

INVITATION FOR BIDS (IFB) No. B24002 ROOFING RENOVATIONS

- 2.0 SCOPE OF WORK/TECHNICAL SPECIFICATIONS.** The Agency is seeking bids from qualified, licensed, and insured entities to install 35-year architectural style shingles, metal roofing and provide roofing services for its managed properties Roanoke Housing Authority and Auburn Development LLC. The work is described in general but not necessarily detailed terms as follows:

The following detailed services listed herein:

- 2.1 Service Requirements.** The successful Contractor(s) shall provide the following services, according to the work schedule outlined in the specifications below:
- 2.1.1** Contractor will provide shingle roofing services for two (2) single story apartment complexes to include one (1) administrative office and two (2) storage buildings: Avenue A and Seymour Drive located in Roanoke, Alabama.
 - 2.1.2** Contractor will provide shingle roofing services for three (3) single story apartment complexes and one (1) apartment complex with both single story and two-story apartments and include three (3) community centers: Drake, Porter, Sparkman, and East Park located in Auburn, Alabama.
 - 2.1.3** Contractor will provide shingle roofing services for one (1) single story complex to include one (1) administrative office, and one (1) daycare center. **The Ridgecrest roof replacements is contingent upon the Housing Authority's approval to do a Modernization Development/Remodel.** Units within the Ridgecrest site that are approved for modernization will not be included in the roof replacement.
 - 2.1.4** Contractor will provide metal roofing services for one (1) maintenance building located in Ridgecrest complex, Auburn, Alabama.
 - 2.1.5** The Contractor will provide all the appropriate materials.
 - 2.1.6** Contractor agrees to provide labor, tools, and equipment necessary to produce finished surfaces as described in this document and pointed out during the pre-bid site-visit.
 - 2.1.7** Contractor will provide an individual quote based on each individual complex for Auburn complexes: Drake, Sparkman, East Park, Porter, and Ridgecrest.

3.1 SCOPE FOR ROOFING REQUIREMENTS

- 3.1.1** Tear off one layer three-tab shingles and dispose of properly on shingle roofs;
- 3.1.2** Repair all damaged decking and secure any loose decking (Submit a price per square foot with quote.) on shingle roofs;
- 3.1.3** Install #30 roofing felt attached with plastic button cap nails on shingle roofs;

INVITATION FOR BIDS (IFB) No. B24002 ROOFING RENOVATIONS

- 3.1.4 Install new drip edge (Existing color) on shingle roofs;
- 3.1.5 Install new ridge vent (vented with shingle over type ridge vent) on shingle roofs;
- 3.1.6 Install new weather head power pole flashing. Retro fit type on shingle roofs;
- 3.1.7 Install aluminum flashing at walls and valleys on shingle roofs;
- 3.1.8 Color and design of architectural shingles will be decided by the AHA representative from samples of shingles supplied by the Contractor on shingle roofs;
- 3.1.9 Attach architectural style shingles according to manufacturer's required procedures on shingle roofs;
- 3.1.10 Roofing nails must be a minimum of 1-1/4" in length;
- 3.1.11 Remove existing gutters, downspouts, flashing, trim, roof curbs, pipe boots, metal roof panel system and vinyl back insulation down to open purlins. **Only remove as much of the existing roof system as you can safely put back in a days' time. No areas of roof to be left open overnight;**
- 3.1.12 Remove unused vent pipes and replace vent pipes that are used;
- 3.1.13 Install new metal roof;
- 3.1.14 Install new metal building insulation;
- 3.1.15 Install new steel flashing, trim, roof to wall flashing, ridge, rake, side wall, and eave flashing as well as gutters and downspouts;
- 3.1.16 Replace skylights;
- 3.1.17 Install new roof curbs and pipe boots as required;
- 3.1.18 Color and design of metal roof will be decided by the AHA representative from samples supplied by the Contractor;
- 3.1.19 Contractor shall only remove as much of the existing roof as can be reinstalled in one day's time. Do not leave any areas of roof exposed to the elements overnight;
- 3.1.20 Contractor shall furnish all permits needed to complete the projects;
- 3.1.21 Contractor's responsibility to remove all the existing roof components from the sites;
- 3.1.22 Contractor must verify all dimensions;

INVITATION FOR BIDS (IFB) No. B24002 ROOFING RENOVATIONS

- 3.1.23 Contractor shall provide a five-year written warranty on workmanship for the projects;
- 3.1.24 Contractor must acquire from the manufacturer and deliver to the Housing Authority a written material performance warranty;
- 3.1.25 Contractor must leave all grounds in decent, sanitary condition making sure all debris from roofing is removed and disposed of off-site;
- 3.1.26 Contractor understands that all properties are non-smoking facilities, smoking must be done at least 25 ft away from the grounds and the facilities.
- 3.1.27 Contractor **must not** enter into occupied units.
- 3.1.28 All materials used for the manufacture or construction shall be new.
- 3.1.29 Contractor shall notify the requesting department in writing of the site having damage to structures, parkways, sidewalks, curbs, etc., before beginning work.
- 3.1.30 Contractor shall be solely responsible for pedestrian and vehicular safety and controls within the work area and provide the necessary warning devices, barricades, and ground personnel needed to give safety, protection, and warning to persons and vehicular traffic in the area.
- 3.1.31 At a minimum, contractor will use a magnetic sweeper at the end of each workday to ensure site is free of debris.