

Request for Proposals
and
Bid Form

Owner Dodge County Board of Education
720 College Street
Eastman, Georgia
Rex Hodges, Superintendent

Project: Roof Repairs
North Dodge Elementary
South Dodge Elementary
Dodge County Middle
Dodge County High
Dodge Achievement

**PROJECT SPECIFICATIONS
AND
BID PACKAGE DESCRIPTION**

Invitation to Bid

1. Sealed bids will be received for Roof Repairs at five (5) school campuses by the Dodge County Board of Education at the main office located at 720 College Street until 2:00 pm (local time) on Friday October 18, 2019, at which time they will be publicly opened and read.
2. Bid shall be submitted on Bid Proposal Form furnished for that purpose.
3. Copies of Bid Forms, Project Specifications and Bid Package Description may be obtained from Graham and Studstill General Contractors, Inc. (Roofing Consultant Services) 5133 Amoskeag Drive, Eastman, Georgia 31023. No deposit is required.
4. No bid will be considered unless sealed and filed with the Dodge County Board of Education prior to the time set forth above.
5. No bids shall be withdrawn for a period of 30 days after the opening of bids. The Dodge County Board of Education reserves the right to reject any or all bids and to overlook and/or disregard informalities or irregularities in the proposals.

General Conditions

1. All proposals shall be submitted on attached bid form in sealed opaque envelope no later than the date and time at the indicated location. At that time all bids will be opened and publically read aloud.
2. All proposals shall be in accord and full agreement with the Invitation to Bid, Project Specifications and Bid Package Description.
3. All proposals must be submitted and signed in original form in order to be acceptable.
4. Owner will provide contractual agreement for execution by itself and successful bidder.
5. Contractor shall provide evidence of workers compensation and general liability insurance prior to any work on site.

6. All work shall be warranted by the Contractor for a period of one (1) year from completion. Only work performed under this agreement shall be covered by warranty.
7. Contractor shall invoice Owner on or about the 25th of each month and payments will be processed by the 10th of following month. Each payment request must be accompanied by a lien waiver and final payment request must be accompanied by lien waiver and warranty
8. Graham and Studstill General Contractors, Inc. shall provide Roofing Consultant Services (RCS) for this project including bidding, daily inspections, and certification that work has been completed per requirements.
9. Each contractor shall visit site and determine limit and extent of work associated with their bid package.
10. Extra Work: Contractor shall discuss any potentially extra work with RCS prior to undertaking same. Any additional work will be compensated to Contractor based on Unit Prices submitted on Bid Proposal Form.

End of General Conditions

Bid Package 1- Metal Roof Repairs

- A. Scope of Work: Contractor shall complete all repairs associated with metal roof systems as identified in project description.
- B. Demolition: Contractor shall demo, remove and properly dispose of any and all materials as required to complete repairs.
- C. Schedule: All work shall be performed between the hours of 7:00 a.m. and 5:00 p.m. Monday to Friday unless other arrangements are coordinated with RCS.
- D. Damage: Contractor shall repair or replace any furniture, furnishings, walls, doors or any building features which are damaged during construction. All damaged site conditions shall be returned to their original conditions.
- E. Product: The product basis for this work shall include materials identical to original manufacturer (MBCI). Contractor shall make every effort possible to match colors and finishes. Any deviation from this condition must be approved by RCS.
- F. Work: All work shall be repaired/installed in accord with original manufacturer's (MBCI) recommendations. Any deviation from this condition must be approved by RCS.
- G. Safety: Contractor shall ensure that all work is completed in accord with local, state and federal safety requirements. In addition, Contractor shall barricade the work area daily to ensure no person shall have access to area under nor within 40' of any construction activity. Interior areas of the building are excluded.

End of Bid Package 1

Bid Package 2 - Flat Roof Systems

- A. Scope of Work: Contractor shall complete all repairs associated with flat roof systems as identified in project description.
- B. Demolition: Contractor shall demo, remove and properly dispose of any and all materials as required to complete repairs.
- C. Schedule: All work shall be performed between the hours of 7:00 a.m. and 5:00 p.m. Monday to Friday unless other arrangements are coordinated with RCS.

- D. **Damage:** Contractor shall repair or replace any furniture, furnishings, walls, doors or any building features which are damaged during construction. All damaged site conditions shall be returned to their original conditions.
- E. **Product:** The product basis for this work shall include materials identical to original manufacturer (Carlise or Firestone). Any deviation from this condition must be approved by RCS.
- F. **Safety:** Contractor shall ensure that all work is completed in accord with local, state and federal safety requirements. In addition, Contractor shall barricade the work area daily to ensure no person shall have access to the area under nor within 40' of any construction activity. Interior areas of the building are excluded.

Bid Proposal Form

To: Dodge County Board of Education
 720 College Street
 Eastman, Georgia 31023

Board of Education and Members:

The undersigned, having familiarized himself/herself with the local conditions affecting the cost of work along with Request for Proposals, Project Specifications and Bid Package Description and having visited the site hereby proposes to furnish all labor, materials, and services required to construct and complete the work for respected bid packages as follows:

Bid Package One 1 - Metal Roof Repairs

Campus	Bid Amount	Calendar Days to Complete
North Dodge	\$ _____	_____
South Dodge	\$ _____	_____
Dodge Middle	\$ _____	_____
Dodge High	\$ _____	_____
Dodge Achievement	\$ _____	_____

Unit Prices, Metal Roof

- 1. Pipe Boots** \$ _____ **Each**
- 2. Open End Laps** \$ _____ **Each**
- 3. Detoriated Metal** \$ _____ **Each**
- 4. Damaged Rf Comp** \$ _____ **Each**
- 5. Holes** \$ _____ **Each**
- 6. Penetration Fail** \$ _____ **Each**
- 7. Skylights** \$ _____ **Each**
- 8. Fasteners** \$ _____ **Each**
- 9. Sealant Fail** \$ _____ **Each**

10. Improper Flash \$ _____ **Each**

Bid Package Two 2 - Flat Roofs

Dodge Middle \$ _____

Dodge High \$ _____

Dodge Achievement \$ _____

Unit Prices, Flat Roof

- 1. Holes** \$ _____ **Each**
- 2. Membrane Fast.** \$ _____ **Each**
- 3. Open Seams** \$ _____ **Each**
- 4. Loose Flash.** \$ _____ **Each**
- 5. Previous Repair** \$ _____ **Each**
- 6. Pitch Pocket** \$ _____ **Each**
- 7. Penetrations** \$ _____ **Each**

Bidder may bid on one, all, or any combination of the above packages. Bidder shall mark lines as "No Bid" or 0.00 if not submitting a bid on that portion of work. Successful bidder(s) will be determined by individual or any combination of bids. Unit prices will not be used to determine the successful bidder.

Bidder certifies that he/she has not entered into any collusion with any person in respect to this proposal or any other proposals for the contract for which this proposal is submitted.

Bidder _____
Name _____
By _____
Date _____

Project Description

Corrective Action, Metal Roofs

- 1. Pipe Boots: Remove and replace pipe boots of various size using new EPDM round flashing with moldable aluminium embeded base, urethane sealant, long life fasteners and stainless steel band clamp at top of boot,
- 2. Open End Laps: Clean all open end laps at panels and flashing then install new urethane sealant and fasteners if necessary,
- 3. Detoriated Metal: Repair rusted metal areas with metal patch of similar material and color approximately 20% larger than area and set in complete bed of urethane sealant and install long life fasteners,
- 4. Damaged Roof Component: Replace damaged or missing roof component with new component matching color, finish and shape,
- 5. Holes: Repair holes with metal patch of similar material and color approximately 20% larger than area and set in complete bed of urethane sealant and install long life fasteners,

6. Penetration Failure: Remove loose and/or unbonded sealant and install new urethane sealant,
7. Skylights: Clean and seal with clear skylight restoration coating,
8. Fasteners: Replace missing or loose fasteners with new oversized color matched fastener,
9. Sealant Failure: Remove loose and/or unbonded sealant and install new urethane sealant,
10. Improper Flashing: Remove incorrectly installed flashing and reinstall per manufacturer's instructions, provide additional components if necessary,
11. Gutters and Downspouts: Clean all gutters and downspouts and ensure all are unobstructed, reattach all loose or sagging gutters and downspouts.

Quantities

North Dodge Elementary

1. Pipe Boots	136	
2. Open End Laps	84	
3. Detoriated Metal	21	
4. Damaged Roof Component	5	
5. Holes	4	
6. Penetration Failure	7	
7. Skylights	5	
8. Fasteners	400	
9. Sealant Failure		60 LF
10. Inproper Flashing	0	
11. Gutters and Downspouts	All	

South Dodge Elementary

1. Pipe Boots	164	
2. Open End Laps	64	
3. Detoriated Metal	0	
4. Damaged roof Component	5	
5. Holes	31	
6. Penetration Failure	0	
7. Skylights	4	
8. Fasteners	678	
9. Sealant Failure		120 LF
10. Improper Flashing	14	
11. Gutters and Downspouts	All	

Dodge County Middle School

Section	#1	#2
1. Pipe Boots	34 ea	14
2. Open End Laps	21 ea	29 Ea
3. Detoriated Metal	0	0
4. Damaged Roof Component	0	0
5. Holes	3	1
6. Penetration Failure	0	200 LF
7. Skylights	0	0

8. Fasteners	200	130 ea
9. Sealant Failure	35 Lf	1 ea
10. Improper Flashing	1	23 ea
11. Gutters and Downspouts	All	All

Dodge County High School

Section	Science	Main
1. Pipe Boots	10	28
2. Open End Laps	19	64
3. Detoriated Metal	0	0
4. Damaged roof Component	0	0
5. Holes	0	0
6. Penetration Failure	0	0
7. Skylights	0	0
8. Fasteners	63	195
9. Sealant Failure	0	0
10. Improper Flashing	0	0
11. Gutters and Downspouts	All	All

Dodge Acheivement

Section	Gym	#3	#4
1. Pipe Boots	6	0	37
2. Open End Laps	11	0	0
3. Detoriated Metal	0	0	0
4. Damaged Roof Component	0	All	240 LF
5. Holes	0	0	0
6. Penetration Failure	0	0	0
7. Skylights	6	0	0
8. Fasteners	60	0	550
9. Sealant Failure	0	0	10 LF
10. Improper Flashing	0	0	2
11. Gutters and Downspouts	All	All	All

Corrective Action, Flat Roofs

1. Holes: Clean, prime and install EPDM cover patch
2. Membrane Fastener: Remove and replace fastener then clean, prime and install EPDM cover patch,
3. Open Seams: Clean, prime and install EPDM cover patch,
4. Loose or Displaced Wall/Base/Edge Flashing: Cut back loose and curled flashing which is unbonded, repair cracks in metal flashing and install new adhesive, membrane roofing and edge band
5. Previous Repair: Remove existing repair patch, clean, prime and install new EPDM cover patch
6. Pitch Pocket: Clean all pitch pocket areas and install flowable sealant compatible with existing to fill pocket to top,
7. Penetrations: Remove all portions of pipe flashing and install new flashings compatible with roof membrane including cleaning, priming and sealant,

8. Gutters and Downspouts: Clean all gutters and downspouts and ensure all are unobstructed, reattach all loose or sagging gutters and downspouts,

Dodge County Middle School

Section	#3	#4	#5	
1. Holes	35	0	0	
2. Membrane Fastener	5	0	0	
3. Open Seams	50	0	3	
4. Loose/Displaced Flash.		200 LF	0	50
5. Previous Repair	14	0	0	
6. Pitch Pocket	0	2	0	
7. Penetrations	0	2	2	
8. Gutters and Downspouts	All	All	All	

Dodge County High School

Section	Gym, Low	Gym Up	Cafe	Office	
1. Holes	20		4	0	
2. Membrane Fastener	1		0	0	
3. Open Seams	31		10	5	
4. Loose/Displaced Flash.		50 LF		50 LF	0
5. Previous Repair	3		0	0	
6. Pitch Pocket	0		0	0	
7. Penetrations	0		0	0	
8. Gutters and Downspouts	All	All	All	All	

Dodge Achievement

Section	#4
1. Holes	3
2. Membrane Fastener	0
3. Open Seams	6 LF
4. Loose/Displaced Flash.	6
5. Previous Repair	0
6. Pitch Pocket	0
7. Penetrations	0
8. Gutters and Downspouts	All

Corrective Action, Shingle Roof

1. Shingles: Demo and properly dispose of all existing roof shingles along with underlayment and install new 30 pound felt along with new 25 year 3 tab asphalt fiberglass shingles. Owner shall select color from stand color samples. Install new metal edge eave drip. Include allowance to replace 500 square feet of wood decking with like and kind wood material.

Dodge Achievement

Shingle Roof

1. Shingle: Replace entire building