



Purchasing Department
140 Stonewall Avenue West, Ste 204
Fayetteville, GA 30214
Phone: 770-305-5420
www.fayettecountyga.gov

July 24, 2018

Subject: Invitation to Bid #1536-B: Stonewall TPO Roof

Gentlemen/Ladies:

Fayette County, Georgia is seeking bids from qualified roofing contractors to remove the existing roof and install new thermoplastic polyolefin (TPO) roof, in accordance with the information and specifications contained herein.

A mandatory pre-bid conference will be held at 9:00am, Thursday, August 16, 2018, at the Fayette County Administrative Complex, Purchasing Department, Suite 204, 140 Stonewall Avenue West, Fayetteville, GA 30214. All companies and interested parties are invited and strongly urged to attend. This will be the opportunity to take measurements, pictures, voice all questions, concerns and comments about this Invitation to Bid and have them addressed.

Questions concerning this invitation to bid should be addressed to Trina Barwicks, Contract Administrator in writing via email to tbarwicks@fayettecountyga.gov or fax to (770) 719-5515. Questions will be accepted until 3:00 pm, Thursday, August 23, 2018.

The Purchasing Department office hours are Monday through Friday 8:00am to 5:00pm excluding holidays. The office telephone number is (770) 305-5420.

Bids will be received at the address below until 3:00pm, Thursday, August 30, 2018 in the Purchasing Department, Suite 204. Bids will be opened at that time. Bids must be signed to be considered. Late bids will not be considered. Faxed or emailed bids will not be considered.

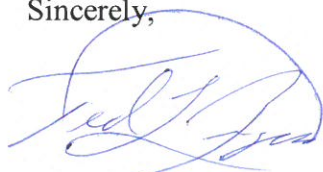
Fayette County Purchasing Department
140 Stonewall Avenue West, Suite 204
Fayetteville, Georgia 30214

Bid Number: 1536-B
Bid Name: Stonewall TPO Roof

Your bid should be on the pricing sheet included herein. All prices shall be F.O.B. Destination, Fayette County. Be sure to include the **bid number** and **bid name** along with your company's name and address on the **sealed** envelope in which the bid is returned.

If you downloaded this Invitation to Bid from the county's website, it will be your responsibility to check the website for any addenda that might be issued for this solicitation. The county cannot not be responsible for a bidder not receiving information provided in any addenda.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ted L. Burgess", enclosed within a blue circular scribble.

Ted L. Burgess
Director of Purchasing

TLB/tcb

GENERAL TERMS AND CONDITIONS

1. **Definitions:** The term “contractor” as used herein and elsewhere in these specifications shall be used synonymously with the term “successful bidder.” The term “county” shall mean Fayette County, Georgia.
2. **Bid is Offer to Contract:** Each bid constitutes an offer to become legally bound to a contract with the county, incorporating the invitation to bid and the bidder’s bid. The binding offer includes compliance with all terms, conditions, special conditions, specifications, and requirements stated in the invitation to bid, except to the extent that a bidder takes written exception to such provisions. All such terms, conditions, special conditions, specifications, and requirements will form the basis of the contract. The bidder should take care to answer all questions and provide all requested information, and to note any exceptions in the bid submission. Failure to observe any of the instructions or conditions in this invitation to bid may result in rejection of the bid.
3. **Binding Offer:** Each bid shall constitute a firm offer that is binding for ninety (90) days from the date of the bid opening, unless the bidder takes exception to this provision in writing.
4. **Bidder’s Questions:** The Fayette County Purchasing Department must receive questions about this invitation to bid in writing at least six days before the scheduled bid opening, excluding Saturdays, Sundays, and holidays. The county will post answers to questions and/or other information concerning the invitation to bid in the form of an addendum on the county’s website at http://www.fayettecountyga.gov/purchasing/bids_and_proposals.asp. It is the responsibility of the prospective bidder to check the website for any addenda issued for this invitation to bid.
5. **References:** Include with your bid a list of three (3) jobs that your company has done that are of the same or similar nature to the work described in this invitation to bid, on the form provided. Include all information as requested on the form.
6. **Bid Submission:** Submit your bid, along with any addenda issued by the county, in a sealed opaque envelope with the following information written on the outside of the envelope:
 - a. The bidder’s company name,
 - b. The bid number, which is **#1536-B**, and
 - c. The “reference” which identifies the bid, which is “**Stonewall TPO Roof**”.

Mail or deliver one (1) unbound original bid (paperclip or binder clip acceptable, no staples), signed in ink by a company official authorized to make a legal and binding offer, to:

Fayette County Georgia
Purchasing Department
140 Stonewall Avenue West, Suite 204
Fayetteville, GA 30214

Attention: Contracts Administrator

You may submit bids in person, by U.S. mail, or by a commercial carrier. Do not submit bids by facsimile, e-mail, or other electronic means. Once submitted, all bids become the property of Fayette County.

7. **Bid Preparation Costs:** The bidder shall bear all costs associated with preparing the bid.
8. **Late Bids:** Bids not received by the time and date of the scheduled bid opening will not be considered, unless the delay is a result of action or inaction by the county.
9. **More than One Bid:** Do not submit alternate bids or options, unless requested or authorized by the county in the Invitation to Bid. If a responder submits more than one bid without being requested or authorized to do so, the county may disqualify the bids from that responder, at the county's option.
10. **Bid Corrections or Withdrawals:** The bidder may correct a mistake, or withdraw a bid, before the bid opening by sending written notification to the Director of Purchasing. Bids may be withdrawn after the bid opening only with written authorization from the Director of Purchasing.
11. **Defects or Irregularities in Bids:** The county reserves the right to waive any defect or irregularity in any bid received. In case of an error in extension of prices or totals in the bid, the unit prices shall govern.
12. **Prices Held Firm:** Prices quoted shall be firm for the period of the contract, unless otherwise specified in the bid. All prices for commodities, supplies, equipment, or other products shall be quoted FOB Destination, Fayette County or job site.
13. **Brand Name:** If items in this invitation for bid have been identified, described or referenced by a brand name or trade name description, such identification is intended to be descriptive, but not restrictive and is to indicate the quality and characteristics of products that may be offered. Alternative products may be considered for award if clearly identified in the bid. Items offered must meet required specifications and must be of a quality which will adequately serve the use and purpose for which intended.
14. **Bidder Substitutions:** Bidders offering substitutions or deviations from specifications stated in the invitation to bid, shall list such substitutions or deviations on the "Exceptions to Specifications" sheet provided, or on a separate sheet to be submitted with the bid. The absence of such list shall indicate that the bidder has taken no exception to the specifications. The evaluation of bids and the determination as to equality and acceptability of products or services offered shall be the responsibility of the county.
15. **Samples:** When the county requires samples as part of the bid and vendor selection process, bidders must provide requested samples within the time allotted, and at no cost to the county unless otherwise specified. Any goods provided under contract shall conform to the sample submitted. The county will return samples only at the bidder's request, and at the bidder's expense, if they are not destroyed by testing.
16. **Non-Collusion:** By responding to this invitation to bid, the bidder represents that the bid is not made in connection with any competing bidder, supplier, or service provider submitting a separate response to this invitation to bid, and is in all respects fair and without collusion or fraud.
17. **Bid Evaluation:** Award will be made to the lowest responsive, responsible bidder, taking into consideration payment terms, vendor qualifications and experience, quality, references, any exceptions listed, and/or other factors deemed relevant in making the award. The county may make such investigation as it deems necessary to determine the ability of the bidder to perform, and the bidder shall furnish to the county all information and data for this purpose as the county may request. The county reserves the right to reject any bid item, any bid, or all bids, and to re-advertise for bids.

18. **Discounts:** Cash discounts offered will be a consideration in awarding the bid, but only if they give the county at least 15 days from receipt of invoice to pay. For taking discounts, time will be computed from the date of acceptance at destination or the date a correct invoice is received, whichever is the later date. Payment is deemed made, for the purpose of earning the discount, on the date of the check. For payment of full invoice price, minimum terms of net 30 are preferred.
19. **Trade Secrets - Confidentiality:** If any person or entity submits a bid or proposal that contains trade secrets, an affidavit shall be included with the bid or proposal. The affidavit shall declare the specific included information which constitutes trade secrets. Any trade secrets must be either (1) placed in a separate envelope, clearly identified and marked as such, or (2) at a minimum, marked in the affidavit or an attached document explaining exactly where such information is, and otherwise marked, highlighted, or made plainly visible. See O.C.G.A. § 50-18-72 (A)(34).
20. **Trade Secrets – Internal Use:** In submitting a bid, the bidder agrees that the county may reveal any trade secret materials contained in the bid to all county staff and officials involved in the selection process, and to any outside consultant or other third parties who may assist in the selection process. The bidder agrees to hold harmless the county and each of its officers, employees, and agents from all costs, damages, and expenses incurred in connection with refusing to disclose any material which the bidder has designated as a trade secret.
21. **Ethics – Disclosure of Relationships:** Before a proposed contract in excess of \$10,000.00 is recommended for award to the Board of Commissioners or the County Administrator, or before the County renews, extends, or otherwise modifies a contract after it has been awarded, the contractor must disclose certain relationships with any County Commissioner or County Official, or their spouse, mother, father, grandparent, brother, sister, son or daughter related by blood, adoption, or marriage (including in-laws). A relationship that must be reported exists if any of these individuals is a director, officer, partner, or employee, or has a substantial financial interest in the business, as described in Fayette County Ordinance Chapter 2, Article IV, Division 3 (Code of Ethics).

If such relationship exists between your company and any individual mentioned above, relevant information must be presented in the form of a written letter to the Director of Purchasing. You must include the letter with any bid, proposal, or price quote you submit to the Purchasing Department.

In the event that a contractor fails to comply with this requirement, the County will take action as appropriate to the situation, which may include actions up to and including rejection of the bid or offer, cancellation of the contract in question, or debarment or suspension from award of a County contract for a period of up to three years.

22. **Contract Execution & Notice to Proceed:** After the Board of Commissioners makes an award, all required documents are received by the county, and the contract is fully executed with signature of both parties, the county will issue a written Notice to Proceed. The county shall not be liable for payment of any work done or any costs incurred by any bidder prior to the county issuing the Notice to Proceed.
23. **Unavailability of Funds:** This contract will terminate immediately and absolutely at such time as appropriated and otherwise unobligated funds are no longer available to satisfy the obligations of the county under the contract.

24. **Insurance:** The successful bidder shall procure and maintain the following insurance, to be in effect throughout the term of the contract, in at least the amounts and limits as follows:
- a. **General Liability Insurance:** \$1,000,000 combined single limit per occurrence, including bodily and personal injury, destruction of property, and contractual liability.
 - b. **Automobile Liability Insurance:** \$1,000,000 combined single limit each occurrence, including bodily injury and property damage liability.
 - c. **Worker's Compensation & Employer's Liability Insurance:** Workers Compensation as required by Georgia statute.

Before a contract with the successful bidder is executed, the successful bidder shall provide Certificates of Insurance for all required coverage. The successful offeror can provide the Certificate of Insurance after award of the contract, but must be provided prior to execution of the contract document by both parties. The certificate shall list an additional insured as follows:

Fayette County, Georgia
140 Stonewall Avenue West
Fayetteville, GA 30214

25. **Bid Bond:** You must include a bid bond with your bid, equal to five percent (5%) of the total amount bid. Bid bonds shall be provided by a surety which appears on Georgia's list of approved sureties administered by the State Insurance Commissioner, or the U.S. Treasury's list of approved bond sureties (Circular 570).
26. **Performance and Payment Bonds:** Prior to execution of a contract, the successful bidder shall submit performance and payment bonds each equal to 100 percent of the contract value, provided by a surety which appears on Georgia's list of approved sureties administered by the State Insurance Commissioner, or the U.S. Treasury's list of approved bond sureties (Circular 570).
27. **Building Permits:** Work performed for the county requiring building permits by licensed contractors will not have permit fees assessed, although any re-inspection fees for disapproved inspections will be the responsibility of the contractor prior to final inspections and the Certificate of Occupancy or Certificate of Completion being issued.
28. **Unauthorized Performance:** The County will not compensate the contractor for work performed unless the work is authorized under the contract, as initially executed or as amended.
29. **Assignment of Contract:** Assignment of any contract resulting from this invitation to bid will not be authorized, except with express written authorization from the County.
30. **Indemnification:** The contractor shall defend and indemnify the county and all its officers, agents and employees against any suits, actions, or other claims brought on account of any injuries or damages to any person, persons, or property resulting from any negligent act or fault of the contractor, or of any agent, employee, subcontractor or supplier in the performance of any contract which may be awarded. The contractor shall pay any judgment with cost which may be obtained against the county growing out of such injury or damages.

31. **Severability:** The invalidity of one or more of the phrases, sentences, clauses or sections contained in the contract shall not affect the validity of the remaining portion of the contract. If any provision of the contract is held to be unenforceable, then both parties shall be relieved of all obligations arising under such provision to the extent that the provision is unenforceable. In such case, the contract shall be deemed amended to the extent necessary to make it enforceable while preserving its intent.
32. **Delivery Failures:** If the contractor fails to deliver contracted goods or services within the time specified in the contract, or fails to replace rejected items in a timely manner, the county shall have authority to make open-market purchases of comparable goods or services. The county shall have the right to invoice the contractor for any excess expenses incurred, or deduct such amount from monies owed the contractor. Such purchases shall be deducted from contracted quantities.
33. **Substitution of Contracted Items:** The contractor shall be obligated to deliver products awarded in this contract in accordance with terms and conditions specified herein. If a contractor is unable to deliver the products under the contract, it shall be the contractor's responsibility to obtain prior approval of the ordering agency to deliver an acceptable substitute at the same price quoted in the contractor's original bid. In the event any contractor consistently needs to substitute or refuses to substitute products, the County reserves the right to terminate the contract or invoke the "Delivery Failures" clause stated herein.
34. **Inspection and Acceptance of Deliveries:** The county reserves the right to inspect all goods and products delivered. The county will decide whether to accept or reject items delivered. The inspection shall be conclusive except with respect to latent defects, fraud, or such gross mistakes as shall amount to fraud. Final inspection resulting in acceptance or rejection of the products will be made as soon as practicable, but failure to inspect shall not be construed as a waiver by the county to claim reimbursement or damages for such products which are later found to be in non-conformance with specifications. Should public necessity demand it, the county reserves the right to use or consume articles delivered which are substandard in quality, subject to an adjustment in price to be determined by the Purchasing Director.
35. **Termination for Cause:** The County may terminate the contract for cause by sending written notice to the contractor of the contractor's default in the performance of any term of this agreement. Termination shall be without prejudice to any of the county's rights or remedies by law.
36. **Termination for Convenience:** The County may terminate the contract for its convenience at any time with 10 days' written notice to the contractor. In the event of termination for convenience, the county will pay the contractor for services performed. The county will compensate partially completed performance based upon a signed statement of completion submitted by the contractor, which shall itemize each element of performance completed.
37. **Force Majeure:** Neither party shall be deemed to be in breach of the contract to the extent that performance of its obligations is delayed, restricted, or prevented by reason of any act of God, natural disaster, act of government, or any other act or condition beyond the reasonable control of the party in question.
38. **Governing Law:** This agreement shall be governed in accordance with the laws of the State of Georgia. The parties agree to submit to the jurisdiction in Georgia, and further agree that any cause of action arising under this agreement shall be required to be brought in the appropriate venue in Fayette County, Georgia.

**Fayette County, Georgia
Checklist of Required Documents**

*(Be Sure to Return This Checklist and
the Required Documents in the order listed below)*

ITB #1536-B: STONEWALL TPO ROOF

Company information – on the form provided _____

Contractor Affidavit under O.C.G.A. § 13-10-91(b)(1) _____

Bid Bond _____

Pricing sheet _____

Bid Form _____

Warranty Information _____

List of exceptions, if any – on the form provided _____

Signed Addenda, if any _____

Energy Audit documentation (specification #16) _____

COMPANY NAME: _____

Contractor Affidavit under O.C.G.A. § 13-10-91(b)(1)

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services on behalf of Fayette County, Georgia has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

Federal Work Authorization User Identification Number

Date of Authorization

Name of Contractor

ITB #1536-B: STONEWALL TPO ROOF

Name of Project

FAYETTE COUNTY GEORGIA

Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on _____, _____, 2018 in (city) _____, (state) _____

Signature of Authorized Officer or Agent

Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME

ON THIS THE _____ DAY OF _____, 2018.

NOTARY PUBLIC

My Commission Expires:

ITB #1536-B: STONEWALL TPO ROOF

INSTALL NEW COMMERCIAL TPO ROOFING SYSTEM FAYETTE COUNTY'S ADMINISTRATIVE BUILDING 140 STONEWALL AVENUE, WEST FAYETTEVILLE, GEORGIA 30215

I. INTRODUCTION

Fayette County is seeking bids from qualified roofing contractors to remove the existing EPDM membrane(s), install additional roofing insulation, and install a new mechanically attached TPO membrane roof at Fayette County's Administrative Building. The qualified contractor should specialize in installing a mechanically attached single-ply TPO membrane on a commercial building. Incidental to the roof replacement will be the removal and replacement of the gutter along the rear of the building. Contractor should present a bid that demonstrates their experience and qualifications to perform work that meets the specifications contained herein.

II. BACKGROUND

Fayette County's Administrative building roof was originally installed as a ballasted EPDM roofing system. As the roof aged, there was an effort to repair the roof leaks in this building. Around 2012 the river washed round stone ballast was removed and retrofitted with a 2nd EPDM membrane used to conceal the mechanically attached system. A fiberglass based spray on coating system was applied to seal the entire roof and extend its useful life. Due to manufacturer and/or installation issues, the applied coating system failed prematurely and continues to deteriorate rapidly over time.

Leaks are being experienced throughout the building but primarily along the back side of the building where the air conditioning systems, vent fans, pitch pans and other penetrations are located. The existing roof is slightly pitched from the front of the building to the rear of the building at approximately a 2% slope. This flat roof construction comprises of a metal decking with 2" of polyisocyanurate insulation under a single ply waterproof membrane. Runoff from the roof is captured in a gutter system located along the entire rear of the building that discharges rainwater runoff into various downspouts that lead to the asphalt parking lot below. Several areas of the roof are fully or partially surrounded by a parapet wall. Multiple Roof drains are located at various low points within these areas to capture the rainwater and discharge it on the ground below. Some additional tapering will be needed to better define the low points at the roof drains and minimize the amount of ponding occurring in those areas.

The primary intent of this project is to install a new watertight single-ply, mechanically attached TPO roof membrane to eliminate all the leaking from our roof and ponding issues we are currently experiencing on our roof and within the facility.

III. SCOPE OF WORK

SPECIFICATIONS

1. Remove and dispose of all existing roofing membrane and replace with a new mechanically (fastened) attached, white Johns Mansville TPO roofing membrane or approved equal. Membrane is to be listed with the Cool Roof Rating Council (CRRC) and shall meet the new Title 24 requirements for low-slope roofing membranes.
2. Contractor is responsible for discarding all removed roofing material.
3. Contractor is to remove and then replace all wet rigid insulation from all locations as shown on the attached infrared scan drawing and as marked on the existing roof membrane.
4. Contractor is to remove and replace any existing tapered rigid insulation that is damaged and can no longer serve its functional purpose.
5. It is the responsibility of the contractor to provide positive drainage from the front of the building to the rear gutter line or roof drains, whichever applies. Contractor to install tapered insulation boards as required to assure no ponding of water will occur on the roof especially around the HVAC units and at the roof drains.
6. Fayette County has measured the roof and surveyed elevations at various locations along the roof to provide general information on the attached roof plan(s). Each bidder is responsible to confirm these plan dimensions and elevations as they see fit.
7. Once all wet insulation is removed and replaced, contractor is to install an additional layer of 2" base insulation on the entire roof.
8. Per ALTERNATE noted on the pricing sheet, contractor to provide pricing to install a new, fully adhered 60 mil TPO roofing membrane in lieu of a mechanically attached roofing membrane.
9. Completely remove and replace all metal counter flashing located along the parapet wall.
10. Where a parapet wall exist, new roofing membrane shall be adhered to the wall and terminate at the base of the cast stone. 3" wide counterflashing shall be installed directly under the base of the cast stone cap.
11. Roof Curbs are to be a minimum of 6" above the new roof line after adding new roofing insulation.
12. Contractor to provide new 60 mil TPO (Thermoplastic Polyolefin Single-ply) roofing membrane, and all associated flashing and counter flashing complete with manufacturers 15 year no dollar limit (NDL) warranty.

13. TPO thickness shall be based on the new test method, ASTM D7635, "Test Method for Measurement of Thickness of Coatings Over Fabric Reinforcement." The new revisions are known and published as ASTM D6878-11a.
14. TPO Roofing membrane shall meet all current ASTM Standards for this material.
15. Provide documentation that the contractor and recommended TPO system meets all the manufacturer's criteria for the specified 15-year material warranty.
16. Provide energy audit and documentation that the roofing system conforms to providing R-22 IECC minimum.
17. TPO Roofing material shall meet the initial and 3-year ENERGY STAR requirements.
18. All bidders shall be certified as a commercial roofer and shall submit the documentation to certify their qualifications.
19. Contractor should have a foreman or supervisor for this project that has a minimum of five years of professional experience in installing commercial TPO roofing systems. Contractor shall provide at least three references for commercial TPO roof installation projects they successfully completed within the last five years
20. Contractor is responsible for compliance to safety standards throughout project. Contractor is responsible for making sure that all work areas are kept clean and safe and that all grounds are clean at end of job.
21. The contractor is responsible for means and methods associated with this roof work. Contractor is to plan his work to provide any temporary cover needed in the event the existing membrane has been removed and rain is evident before installation of the new TPO membrane is complete. No additional payment will be made for any temporary measures that have to be implemented to protect and seal the roof during any rain event. Contractor is to replace wet insulation with dry insulation before installing the new TPO membrane.
22. Once contractor has started replacement of existing roofing membrane, Contractor shall protect all underlying roof material from rain and damage during construction. Contractor shall be responsible to repair or replace any damage to existing roof materials, walls, floors, or contents within the building that are damaged as a result of contractors' failure to appropriately cover roof to avoid rainwater entering the building once work has started. Contractor shall maintain a watertight roof during all work tasks and shall insure there are no leaks after the installation is complete.
23. Fayette County has estimated the replacement roof area to be 37,400sf. It is the responsibility of each bidder to verify this quantity to their satisfaction and not base their bid solely on the basis of this provided quantity.
24. All roof materials and workmanship associated with this project shall meet standard commercial roofing specifications for construction materials, methods and procedures.

25. Bidders are to provide the following project warranties:
 - a. 2-year installation warranty for all roof work performed on this project.
 - b. 15-year no dollar limit material warranty on the membrane and flashing material installed.
26. During working hours, the contractor is responsible for roping off the entire work area and placing the appropriate warning signage to notify pedestrian traffic of the overhead hazards within the work zone area. Since the building will be open for employees and others during construction, the contractor is responsible to provide any needed canopy or other overhead protection for pedestrians entering and leaving the building through the rear walkway and entrance areas. During the contractor's non-working hours, the contractor is responsible for roping, flagging, placing signs, etc. as is reasonable and prudent to warn pedestrians of hazardous areas that are off limits.
27. Fayette County Buildings Staff is responsible for maintenance of all HVAC equipment located on the roof. Contractor is to work with Fayette County staff in the event an emergency arises where HVAC work is required in a work zone area. Fayette County will coordinate as much as is reasonable to not disrupt the efforts of the contractor.
28. The contractor is to police the roof and grounds daily and clean up all work trash/debris and dispose of it in the jobsite dumpster supplied by the contractor.
29. Time is of the essence. Contractor will state the expected time that it will take to complete the project from start to finish. Once work has started, contractor shall continue to perform all needed work through completion of the project per the accepted schedule without extended delays or breaks. The exception to this is delays that are outside the direct control of the contractor due to weather or owner scheduling or coordination issues. Upon contract award, contractor shall provide a more defined schedule of activities for the work.
30. Fayette County will have staff to perform periodic inspections of the roof as work progresses. The Contractor shall provide reasonable means for staff to access the roof for these inspections.
31. Contractor is responsible to repair or replace, to equal or better condition, any damage caused by them or their subs to the existing building, mechanical equipment, exhaust fans, sidewalk, landscaping, improvements, etc. within the vicinity of the work.
32. A pre-bid conference will be held for this project. Questions from bidders shall be submitted by the required cutoff date as noted on the first page of this invitation to bid.
33. Fayette County has included pictures of some of existing roof conditions for the Contractor's use.
34. Dumpsters placed on site for the work should not be placed on sidewalks, curbs, etc. without protecting these areas from cracking. Contractor shall be responsible for repairing/replacing all damaged sidewalk and curbs due to their work.

35. Contractor shall be responsible for all materials, labor, vehicles, tools, equipment needed to complete the work as contracted.
36. Contractor is to replace any damaged wood, etc. material along the inside face of the parapet wall with similar material to assure all new roofing membrane can be secured to a solid surface.
37. TPO roof membrane for this project must be from a manufacturer comparable to Johns Mansville who has a proven record of providing a quality, long-lasting product.
38. Test welds should be done at least twice daily — at the start of the day and after lunch. Test welds shall be done whenever the machine is restarted to prevent excessive heat during welding. Ideal welding temperature should be the lowest temperature that provides good seams at production speeds.
39. For proper installation, there should be no welder drag. Contractor is to align the inside edge of the nozzle with the edge of the roller. Gouges created in the membrane outside of the seam will be the contractor's responsibility to fix at their own cost.
40. All probing of seams shall be done with a blunt probe. Probes shall be regularly dulled to prevent them from sharpening and potentially damaging membrane.
41. TPO membrane is not to be creased when it is folded during installation. No weight is to be placed on the fold to hold it in place. Membrane that has a hard crease and/or shows signs of surface cracking will not be accepted.
42. Contractor is responsible for all work as specified. Any specific item of work not included within the bid sheet must be accounted for in other items of work. No additional payment will be made for items not covered but were specified.

NOTE: The Contractor is responsible for the personal conduct of their employees while on County property. Personnel are expected to be professional and courteous at all times. There is a no tobacco policy while on county property and in county buildings.

PRICING SHEET
ITB #1536-B: STONEWALL TPO ROOF

ITEM NO	ITEM DESCRIPTION	QUAN	UNIT	UNIT COST	TOTAL ITEM COST
1	Mobilization	1	LS		\$
2	Remove & discard existing roofing material	1	LS		\$
3	Install new commercial grade, mechanically attached, Johns Mansville 60-mil TPO roofing material or equal within the roof replacement area (includes all edge metal)	37,400	SF		\$
4	Add additional 2" thick roofing insulation on top of existing roof insulation on entire roof	1	LS		\$
5	Install new 3" metal Counterflashing under parapet cast stone cap	1	LF		\$
6	Remove & Replace existing gutter with equal 8" gutter. Exist. Downspouts to remain.	440	LF		\$
7	Remove and replace damaged 2" thick roofing insulation with equal in areas shown on plan and marked on the roof	650	SF		\$
8	Modify curb height to minimum 6" requirement	128	LF		\$
9	Adjust Roof Drain elevations (Only apply's if roof drain pipe has to be lowered)	6	EA		\$
10	Add roofing insulation tapers to provide positive drainage to roof drains	1	LS		\$
11	Replace damaged material (wood, etc.) along inside face of parapet wall (where required)	100	SF		\$
12	Allowance – For owner use only to address scope changes	1	LS		\$20,000.00
	BASE BID PRICE				\$
13	ALTERNATE: Install new commercial grade, fully adhered, Johns Mansville or equal, JM TPO 60-mil, single ply membrane in lieu of mechanically attached system per Item No. 3	1			\$
	BASE BID PRICE INCLUDING ALTERNATE				\$

NOTE: All estimated quantities above are based on aerial photos measurements and field measurements per Attachment A. Contractor is responsible to verify all quantities prior to beginning work.

COMPANY NAME: _____

PRICING SHEET - CONTINUED
ITB #1536-B: STONEWALL TPO ROOF

NOTE: A 10% retainage will be withheld from each payment up to 50% of the contract value. Retainage is released when the project scope of work including any accepted change orders have been signed by Fayette County as complete and accepted per the contract.

❖ STATE PAYMENT TERMS _____ DAYS.

❖ State Number of Days to Start Project after Notice to Proceed is issued: _____ Days.

❖ State Number of Days to Complete Work after Start Date: _____ Days.

❖ Who is the TPO manufacturer you will use for this project? _____

❖ How long has this manufacturer been producing this TPO product? _____

COMPANY NAME: _____

BID FORM
ITB #1536-B: STONEWALL TPO ROOF

1. How long has your Company been in the roofing business under its current name?
 _____ years.

2. Provide the approximate percentage (%) of the type of roofing work your company performed in the last 10-years.

<u>Type of Roof Construction</u>	<u>% of total company work performed</u>
a. Asphalt Shingle Roof	_____
b. Built-up Roof	_____
c. TPO Membrane-type Roof	_____
d. Other:	_____

TOTAL ROOF WORK PERCENTAGE = 100%

The overview should identify by name and title, the primary individual(s) proposed for the oversight/management of this work and what their role and responsibilities will be. Individual resumes may be attached that define the ability of the project team to perform the work.

3. Name of Project Foreman for this job and how long individual has been installing TPO roofs:

a. Project Foreman Name _____

b. Number of years Installing TPO Roofs _____ (years)

4. List name and Certifications of staff that will be assigned to this job.

<u>NAME</u>	<u>#Years doing TPO Roof Installation</u>	<u>CERTIFICATIONS</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

COMPANY NAME: _____

BID FORM - CONTINUED
ITB #1536-B: STONEWALL TPO ROOF

List three (3) TPO Roof Jobs completed within the past 5-years

A. Project (brief Description):

Amount of Contract (\$): _____

Name of Contact (person): _____

Phone Number of Contact: _____

Email Address of Contact: _____

B. Project (brief Description):

Amount of Contract (\$): _____

Name of Contact (person): _____

Phone Number of Contact: _____

Email Address of Contact: _____

C. Project (brief Description):

Amount of Contract (\$): _____

Name of Contact (person): _____

Phone Number of Contact: _____

Email Address of Contact: _____

COMPANY'S NAME _____

ITB #1536-B: STONEWALL TPO ROOF

LIST OR ATTACH WARRANTY INFORMATION

PROJECT WARRANTIES

PRODUCT

WARRANTY

TPO Membrane & Systems: _____	Manufacturers Material Warranty: _____ years
Roofing Insulation: _____	Material Warranty: _____ years
Counter Flashing: _____	Manufacturers Material Warranty: _____ years
Gutters: _____	Manufacturers Material Warranty: _____ years

LABOR

WARRANTY

Roof Repair: _____ Workmanship: _____ years

COMPANY NAME _____

IFB #1536-B: STONEWALL TPO ROOF

COMPANY INFORMATION

Company _____

Physical Address of Business _____

Mailing Address (If Different) _____

Authorized Representative _____

(Print or Type)

Authorized Representative _____

(Signature)

Title _____

Email Address: _____

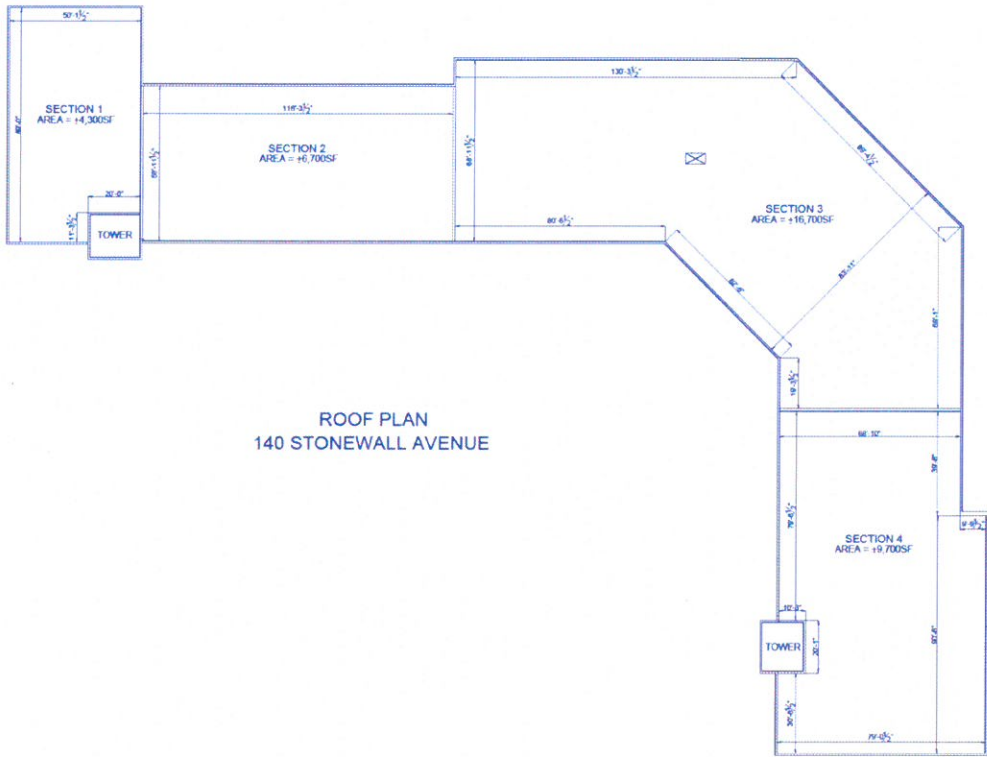
Company Telephone Number: _____ Fax Number: _____

Project Contact Person Name: _____

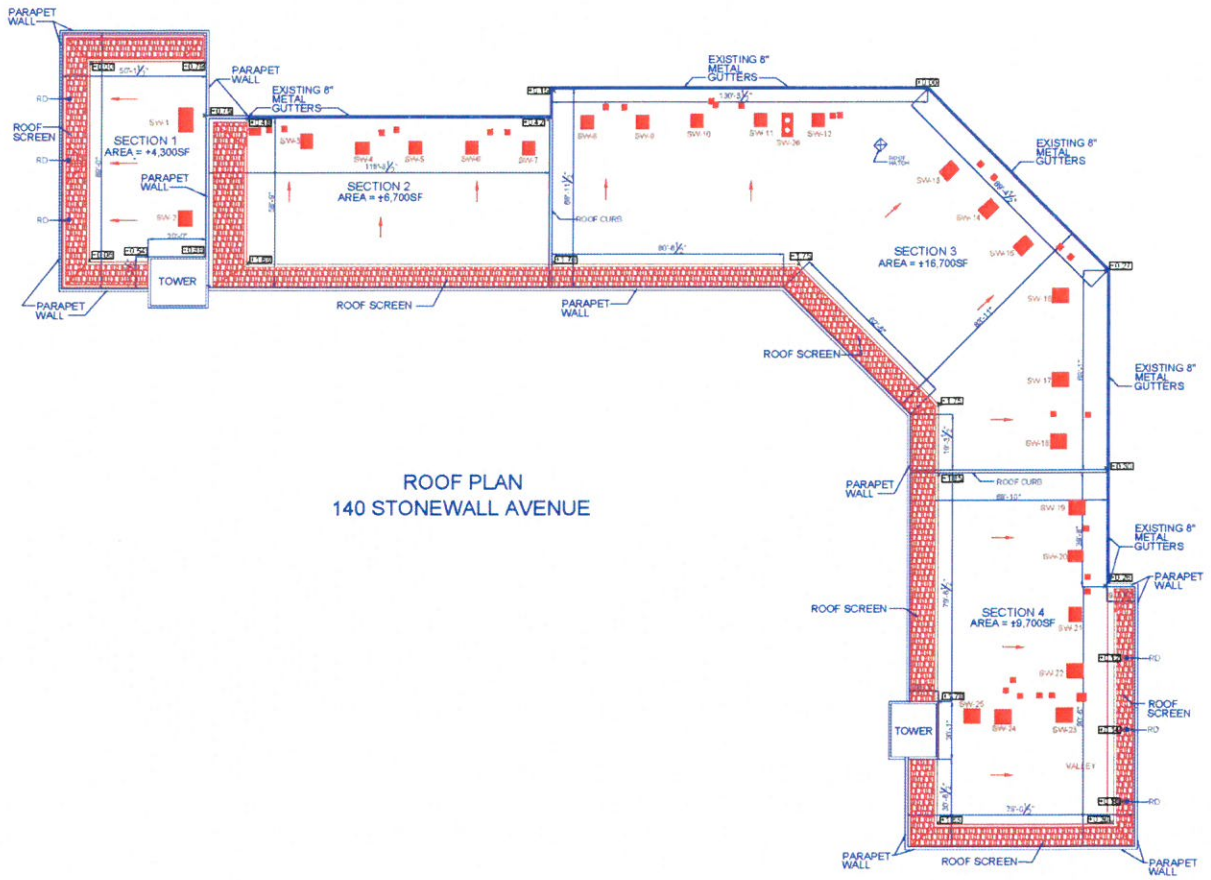
Email Address _____

Office Number: _____ **Cellular Number:** _____

ATTACHMENT A

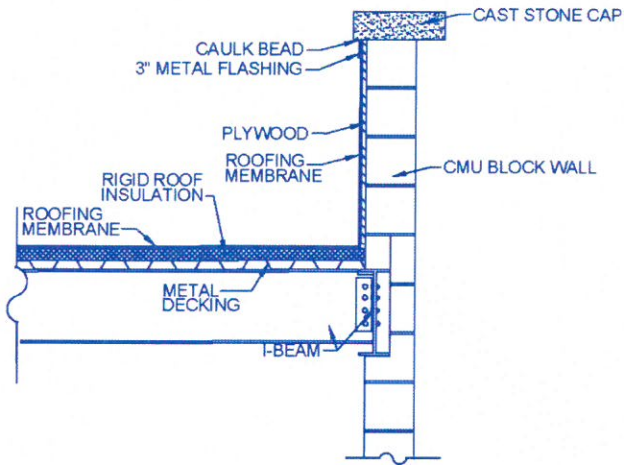


ATTACHMENT B

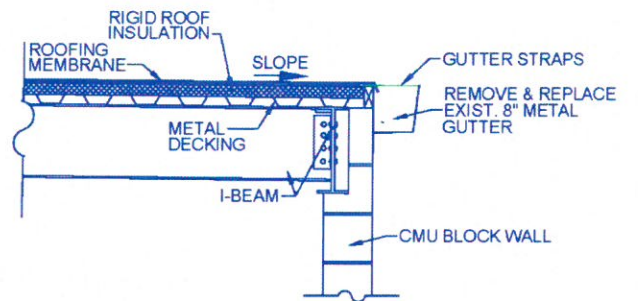


ROOF PLAN
140 STONEWALL AVENUE

ATTACHMENT C



TYPICAL SECTION @ PARAPET WALL



TYPICAL SECTION @ GUTTER

ATTACHMENT D











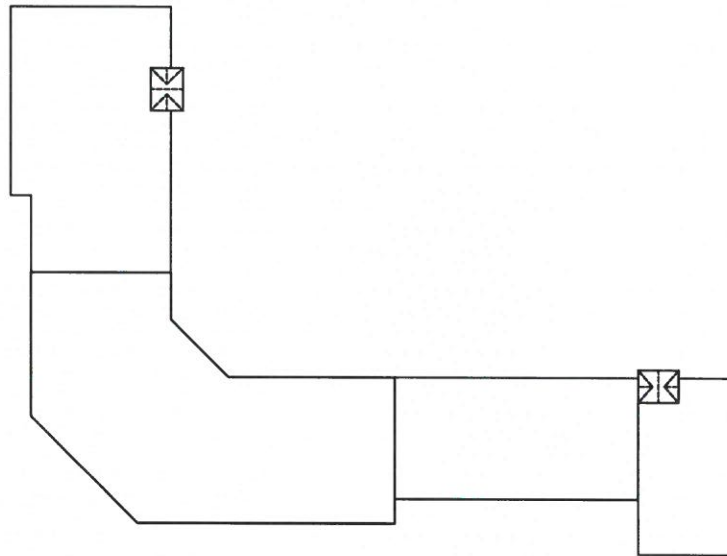


ROOF DIAGNOSTIC SURVEY FOR FAYETTE COUNTY FINANCE

140 STONEWALL AVE. NW. - FAYETTEVILLE, GA. 30214

DRAWINGS

TITLE PAGE	
SHEET A	MOISTURE SURVEY - COMPOSITE ROOF PLAN
SHEET B	MOISTURE SURVEY - ENLARGED ROOF SECTION #1
SHEET C	MOISTURE SURVEY - ENLARGED ROOF SECTION #2
SHEET D	MOISTURE SURVEY - ENLARGED ROOF SECTIONS #3 & 4
SHEET E	ROOF DATA, THERMOGRAMS & PHOTOS



N
ROOF PLAN
SCALE: NO SCALE

How An Infrared Survey Works:



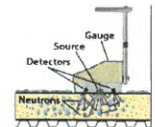
During the daytime, wet roof insulation absorbs more solar energy from the sun than dry roof insulation. During the nighttime, after the roof surface cools, the wet roof insulation will retain more solar energy than dry insulation and these temperature differences are detected by the infrared camera.

The wet roof areas are marked on the roof surface with visible paint markings. The wet roof areas are verified through core cuts and/or a Roof Moisture Meter.

How A Moisture Meter Works:

During the daytime, readings are taken and recorded in random locations and at wet areas found by the infrared camera.

Fast neutrons are emitted from the source in the Roof Moisture Meter into the roof system. The presence of hydrogen in the roof system slows the neutrons. These slowed neutrons as well as the fast neutrons are detected by the Roof Moisture Meter. A reading is displayed in the digital readout and gets recorded.



Core cuts are taken to determine a baseline for dry roof materials. Then wet roof areas are marked on the roof surface with visible paint markings.



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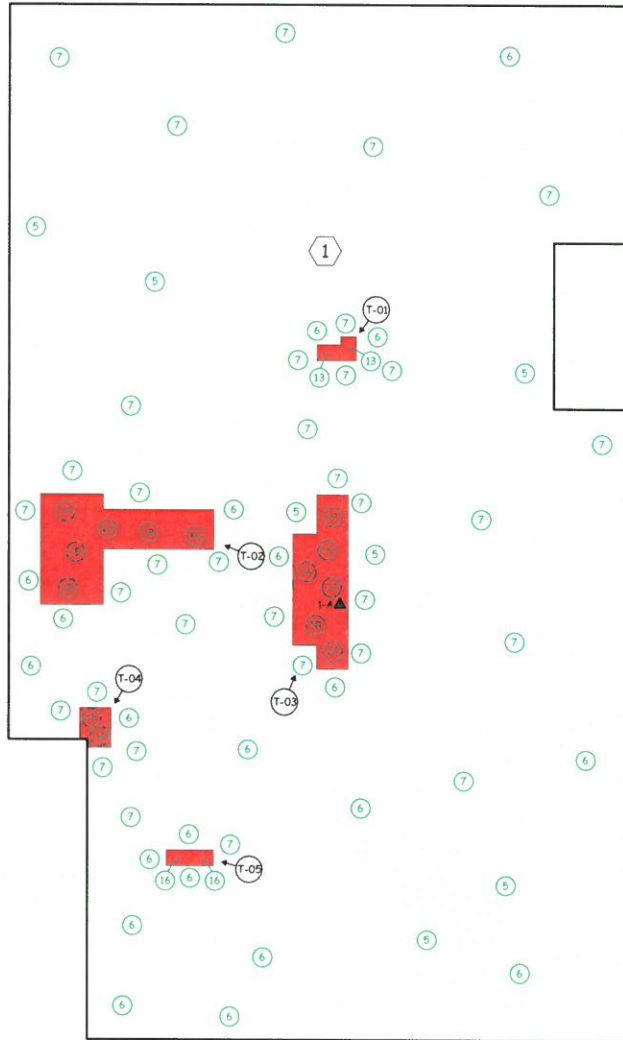
STANDARD KEY OF SYMBOLS	
A AREA DESIGNATION	(T-01) THERMOGRAM
△ DRY CUT	■ WET INSULATION
▲ WET CUT	⊠ R.I.M. (RANDOM INTERMITTENT MOISTURE)
(P-01) PHOTOGRAPH	□ N.I.C. MOISTURE GRID
	(#) MOISTURE READING



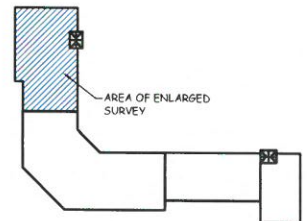
FAYETTE COUNTY FINANCE
 140 STONEWALL AVENUE NW
 FAYETTEVILLE, GEORGIA 30214

PROJECT NO:	9513555	SHEET NO: A
DRAWN BY:	B.M.C.	
DATE:	4/26/2018	

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N
ROOF PLAN
SCALE: NO SCALE



N
KEY PLAN
SCALE: NO SCALE

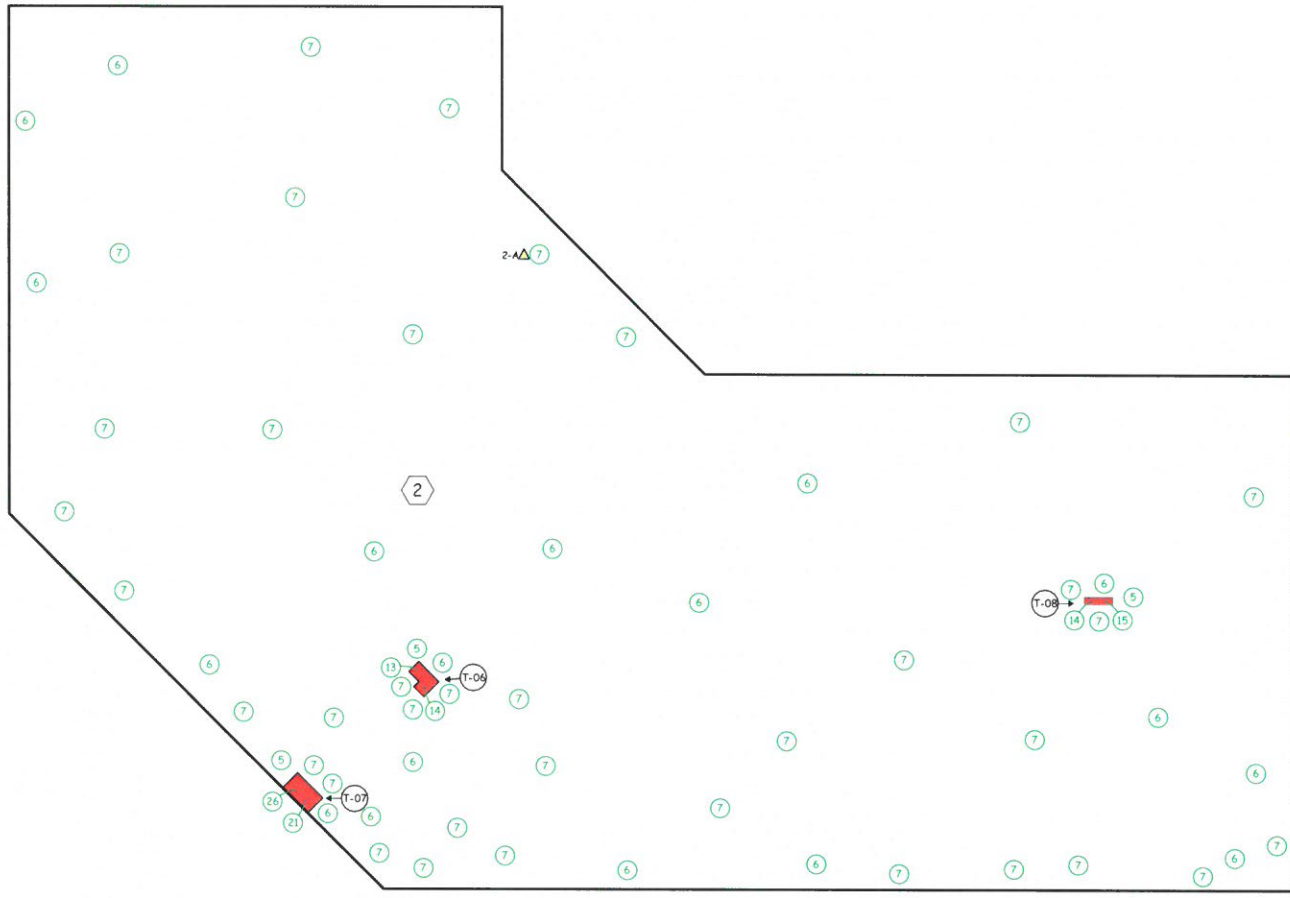
STANDARD KEY OF SYMBOLS			
A AREA DESIGNATION	(T-01) THERMOGRAM	■ WET INSULATION	□ N.I.C. MOISTURE GRID
△ DRY CUT	■ TRACE CORE	⊠ R.I.M. (RANDOM INTERMITTENT MOISTURE)	# MOISTURE READING
▲ WET CUT	(P-01) PHOTOGRAPH		



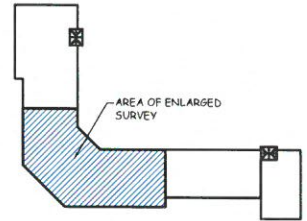
FAYETTE COUNTY FINANCE
140 STONEWALL AVENUE NW
FAYETTEVILLE, GEORGIA 30214

PROJECT NO:	9513555	SHEET NO:	B
DRAWN BY:	B.H.C.		
DATE:	4/26/2018		

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N
ROOF PLAN
SCALE: NO SCALE



N
KEY PLAN
SCALE: NO SCALE

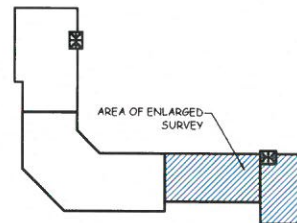
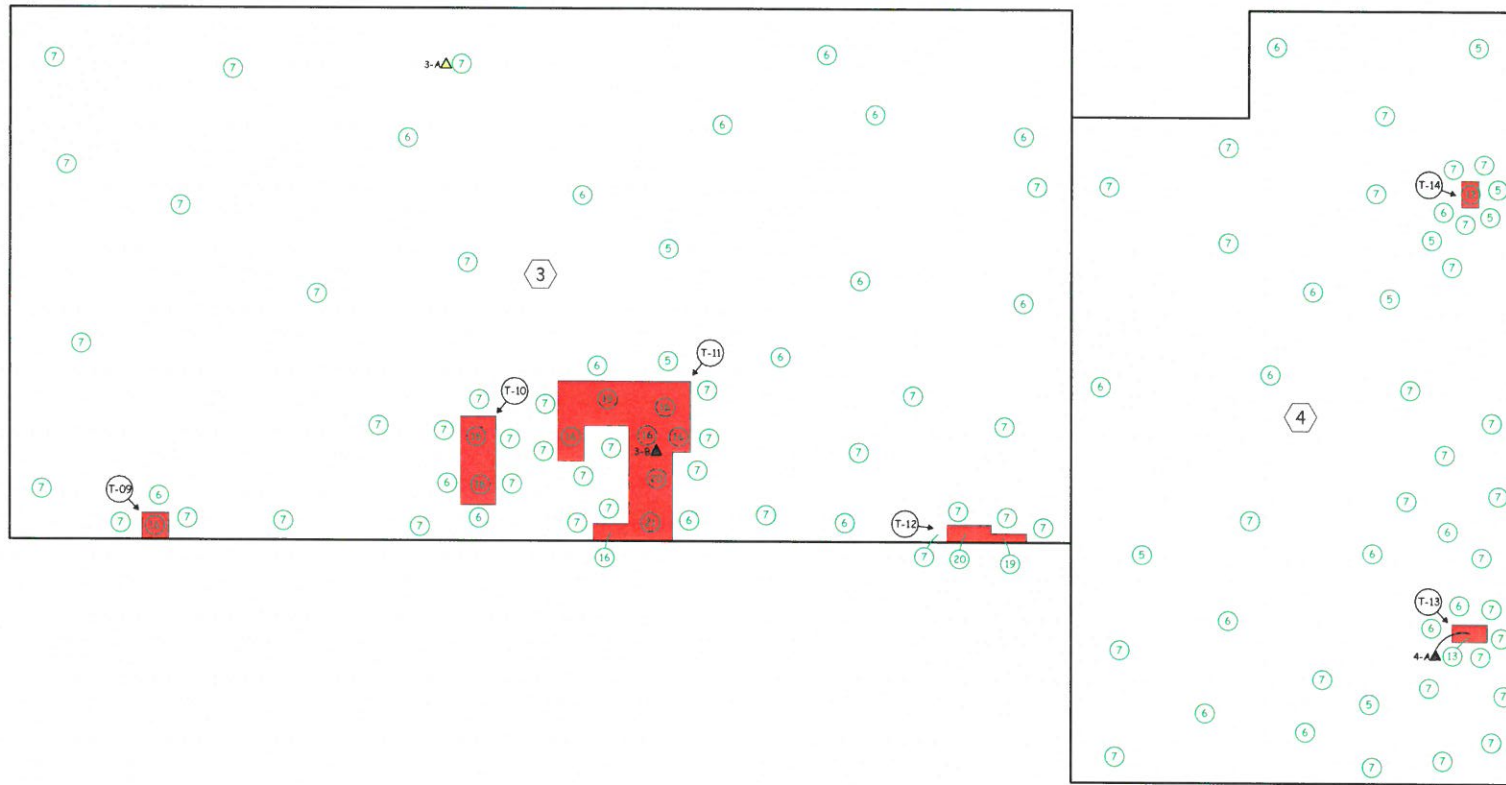
STANDARD KEY OF SYMBOLS			
A AREA DESIGNATION	(T-01) THERMOGRAM	WET INSULATION	N.I.C. MOISTURE GRID
△ DRY CUT	■ TRACE CORE	R.I.M. (RANDOM INTERMITTENT MOISTURE)	# MOISTURE READING
▲ WET CUT	(P-01) PHOTOGRAPH		



FAYETTE COUNTY FINANCE
140 STONEWALL AVENUE NW
FAYETTEVILLE, GEORGIA 30214

PROJECT NO:	9513555	SHEET NO:	C
DRAWN BY:	B.M.C.		
DATE:	4/26/2018		

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N
ROOF PLAN
SCALE: NO SCALE

N
KEY PLAN
SCALE: NO SCALE

STANDARD KEY OF SYMBOLS	
A AREA DESIGNATION	T-01 → THERMOGRAM
△ DRY CUT	■ TRACE CORE
▲ WET CUT	P-01 → PHOTOGRAPH
■ WET INSULATION	■ N.I.C. MOISTURE GRID
⊠ R.I.M. (RANDOM INTERMITTENT MOISTURE)	⊠ MOISTURE READING



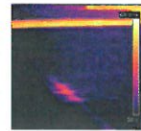
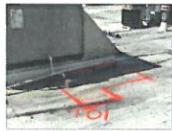
FAYETTE COUNTY FINANCE
140 STONEWALL AVENUE NW
FAYETTEVILLE, GEORGIA 30214

PROJECT NO:	9513555	D
DRAWN BY:	B.R.C.	
DATE:	4/26/2018	

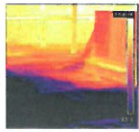
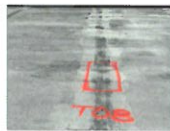
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Thermogram T-01



Thermogram T-08



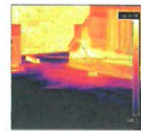
Thermogram T-02



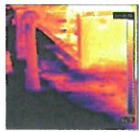
Thermogram T-09



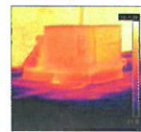
Thermogram T-03



Thermogram T-10



Thermogram T-04



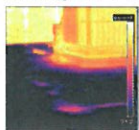
Thermogram T-11



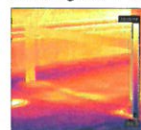
Thermogram T-05



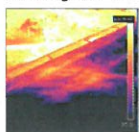
Thermogram T-12



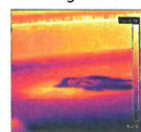
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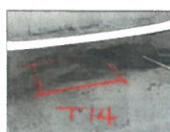
Thermogram T-13



Thermogram T-07



Thermogram T-14



CONSTRUCTION DATA					
ROOF SECTION	CORE CUT NUMBER	MOISTURE READING	MOISTURE PERCENTAGE	ROOF CONSTRUCTION	
1	1-A	13	0%	SINGLE-PLY (RUBBER) ROOF SYSTEM w/IN COATING	
			30%	2" POLYISOCYANURATE INSULATION	
			N/A	METAL DECK	
2	2-A	7	0%	SINGLE-PLY (RUBBER) ROOF SYSTEM w/IN COATING	
			0%	2" POLYISOCYANURATE INSULATION	
			N/A	METAL DECK	
3	3-A	7	0%	SINGLE-PLY (RUBBER) ROOF SYSTEM w/IN COATING	
			0%	2" POLYISOCYANURATE INSULATION	
			N/A	METAL DECK	
3	3-B	16	0%	SINGLE-PLY (RUBBER) ROOF SYSTEM w/IN COATING	
			80%	2" POLYISOCYANURATE INSULATION	
			N/A	METAL DECK	
4	4-A	13	0%	SINGLE-PLY (RUBBER) ROOF SYSTEM w/IN COATING	
			0%	SINGLE-PLY (WATER BETWEEN LAYERS)	
			30%	2" POLYISOCYANURATE INSULATION (TOP OF INSULATION)	
			N/A	METAL DECK	

ROOF AREA DATA			
ROOF SECTION	SIZE (S.F.)	WET (S.F.)	% WET
1	9,759	355	3.64%
2	15,485	29	0.19%
3	7,200	229	3.18%
4	4,110	14	0.34%
TOTALS	36,554	627	1.72%

STANDARD KEY OF SYMBOLS					
A AREA DESIGNATION	T-01 THERMOGRAM	W WET INSULATION	N.I.C. N.I.C.	M MOISTURE GRID	M MOISTURE READING
Δ DRY CUT	TC TRACE CORE	R.I.M. (RANDOM INTERMITTENT MOISTURE)	M MOISTURE GRID		
W WET CUT	P-01 PHOTOGRAPH				

TREMCO
ROOFING & BUILDING MAINTENANCE

wti

FAYETTE COUNTY FINANCE
140 STONEWALL AVENUE NW
FAYETTEVILLE, GEORGIA 30214

PROJECT NO:	9513555	SHEET NO:	E
DRAWN BY:	B.M.C.		
DATE:	4/25/2018		