
2. At eaves, membrane shall extend from the roof edge to a minimum of 1800 mm beyond the interior face of the exterior wall, or farther where required by code, manufacturer, or site conditions.
3. Synthetic roofing underlayment over remaining roof deck, lapped and fastened in accordance with manufacturer's written instructions.

2.3 Flashings, Vents, and Accessories

1. Provide prefinished metal drip edge at all eaves and rake edges. Colour to be selected by Owner or to match adjacent metal components where directed.
2. Provide new step flashings, headwall flashings, valley flashings, plumbing vent boots, exhaust/roof vents, counterflashing where applicable, and all required roof penetration flashings. Reuse of existing flashing is not permitted unless accepted in writing by Owner/Contract Administrator.
3. Sealants shall be exterior-grade and compatible with adjacent materials. Sealant shall not be used as the primary water-shedding method.

PART 3 - EXECUTION

3.1 Demolition and Preparation

1. Remove existing shingles, underlayment, flashings, nails, vents, plumbing boots, and accessories required to complete the Work.

2. Keep roof openings, attic, and interiors protected. Any roof area opened during the day shall be made weather-tight before end of day.
3. Verify roof deck is clean, dry, sound, and properly fastened before installing underlayment and shingles.

3.2 Installation

1. Install underlayment, ice/water membrane, flashings, shingles, starter strips, ridge caps, and accessories strictly in accordance with manufacturer's written instructions and RFQ requirements.
2. Use hot-dipped galvanized roofing nails, minimum 1-1/4 inch length or longer as required to penetrate sheathing properly. Staples are not permitted.
3. Use manufacturer's high-wind fastening pattern where required or recommended, including minimum six nails per shingle at eaves, rakes, perimeters, steep/high-exposure areas, or where required by selected product warranty.
4. Install valleys, sidewall flashings, and roof-to-wall transitions to shed water without reliance on exposed sealant.

3.3 Tie-In to Existing Adjacent Roofing

1. Before demolition, mark proposed roof replacement limits, existing unit boundary conditions, adjacent shingle removal limits, and anticipated tie-in locations. Review limits with Owner/Contract Administrator where practical before removing adjacent roofing materials.
2. Remove adjacent existing shingles only as required to create a durable, manufacturer-compliant tie-in. Avoid unnecessary disturbance of adjacent units while ensuring the completed transition is weather-tight.
3. Integrate underlayment, ice and water membrane, shingles, flashings, caps, ridge/roof vents, and accessories into adjacent existing roofing so water is shed over, not behind, the completed assembly.
4. Do not leave butt joints, exposed fasteners, unsupported sheathing edges, reverse laps, or sealant-dependent transitions at unit boundaries.
5. Where existing adjacent shingles are brittle, cracked, delaminated, or otherwise unsuitable for lifting/reinstallation, notify the Owner/Contract Administrator. Base scope includes typical tie-in replacement at the work limits; expanded replacement shall proceed only by written authorization using quoted unit prices.
6. Protect adjacent units from water entry throughout tie-in work. Any adjacent roofing disturbed by the Contractor shall be restored to a weather-tight condition before the end of each workday.

3.4 Ventilation and Condensation Review

1. Review existing soffit intake, roof/ridge exhaust, attic baffles, insulation contact with roof deck, and visible moisture/frost staining during the Work.
2. Report blocked soffits, missing baffles, bathroom/kitchen exhausts terminating into attic spaces, disconnected ducting, wet insulation, air leakage indicators, or inadequate intake/exhaust conditions before closing the roof or temporary access/reinstatement areas.
3. Install replacement vents or baffles only where included in the base scope or authorized by written direction/unit price.
4. For Unit 128, document visible conditions at the east elevation perimeter wall and underside of sheathing, including photos of frost/icicle evidence, staining, blocked intake, insulation position, and any visible air leakage pathways. Existing photos are available upon request.

SECTION 07 72 00 - TEMPORARY EXTERIOR ROOF ACCESS OPENINGS AND FINAL REINSTATEMENT

PART 1 - GENERAL

1.1 Summary

1. This section includes temporary exterior roof access openings at Units 124 and 126 where required to allow abatement contractor access to attic spaces without access through the occupied units.
2. Temporary exterior roof access openings shall be used only for abatement coordination, inspection, and related attic access authorized by Owner.
3. Permanent exterior attic access hatches are excluded unless specifically authorized by written Change Order.
4. The Work includes temporary weather protection of roof access openings and complete final roof reinstatement after abatement work and required Owner/Consultant direction or clearance.

1.2 Coordination

1. Temporary roof access opening locations shall be coordinated with Owner/Contract Administrator before cutting.
2. Locate openings to provide practical attic access while minimizing impact to trusses, roof drainage, valleys, penetrations, eaves, ventilation, fire separations, tenant spaces, and exterior appearance.
3. Coordinate opening size, location, access timing, temporary protection, clearance requirements, and final reinstatement with Owner, environmental consultant, and abatement contractor.
4. Do not cut, notch, modify, or remove truss members, party-wall framing, fire blocking, attic/fire separation components, or structural framing without written review and approval by a qualified designer/engineer and Owner authorization.
5. Contractor shall not complete final roof reinstatement until Owner/Contract Administrator confirms that abatement access is no longer required and that reinstatement may proceed.

PART 2 - PRODUCTS

2.1 Temporary Protection Materials

1. Provide temporary protection materials suitable to maintain a weather-tight roof opening, including temporary framing, plywood covers, self-adhered membrane, tarping, fasteners, sealants, and securement materials as required.
2. Temporary covers shall be secured against wind uplift, snow, rain, unauthorized access, and site conditions.
3. Temporary weather protection shall not rely on loose tarps alone where the opening will remain overnight or during forecast precipitation.

2.2 Final Reinstatement Materials

1. Final roof reinstatement materials shall match the requirements of the asphalt shingle roofing and roof sheathing sections.
2. Provide new sheathing, blocking, H-clips, tongue-and-groove panels, or solid edge support as required to reinstate a sound roof deck.

3. Provide self-adhered ice/water membrane, synthetic underlayment, shingles, flashings, fasteners, vents, and accessories required to reinstate a complete weather-tight roof system.
4. Shingle colour shall be confirmed by Owner before ordering.

PART 3 - EXECUTION

3.1 Temporary Roof Access Opening

1. Confirm opening location with Owner/Contract Administrator before cutting.
2. Protect interior attic spaces, insulation, air/vapour control layers, tenant areas, and adjacent building components from debris and weather.
3. Cut only the minimum roof area required to provide authorized attic access.
4. Provide temporary edge support, blocking, or framing as required to maintain roof deck support and safe access.
5. Do not modify trusses or structural framing without written authorization.
6. Maintain weather-tight conditions at all times.
7. Secure temporary covers at the end of each workday and before forecast precipitation.
8. Contractor shall immediately notify Owner if temporary protection is disturbed, damaged, leaking, or unsafe.

3.2 Abatement Coordination

1. Abatement work is excluded from this roofing RFQ unless expressly identified elsewhere.
2. Contractor shall coordinate timing of temporary roof access openings with Owner, environmental consultant, and abatement contractor.
3. Contractor shall not disturb suspect materials, mould-impacted materials, designated substances, or contaminated materials except as required to make the area safe and weather-tight and only as directed by Owner/Consultant.
4. Where environmental consultant direction or clearance is required, final reinstatement shall not proceed until clearance or written direction is provided.

3.3 Final Roof Reinstatement

1. After Owner/Contract Administrator confirms that abatement access is complete, reinstate roof openings to provide a permanent weather-tight roof assembly.
2. Remove temporary covers, temporary membranes, and temporary materials that are not intended to remain.
3. Install new sheathing with proper support at all edges.
4. Provide tongue-and-groove panels, H-clips, or solid blocking at unsupported panel edges where required by panel span rating, manufacturer's written instructions, Ontario Building Code requirements, or existing site conditions.
5. Install sheathing with staggered joints and minimum 1/8 inch expansion gap between panels unless manufacturer requires otherwise.
6. Fasten sheathing at maximum 6 inches on centre at panel edges and 12 inches on centre in the field unless more stringent fastening is required.

7. Reinstall self-adhered ice/water membrane, synthetic underlayment, shingles, flashings, vents, and accessories to match RFQ requirements.
8. Integrate reinstated roofing into adjacent roofing so water is shed over, not behind, the completed assembly.
9. Do not leave butt joints, exposed fasteners, unsupported sheathing edges, reverse laps, or sealant-dependent transitions.
10. Sealant shall not be used as the primary water-shedding method.

3.4 Acceptance

1. Final reinstatement shall be weather-tight, properly supported, properly flashed, and visually integrated with the surrounding roof.
2. Contractor shall provide photos of temporary access opening, temporary protection, abatement access condition before reinstatement, sheathing reinstatement, membrane reinstatement, shingle tie-ins, and completed final roof condition.
3. Final reinstated roof areas shall be included under the contractor's workmanship warranty.

SECTION 02 80 00 - ENVIRONMENTAL AND HIDDEN CONDITIONS

PART 1 - GENERAL

1.1 Suspect Materials and Mould-Impacted Conditions

1. If suspect asbestos-containing materials, lead-containing materials, mould-impacted materials, animal/insect contamination, wet insulation, contaminated sheathing, or other hazardous materials are encountered, stop work in the affected area and notify Owner/Contract Administrator immediately.
2. Do not disturb suspect materials beyond the immediate actions required to make the area safe and weather-tight unless directed by Owner/Contract Administrator.
3. Where environmental consultant direction or clearance is required, coordinate sequencing and do not reinstall concealed work until clearance/direction is provided.

1.2 Unit 128 Attic Access

1. Unit 128 attic access is through a closet serving a bedroom of the unit. The bedroom is located along the west elevation.
2. Contractor shall coordinate access with Owner and shall not enter the unit until DSSAB confirms required tenant notice and access permission.
3. Contractor shall protect interior finishes, flooring, closet contents, and tenant belongings during access and leave the access area clean and secure after investigation.

1.3 Unit 128 Investigation Reporting

1. Prepare a brief photo summary of Unit 128 east elevation perimeter investigation. Include location, visible condition, likely observed contributor(s), immediate risk, recommended corrective work, and whether temporary exterior roof access opening, final roof reinstatement, or localized roof/sheathing repair is recommended. Existing Unit 128 icicle photos are available upon request.
2. Report shall distinguish between roof leakage indicators and condensation/air leakage/ventilation indicators to the extent observable without destructive investigation beyond the authorized scope.

SECTION 01 74 00 - CLEANING AND CLOSEOUT

PART 1 - GENERAL

1.1 Cleaning

1. Remove debris from roof, attic access areas, grounds, driveways, walkways, and tenant-accessible areas daily.
2. Use magnetic sweepers daily around unit entrances, parking areas, lawns, walkways, and staging areas.
3. Dispose of demolition waste, shingles, sheathing, packaging, and surplus materials at appropriate facilities.
Provide disposal documentation upon request.

1.2 Closeout Deliverables

1. Manufacturer warranty documents and registration confirmation where applicable.
2. Contractor workmanship warranty letter identifying warranty period and covered scope.
3. Product data for installed shingles, membranes, vents, flashings, and materials used for final roof reinstatement.
4. Photo documentation of sheathing installation, tie-in locations, ice/water membrane, ventilation conditions, temporary roof access openings, temporary weather protection, final roof reinstatement, Unit 128 investigation, and final completed work.
5. Deficiency list completion confirmation and final cleanup confirmation.

APPENDIX A - COORDINATION ITEMS (OWNER/CONTRACT ADMINISTRATOR)

The Work remains enforceable without these confirmations. These items are included to support coordination before issuance or award:

1. RFQ number, issue date, closing date/time, submission address, contact for questions, and mandatory site visit requirement are confirmed in Section 00 21 13.
2. Site visit is mandatory by appointment unless otherwise directed by Owner.
3. Shingle colour remains TBD by Owner. Contractor shall not order shingles or colour-dependent materials until Owner confirms colour in writing.
4. Permanent exterior attic access hatches are excluded unless specifically authorized by written Change Order. Temporary exterior roof access openings at Units 124 and 126 are included only for abatement coordination and shall be fully reinstated after abatement work and required Owner/Consultant clearance or direction. Unit 128 temporary exterior roof access opening and final reinstatement remains a separate price if authorized by Owner.
5. DSSAB will issue tenant notices. Contractor shall provide schedule and access information required for notice and shall not proceed until DSSAB confirms notice has been issued.
6. Owner to confirm whether any environmental consultant, abatement contractor, or clearance protocol is required before roof/temporary access and reinstatement work proceeds.
7. Gutter/eavestrough removal and reinstallation required to complete the Work is included in the base scope; replacement of deteriorated existing components remains by written authorization/change order unless damaged by Contractor.
8. Interior attic air-sealing, insulation, baffle installation, soffit correction, or exhaust duct corrections are excluded from base scope unless expressly listed, priced separately, or authorized by written change order after investigation.
9. Contractor shall verify townhouse unit boundary/tie-in locations and identify any adjacent units likely to be affected by tie-in work during the mandatory site visit.