REQUEST FOR PROPOSAL

RE-ROOF WEST ROOF
MONTEZUMA COUNTY COURTHOUSE
CORTEZ, COLORADO

SINGLE-PLY MEMBRANE ROOFING SYSTEM
SHEET METAL

Contractors are asked to provide a fixed price proposal for re-roofing a portion Montezuma County Courthouse located at 109 West Main St., Cortez, Colorado.

Sealed Bid Proposal will be received in the Administration Office, 109 W. Main Street, Room 302, Cortez, CO 81321. Sealed Bid Proposal shall include submittals per specification section 1.4. Sealed Bid Proposal shall be submitted in an envelope clearly identifying the project and proposal date. Bids are due no later than June 11, 2015 at 4:00 p.m. The bids will be opened June 15, 2015 at 11:30 a.m.

A mandatory walk through will be held on May 29, 2015 at 10:00AM. Meet at the west front door of the Montezuma County Courthouse located at 109 West Main Street, Cortez, Colorado. Proposals received from firms that were not represented at the walk through will be returned unopened. There will be NO other time to view the project.

Project will **NOT** be awarded solely on price. Each sealed bid proposal will be reviewed by the Montezuma County Commissioners. The project will be awarded to the Contractor who provides the Montezuma County with the best value.

**SCOPE OF WORK**

- **Removal of existing roofing membrane** is not necessary provided that the contractor can provide documentation in writing that the completed roofing system will receive the desired 20 year full system warranty. The documentation should be on letterhead from the proposed roofing system manufacture.
- **Contractor will furnish and install a 2” layer of polyisocyanurate roofing insulation using proper fasteners.**
- **Contractor will furnish and install a 60-mil mechanically attached TPO roofing system.** The completed roofing system shall have a 20 year full system warranty. Industry standard wind rating should also be included.
- **Contractor to provide and install new bowl drains for the roof.** The existing ones are either damaged or missing cast iron screen to prevent balls or debris from plugging the roof drains. This issue will be reviewed at the walk through.
- **All work to be completed in its entirety on or before September 15, 2015.**
PART 1 GENERAL

1.1 WORK INCLUDED

A. Work is limited to the west wing of the Montezuma County Courthouse at 109 W. Main Street, Cortez, Colorado.
B. Non-traffic bearing single-ply sheet membrane system intended for weather exposure as primary roof.
C. Acceptable membrane thickness shall be 60 mil (+6 -6 mil). Single-ply roofing membrane shall be TPO. Finished roofing should be factory marked as 60-mils.
D. Installation of a tapered insulation crickets to provide for positive drainage may be a requirement of this project. Ponding water per NRCA published standard will not be acceptable. This issue will be identified at the mandatory walk through.
E. All flashing shall be replaced and included in the proposal.
F. All necessary rough carpentry shall be included in the proposal.
G. All necessary hardware/equipment shall be included in the proposal.

1.2 SUBMITTALS (MUST BE INCLUDED WITH PROPOSAL)

A. Submit product data from proposed membrane manufactures most current specification manual. Submittal should include proof that system proposed is in compliance with U.L. Class A criteria.

B. Information to be included with the proposal is as follows:

1. Roof Plan.
2. Insulation Manufacturer’s Certification.
3. Locations and Type of Penetrations.
4. Manufacturer’s Roofer Approval.
5. Outline of Roof and Roof Size.
6. Perimeter and Penetration Details.
7. Sample 20 Year Roofing System Warranty.
8. Tapered Roof Insulation Layout. (if deemed necessary at walk through)
10. Details of Gravel Stop/Coping and Drip Edge.

11. Manufacturer’s Certification that Roofing System is appropriate for this particular installation.

1.3 QUALITY ASSURANCE

A. Manufacturer: Obtain primary single-ply membrane roofing from a single manufacturer. Provide secondary materials as recommended by manufacturer of primary materials.

B. All materials used shall be manufactured, supplied or approved by the roofing manufacturer.

C. Roofing applicator shall be licensed by the roofing manufacturer to install the specified roofing system.

D. All materials shall be installed in accordance with the roofing manufacturer’s current written specifications and details. Deviations shall not be made without prior written approval from the roofing manufacturer.

F. A representative of the roofing manufacturer shall inspect the roof surface prior to installation to verify the existing conditions prior to the installation. A representative of the roofing manufacturer shall inspect the completed roof to verify that the installation is in accordance with the roofing manufacturer’s current specifications and details. All inspections required to be by the Manufacturer shall be performed by a fully qualified, Technical representative, duly authorized by the Manufacturer. A report of these inspections shall be submitted by the contractor to Montezuma County.

G. Acceptable Applicators. Contract single-ply membrane roofing and associated work to a single firm, with not less than five (5) years of successful experience in installation of roofing systems similar to those required for this project, approved in writing by the membrane manufacturer, with undivided responsibility for the specified performance of component parts.

1.4 REGULATORY REQUIREMENTS


C. Entire roofing system shall meet Factory Mutual Class I-60 Windstorm Classification. Install per requirements to meet I-60 Classification.

D. Criteria for U.L. Class A ratings on sloped roof decks may be more stringent than those on “low slope roofs”. The Contractor is responsible for ascertaining the requirements of their proposed roofing system.
1.5 PRODUCT DELIVERIES, STORAGE AND HANDLING

A. Deliver materials in the original unopened containers.

B. Label containers with manufacturer’s name, brand name, installation instructions, and identification of various items.

C. Store materials, except membrane, at temperatures between 60°F and 80°F. If exposed to a lower temperature, restore to the proper temperature before using. Store in a dry area and protect. Damaged materials shall be replaced at the Contractor’s expense.

D. Store roof insulation material to prevent it from becoming wet, soiled, or covered with ice or snow. Store insulation materials inside a bonded warehouse. Storage of insulation on jobsite will not be permitted. An owners’ representative will inspect building where insulation is stored.

E. Handle insulation material to prevent cracking, breaking off, or spalling of the edges.

1.6 JOB CONDITIONS

A. Contractor Responsibility. The Contractor shall be responsible for providing proper surfaces to receive roofing and flashing. The entire area to be roofed shall be inspected by the Contractor to determine that it is free from debris and other gross irregularities.

B. Environmental Conditions. In no event shall more insulation be placed on the surface to be roofed than can be covered with roofing membrane prior to the onset of inclement weather or termination of the day’s work. No roofing shall occur in adverse weather conditions.

C. Sequencing and Scheduling. Proceed with membrane roofing work only after substrate construction and framing of opening are complete and wood blocking, nailers, curbs, vents, piping, drains, and projections through roof are complete. Membrane roofing shall proceed concurrently with insulation work so that work is entirely covered with completed single-ply membrane roofing at the end of each workday.

1.7 COORDINATION

A. Coordinate single-ply membrane roofing, roof insulation materials, and methods of installation to develop assemblies approved by single-ply roofing and roof insulation manufacturers.

1.8 WARRANTY
A. Furnish to the Owner two (2) copies of the Manufacturer’s Twenty Year Roofing System Warranty in compliance with these specifications. The warranties shall be fully paid for by the Roofing Contractor. These Warranties shall cover both labor and materials necessary to affect water tightness, including that required to repair conditions caused by structural movement or standing water on roof membrane.

C. Repairs that are needed by the Owner, which are not repaired within 48 hours of notification may be temporarily repaired by the Owner without affecting the Warranteer in any way. An emergency repair kit shall be provided to the Owner, which they can use for any emergency. Provide enough repair materials and leftover remnants to repair small leaks. These materials should be re-supplied by the Contractor if used by the Owner. This shall not negate the Roofer’s responsibility to repair defects (within 48 hour notice).

D. Contractor to be responsible for warranty problems for 2 years after manufacturer’s warranty inspection date. Contractor shall provide the owner with a notarized letter stating that and agreeing to perform any and all necessary repairs needed within 48 hours of being notified.

PART 2 PRODUCTS

2.1 GENERAL

A. Performance. Provide roofing materials recognized to be of generic type indicated and tested to show compliance with indicated performances, or provide other similar materials certified in writing by manufacturer to be equal or better than specified in every significant respect, and acceptable to the Owner.

B. Compatibility. Provide products which are recommended by manufacturer to be fully compatible with indicated substrates, or provide separation materials as required eliminating contact between incompatible materials.

2.2 ACCEPTABLE ROOFING SYSTEM MANUFACTURERS. The total roofing system shall be manufactured by one of the following or equal:

A. Carlisle

B. Firestone

C. Pre-approved Equal (see below)

2.3 SUBSTITUTIONS

A. In addition to requirements in paragraph 1.5 above, manufacturers seeking prior approval shall submit the following:
1. List of Approved System Applicators.

2. Listing of at least five (5) comparable five (5) year old projects within 100 miles of site.


4. Membrane Physical Properties including thickness sample for 60 mils.

5. Proof of Single Source Manufacturing or Warranty of All System Components by the membrane manufacturer.

6. Sample Twenty (20) Year Standard Roofing System Warranty.

2.4 TPO Roofing Membrane

A. Single-ply membrane roofing and flashing membrane shall be white TPO. The membrane must be 60 mils (+6, -6) thick at time of installation.

B. Furnish and install manufacturers’ 2” polyisocyanurate insulation board.

2.5 MEMBRANE ROOFING ACCESSORIES

A. Adhesives, cement, and sealants shall be furnished by the membrane manufacturer or certified to be compatible by the membrane manufacturer.

B. Term-bars shall be installed 12” minimum down the sidewalls, and shall overlap other waterproofing a minimum of 6”. Alternative methods of providing the termination may be considered as long as they fulfill the intent of waterproofing, and the Manufacturer’s requirements for full warranty coverage. The Owner shall determine if alternative methods conform to the intent of the detail. Termination bars shall be “compression” type.

C. Mechanical Fasteners shall be approved by Factory Mutual Engineering Corp. and the roofing manufacturer.

PART 3 EXECUTIONS

3.1 GENERAL

A. Extensive CARE shall be taken by the Contractor to insure that minimal disruption occurs during the project.

3.2 SUBSTRATE INSPECTION

A. Removal and disposal of existing roof may be a requirement of this project. This will be determined at the walk through.
B. Do not proceed with installation until unsatisfactory conditions have been corrected.

3.3 PREPARATION

A. Clean substrate of dust, debris, and other substances detrimental to roofing installation according to roofing system manufacturer’s written instructions. Remove sharp projections.

B. Prevent materials from entering and clogging roof drains and conductors and from spilling or migrating onto other construction. Remove roof-drain plugs when no work is taking place or when rain is forecast.

C. Complete termination and base flashing and provide temporary seals to prevent water from entering completed sections of the roofing system at the end of the work day or when rain is forecast. Remove and discard temporary seals before beginning work on adjoining roofing.

D. Upon removal of existing roofing system(s) the roof deck shall be inspected. Any defects discovered shall be brought to the attention of the owner. Repairs to the roof deck will be completed on a time and materials basis.

3.4 INSTALLATION OF MECHANICALLY ATTACHED MEMBRANE

A. Install in strict accordance with manufacturer’s written instructions.

B. Position membrane over approved substrate without stretching.

C. Allow membrane to relax approx. 1/2 hour prior to splicing and flashing.

D. Position adjoining sheets in the same manner lapping edges a minimum of five (5) inches or as indicated in manufacturer’s written instructions.

E. Adhere membrane in areas as required by the roofing system manufacture.

F. All seams to be 2” hot air welded. A motorized rolling seam welder is required. Hand welding of field seams will not be permitted.

G. Splices shall be accomplished following the manufacturers written instructions.

H. Perimeter flashing and flashing around vents, skylights, and other penetrations shall be done with flashing using the longest pieces practical. Splice shall extend at least three (3) inches beyond the nailing strips. Flashing and terminations shall be done in accord with the manufacturer’s approved details.
1. Flash all around penetrations (pipes and conduits) passing though the membrane with molded pipe flashing where possible. Where molded pipe flashing cannot be installed, use field-fabricated pipe seals.

2. Seal clusters of pipes and unusual shaped penetrations with pourable sealer. Use pitch pocket type seal as indicated by manufacturer.

3. Roof Drains. New roof drains shall be included in this proposal. Existing roof drain lines may or may not be utilized. If the contractor feels that new drain lines are needed it is solely his responsibility to provide for this portion of the work in its entirety.

4. Flash all equipment, curbs, scuppers, etc., whether shown on drawings or not. Field verify all conditions. If existing HVAC equipment curbs need to be raised it is the responsibility of the Contractor to include that work in his proposal.

5. Furnish and install pre-finished (color to be chosen by owners representative from standard colors) sheet metal drip edge flashing. ALL EXISTING SHEET METAL FLASHING TO BE COMPLETELY REMOVED. New sheet metal drip edge flashing shall have a face height equal to or greater than that which is removed.

I. Daily Seal: Exercise care to ensure that water does not flow beneath any completed sections of roof. Temporarily seal loose edge of membrane when weather is threatening.