

COURTHOUSE ROOF REPLACEMENT



Lincoln County, Georgia

August 20, 2018

Invitation for Bid

RFP 18-0001

Overview

Lincoln County is seeking proposals for a contractor who has Demonstrated abilities to perform the attached Scope of Work. All applicable Federal, State, and local laws, ordinances and regulations must be adhered to.

Contractors submitting a proposal should review the procurement requirements listed. Specifically, the contractor selected will be required to:

- Execute a contract with Lincoln County;
- Attend a pre-construction meeting where County staff will review regulations and other County requirements;
- Complete certain forms and certifications;
- Maintain General Liability Insurance (\$1,000,000 minimum), Workers Compensation Insurance (\$500,000), business automobile liability (\$1,000,000) and furnish proof of such insurance;
- Post a performance and payment bond for 100% of the contract amount to cover faithful performance of and/or payment of the contract.

Any contractor who is the recipient of County funds, or who proposes to perform any work or furnish any goods under this agreement, shall not discriminate against any worker, employee, applicant, or any member of the public because of race, color, sex, gender, sexual orientation, religion, age, marital status, national origin, veteran status, physical or mental disability or perceived disability, or other criteria protected by law. Discriminatory practices based on the foregoing are declared to be contrary to the public policy of the County. Lincoln County complies with all Equal Employment Opportunity requirements.

Lincoln County does not discriminate on the basis of disability in the admission of, or employment in, its programs, activities or services. Minority and women owned businesses, as well as contractors located in Lincoln County, are encouraged to submit proposals.

Unless otherwise provided in the contract, the contractor shall secure and pay for all permits and governmental fees, licenses and inspections necessary for proper execution and completion of the contract.

I. INFORMATION TO BE SUBMITTED AS A PART OF THE BID:

- A. All Bids shall be brought in person to the Bid opening, at 2:00pm on Wednesday September 26, 2018. In the Commissioners Conference Room Located at 210 Humphrey Street, Lincolnton, Georgia 30817. Bids will not be accepted by mail or currier prior to the Bid opening, any bids received and not accompanied by a bidder will be considered non responsive.
- B. Each bidder is instructed to fully complete, and submit as his/her proposal, the attached "Single Ply Membrane Roofing Bid Form." Failure to provide all information required by the bid form will, at the sole discretion of Lincoln County, be cause for rejection of the bid.

II. GENERAL REQUIREMENTS:

- A. Contractor shall purchase and maintain liability insurance to protect from claims under work's or workmen's compensation acts and other employee benefits acts, claims for damages because of bodily injury, including death, and for claims for damages to property which may arise out of results from the contractor's operation or any subcontractor or anyone directly or indirectly employed by any of them. Minimum limits shall be as are acceptable to the Owner. Certificates of such insurance shall be filed with the Owner prior to commencing the roof work.
- B. Contractor shall pay unemployment and social security taxes or other taxes imposed by local, state, or federal government and certify to Owner that this has been done before payment is made to contractor.
- C. Contractor shall comply with all applicable state, federal and local codes, and pay all permits, licenses and certificates, and other fees as required by the work.

- D. Contractor is advised that the building(s) is occupied, and the contractor is cautioned to make every effort to protect and maintain it in a weather tight manner while executing the roofing work. The contractor will be held liable for any damage caused to the building, its contents, and/or injury to its occupants, project grounds or landscape resulting from the execution of the work and/or from not exercising proper precautionary protective measures. Any cost of repair or replacement resulting from damages shall be at the contractor's expense.
- E. Contractor shall furnish all labor and all materials as specified herein and/or required to complete the work. All materials shall be new unless otherwise noted. All labor shall be performed by persons qualified with at least 5 years of experience in the trade.
- F. Contractor shall submit to Owner all specified certificates of warranty and guarantee as a part of the final request for payment. All materials and workmanship shall be guaranteed to be free from defect for not less than two (2) years following the Owner's acceptance of the completed installation, unless otherwise specified for a longer period within the terms of the material manufacturer's warranty for said specified material.
- G. Contractor shall prepare and submit to the Owner, for approval, a schedule fixing dates for the work to begin and end.

III. **SCOPE OF WORK:**

A. Replacement of **Existing EPDM Single Ply Membrane** Roofing System:

- 1 Remove all existing failed EPDM membrane roofing, including the separator sheet and/or recovery board;
2. Expose insulation and inspect for signs of deterioration, water saturation and unsecured panels. Remove and replace all deficient insulation board and mechanically refasten all existing loose insulation, and miscellaneous roof penetrations and accessories;
3. Apply as required tapered insulation to ensure positive drainage over 100% of roof surface;
4. Apply a separation sheet (where insulation board requires) before applying the single ply EPDM membrane complete with all incidentals so as to provide a warranted weatherproof roofing system; and
5. Green Metal Roof panels shall be removed and replaced where proper lapping cannot be achieved by leaving them in place. If proper lapping can be achieved by leaving the Metal Panels in place a deduct is provided in the Bid Document.

B. Replace all gutters and downspouts around the perimeter of the building.

IV. GENERAL:

- A. The installation of the roofing system shall be in accordance with this specification and the membrane roofing system manufacturer's published instructions. Should the requirements of this specification conflict with those of the membrane roofing system manufacturer, the contractor shall follow those of the membrane roofing system manufacturer to ensure the availability of the required warranty coverage. However, where the membrane roofing system manufacturer's printed instructions offer options (e.g., the permitted membrane termination methods), the contractor shall follow the requirements of this specification. **The EPDM Single Ply Membrane shall be 0.60 mils or greater.**
- B. The contract shall include all labor, materials and incidentals necessary to complete the work in a neat and acceptable manner--weather tight in every respect--including, but not limited to, the following:
1. Removal and disposal of the existing roofing and flashing membranes and all defective roofing incidentals;
 2. Removal and disposal of all leaded roof jacks, damaged or non-functional flashings, coping, termination bars, blocking and other roof accessories;
 3. Replacement of deteriorated wood blocking, curbs and cants with pressure treated lumber;
 4. Resetting of roof drains, over-flow scuppers, flashings at walls, and roof penetrations;
 5. Installation of specified insulation boards of uniform thickness, and tapered as required to ensure positive drainage of the roof surface, including mechanical fasteners, adhesives and sealants;
 6. Installation of complete weatherproof ethylene propylene diene monomer (EPDM) roofing membrane system 0.60 mils or greater, including all required flashings. The roofing system is to cover all previously covered BUR surfaces, in their entirety; and,
 7. Furnishing of the EPDM membrane manufacturer's Twenty (20) Year Roofing System Warranty in conjunction with manufacturer's Twenty (20) Year Materials Warranty and roofing contractor's Two (2) Year Workmanship Warranty

- C. Other specific work and items as described herewith and required for the proper execution of the roofing work shall be considered included in the contract.
- D. Roofing system materials and installation shall conform to the following:
 - 1. These specifications, EPDM membrane manufacturer's currently published instructions and recommendations, and the NRCA (National Roofing Contractors Association) Standards.
 - 2. Re-roofing materials and application procedures shall comply with all applicable state and local codes; applicable U.L. and/or Factory Mutual fire performance and wind up lift ratings, assembly and/or classification as specified herein:
 - a. Class A assembly as tested and listed in the current U.L. (Underwriter Laboratories, Inc.) Building Material Directory.
 - b. Roof coverings shall carry a Class 1 Fire and 1-60 Windstorm Rating as tested and listed in the current FM (Factory Mutual Research) Approval Guide Manual.

