

**REQUEST FOR PROPOSAL FOR
STORY COUNTY JUSTICE CENTER RE-ROOFING PROJECT
Story County, Iowa**

REVISED OCTOBER 16, 2018

Story County, Iowa ("County") seeks proposals and cost estimates for the Story County Justice Center Re-Roofing Project as described in this Request for Proposal ("RFP").

The Vendor selected from the RFP will be engaged after competitive evaluation by a qualified committee based on the "Selection Criteria" set forth in this request.

This request invites Vendors to submit proposals for accomplishment of the items of work specified below under Scope of Work. Proposals should be prepared and submitted in accordance with the guidelines and requirements set forth in this request.

Sealed proposals: Vendor will deliver one (1) hard copy and one digital format (CD or flash drive) to the following address:

Story County Board of Supervisors
c/o County Outreach and Special Projects Manager
Story County Administration
900 6th Street
Nevada, Iowa 50201

The envelope must be clearly marked "SEALED RFP". The name of the firm and contact person must be listed on the outside of the envelope. Any restrictions on the use of data within proposals must be clearly stated in the proposal itself. Non-disclosure cannot be guaranteed after the selection stage of this procurement due to public record laws.

Proposal Deadline: 9:30 AM CST, Tuesday, November 13, 2018.

Proposals received after the proposal deadline will be considered late and will not be accepted. Proposals may be withdrawn and/or modified in writing prior to the submission deadline. Request for withdrawal must be in writing by the contact person named on the outside of the envelope. Proposals that are resubmitted must be sealed and received prior to the submission deadline. Each Vendor may submit only one proposal.

- Bids received after the time specified will not be considered or accepted. Amendments to bids will not be considered or accepted unless received prior to the time set for opening of bids, in the same format specified for submission of bids. Conditional bids will not be considered or accepted.
- Any bid not prepared or submitted in accordance with the Instructions to Bidders may be rejected, at the Owner's sole discretion.
- The Owner may, when in its best interest, reject any and all bids or waive any informalities in bids received.
- Any bid may be withdrawn prior to the scheduled time for opening of bids. Withdrawal of bids may be made via telephone call, fax, mail, or e-mail.

- No bid may be withdrawn within 60 calendar days after the opening of bids.
- Bid may remain valid beyond 60 calendar days, at the Bidder's option.

Scope of Services

The Vendor selected for this project will provide the following services in connection with, but not limited to, the design and code compliance associated with the re-roofing project for the Story County Justice Center located at 1315 South B Avenue, Nevada, Iowa.

Vendors are invited to submit a proposal outlining experience and qualifications in performing work directly related to the services required.

It is Story County's intent to have installed:

- Base Bid: Direct Membrane replacement with 48 mil 6.5' x 100' mechanically fastened in seam securement per manufacturer's requirements of same manufacturer as existing. Removal of old membrane and membrane securement components re-using existing edge metal. Replace wet or damaged existing insulation with in kind.
- Alternate Bid 1: Install reflective induction weld thermoplastic system, with 20 year non prorated warranty. 72 MPH wind speed. Install ½" isocyanurate cover board. Improve drainage around existing roof drains to minimize ponding. Install new edge metal to match existing. Remove obsolete roof hatch and fill in deck. Install one-way taper on eyebrow area at south side of building near entry way. Replace wet or damaged existing insulation with in kind.
- Alternate Bid 2: Remove existing membrane flashing, cut existing membrane into 10' x 10' grid. Install mechanically fastened in seam per manufacturer's requirements polymer reinforced felt back sheet membrane. Replace wet or damaged existing insulation with in kind.

PROJECT SPECIFICS

HVAC curb flashing can be re-used if basis of design utilized. If not, curbs will need to be disconnected and raised so flashing can be wrapped up and over curbs. This is to match existing construction.

On court room area of the project at parapet wall on the south end, the north side on east corner, the wall flashing is of very low flashing height. If applicator installing same material as existing, applicator may weld to existing. Apply PMMA liquid flashing per manufacturer's requirements. If installing a different membrane, must achieve an 8" flashing height. Care must be taken in removal of decorative metal flashing to maintain architectural integrity.

Contractor, if utilizing an alternate to basis of design, needs to submit tie off procedures/details for water tight at night.

Contractor to visit site after a work stoppage to assure proper storage and no leaks.

Pavers on lower north roof to be removed and re-installed. Utilize approved drainage material as barrier.

Match existing walk way paths around roof top equipment.

Solar is an option that owner is considering in the future. Roofing system to be able to provide a turnkey option. Time limit 5 years from substantial completion.

Safety is very high priority for owner. Contractor will be required to submit a safety plan.

Field inspector to attend pre-construction meeting and make inspections every week demonstrating that substantial work progress is achieved.

Due to court trials in progress, work stoppage may be required.

On bid form, confirmation will be required that contractor is:

1. Installing approved manufactures material; and
2. Contractor complied with pre-bid requirement.

Vendors are to price this work as one-time set up and mobilization, and under one warranty for all roof levels.

Successful contractor will advise owner of work progress and schedule their work to minimize disturbance inside the building.

Weekly progress meetings between owner and contractor will also be scheduled.

Roofing Applicator to coordinate with Roofing Manufacturer to have designated technical staff member assigned to project for project start up and in progress inspections.

Safe, clean, well-installed, functional roofing systems is the end goal.

Design specifications outlined in Appendix A.

Qualifications

Any combination of skills and experience that can successfully and effectively address the scope of services.

Submittal Requirements

- Letter of interest – must be no more than two pages (note: one page is one side of an 8½" x 11" paper) in length and include contact information and signature.
- Summary of qualifications, experience and availability – must be no more than eight pages in length. It should summarize qualifications, relevant experience, and availability to participate in the RFP process (including Interviews, if applicable) and provide services to Story County.
- Proposed approach to the project, including a proposed schedule – must be no more than two pages.

- Proposed budget – no more than two pages, include detailed project costs, by task, and estimated hours. Actual compensation is subject to contract negotiation.
- List of professional references – no more than one page listing most recent professional references and their contact information.
- A minimum of three examples of relevant work related to Scope of Services.
- Conceptual Plan addressing the following areas:
The Vendor shall provide a Conceptual Plan, including a detailed statement of work for the product/services believed to be appropriate for Story County, addressing the Scope of Services detailed in this RFP.
 - Vendor name, address, and names of primary contacts.
 - Identify project manager.
 - Installation drawings provided by manufacturer; installer will provide final shop drawings.
 - Pricing methods: lump sum with one alternative add.
 - Schedule: when deliverables are required.
- Bid Forms
- Substitution Request, if applicable

Instructions to Bidders

Preparation of Bids

- Bids shall be submitted in duplicate - Bid Form, as included in the Bidding Documents, or an exact copy thereof.
- Blank spaces must be typewritten or written in ink in both words and figures. Typewritten, stamped or printed signature without a handwritten signature will not be accepted.
- Bids must be submitted in sealed envelopes bearing on the outside the name of the Bidder and their address.
- If forwarded by mail, the sealed envelope containing the bid, as directed above, must be enclosed in another envelope addressed as follows:
- Story County Board of Supervisors
Attn: County Outreach and Special Projects Manager
900 6th Street
Nevada, IA 50201
 - For Bidder's protection, mailed bids should be sent by Registered Mail.
- In a separate envelope MARKED BID BOND:
 1. Include bid bond or cashier's check in the amount of 5% of total bid.
 2. Acknowledgment of Addenda's
 3. Confirmation of what Manufacturer Installing.

Examination of Drawings, Specification and Work Site

- A. Before submitting a bid, each Bidder shall carefully examine the drawings, read the specifications and all other Bidding Documents, and visit the work site.
- B. Bidder shall become fully informed prior to bidding as to all existing conditions and limitations under which the work is to be performed, and shall include in the bid a sum to cover all costs of all items necessary to perform the work as set forth in the Bidding Documents. No allowance will be made to any Bidder because of lack of such examination

or knowledge. The submission of a bid will be construed as conclusive evidence that the Bidder has made such examination. It shall be the Bidder's responsibility to seek any necessary clarifications and interpretations prior to submitting a bid.

Submittal Process and Details

All proposals must be submitted as detailed in the manner described herein. Exceptions nor extensions to established deadlines will not be granted.

Story County will be accepting written questions from October 16, 2018, through 5:00 PM, November 1, 2018, regarding this RFP. Please submit questions via email to Leanne Harter, County Outreach and Special Projects Manager, at lharter@storycountyiowa.gov. Written responses will be published on Story County’s website at www.storycountyiowa.gov and distributed to those who submitted questions no later than 12:00 pm, Tuesday, November 5, 2018.

A mandatory pre-proposal meeting is scheduled on 9:00 am on Friday, October 26, 2018. (If a Vendor participated in the mandatory pre-bid meeting held previously through the first release of this RFP, it is not necessary to repeat such. Please just note it with the proposal.)

Estimated Timeline

October 16th, 2018	Release RFP
5:00 pm November 1st, 2018	Questions due to Story County
Prior to 12:00 pm November 5th, 2018	Story County responses published
9:00 am October 26th, 2018	Mandatory pre-proposal meeting
Prior to 9:30 am November 13th, 2018	RFPs Due
10:00 am November 13 th , 2018	Proposals received by BOS
November 13th, 2018 – November 15th, 2018	RFPs reviewed by Selection Committee
November 20th, 2018	Board of Supervisor consultant selection
November 27th, 2018	Board of Supervisors action on contract
November 27th, 2018	Effective start of contract
March 1st, 2019	Anticipated completion date

The above dates are subject to change at the option of Story County.

Consultant Selection Procedures

A selection committee will analyze and evaluate all properly submitted proposals in response to this request. The selection committee using the “Evaluation Criteria” listed in this RFP will rank all vendors. Top scoring vendors will be chosen for further evaluation, which will include interviews by our selection committee with those firms. Each proposal will be evaluated based on the Evaluation Criteria listed below. Proposals will be ranked in order of the highest numerical score first. Story County may select as many of the top ranked vendors as it deems necessary for inclusion within the negotiating list.

Evaluation Criteria

1. Experience with related activities or programs.
2. Availability and capability of staff.
3. Technical and financial resources.
4. Ability to complete the project in a timely manner and within budget.
5. Integrity and compliance with public policy.
6. Location of office. Preference may be given to those Vendors located within Story County.

Proposal Terms and Milestones for Payment

Story County reserves the right to reject any proposals received in response to this Request for Proposal. If a proposal is selected, it will be the most advantageous in terms of quality of service, the Vendor's qualifications, and capabilities to provide the specified service, and other factors that Story County may consider. Story County reserves the right, at its discretion, to waive informalities or irregularities in proposals or proposal procedures, and to accept or further negotiate cost, terms, or conditions of any proposal determined by Story County to be in the best interests of Story County even though not the lowest bid.

The price quotations stated in the Vendor's proposal will not be subject to any price increase from the date on which the proposal is opened by Story County to the mutually agreed-to date of bid. Proposals must be signed by an official authorized to bind the provider to its provisions for at least a period of 90 days. Failure of the successful Vendor to accept the obligation of the bid may result in the cancellation of any award. A service contract will be executed between Story County and the awarded Vendor.

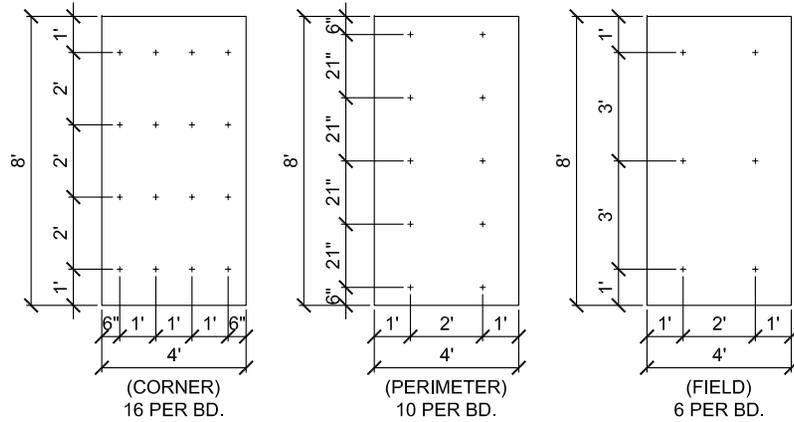
The selected Vendor may not subcontract any of the work specified in this RFP without prior written consent of Story County.

Insurance

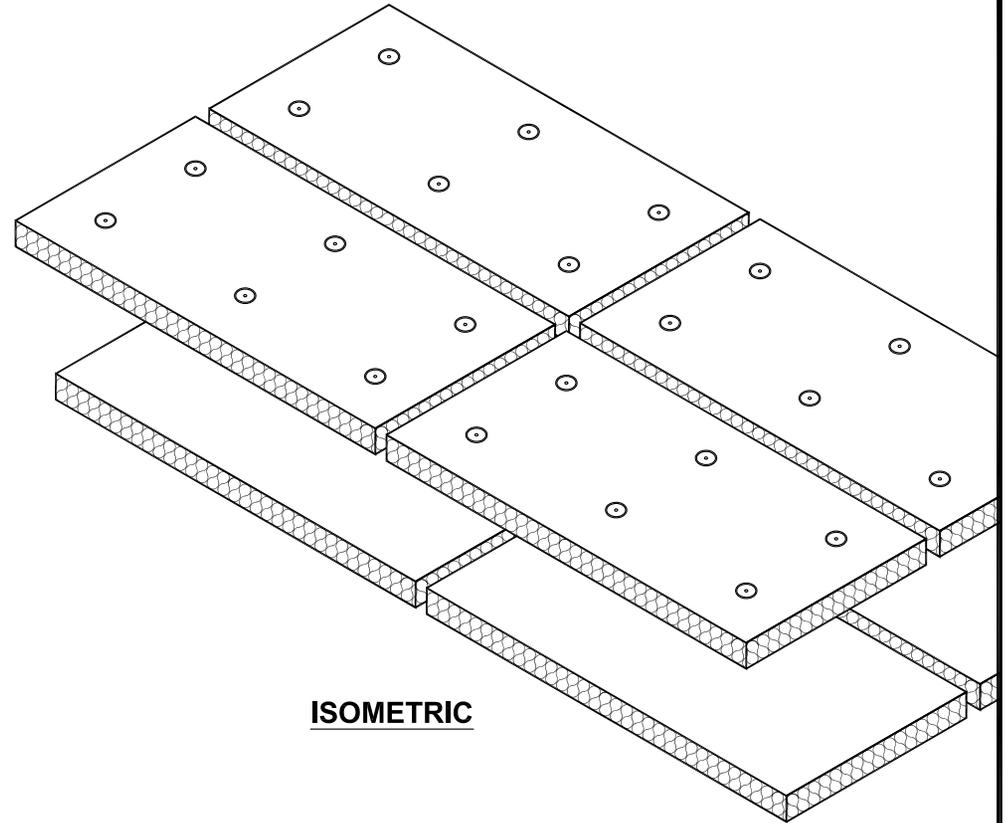
Vendor shall take out and maintain during service to the County under a contract such public liability and property damage insurance as shall protect Vendor, its subcontractors, and the County from claims for damages for personal injury, including accidental death, as well as for claims for property damage, which might arise from operations under its contract with the County, whether such operations be by Vendor or its subcontractor, or by anyone directly or indirectly employed by either of them.

Responsible companies who are acceptable to the County shall issue all insurance policies. The Vendor shall not cause any insurance to be canceled nor permit any insurance to lapse during the life of the contract with the County. Vendor shall indemnify and hold County harmless from any damages, cost, claims or expenses which may arise as a result of any failure on the part of the Vendor to provide accurate and/or complete data and information to the County as outlined and required by the terms and conditions of its contract with the County.

Attachment A
Design Documents and Specifications for Story County Justice Center Re-Roofing Project



**2' X 3' RHINO BOND FASTENING PATTERN
PERIMETER & CORNER ATTACHMENT**

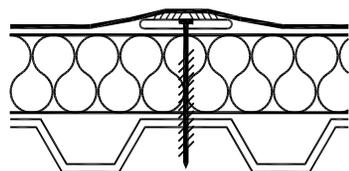
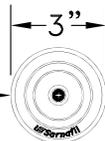


ISOMETRIC

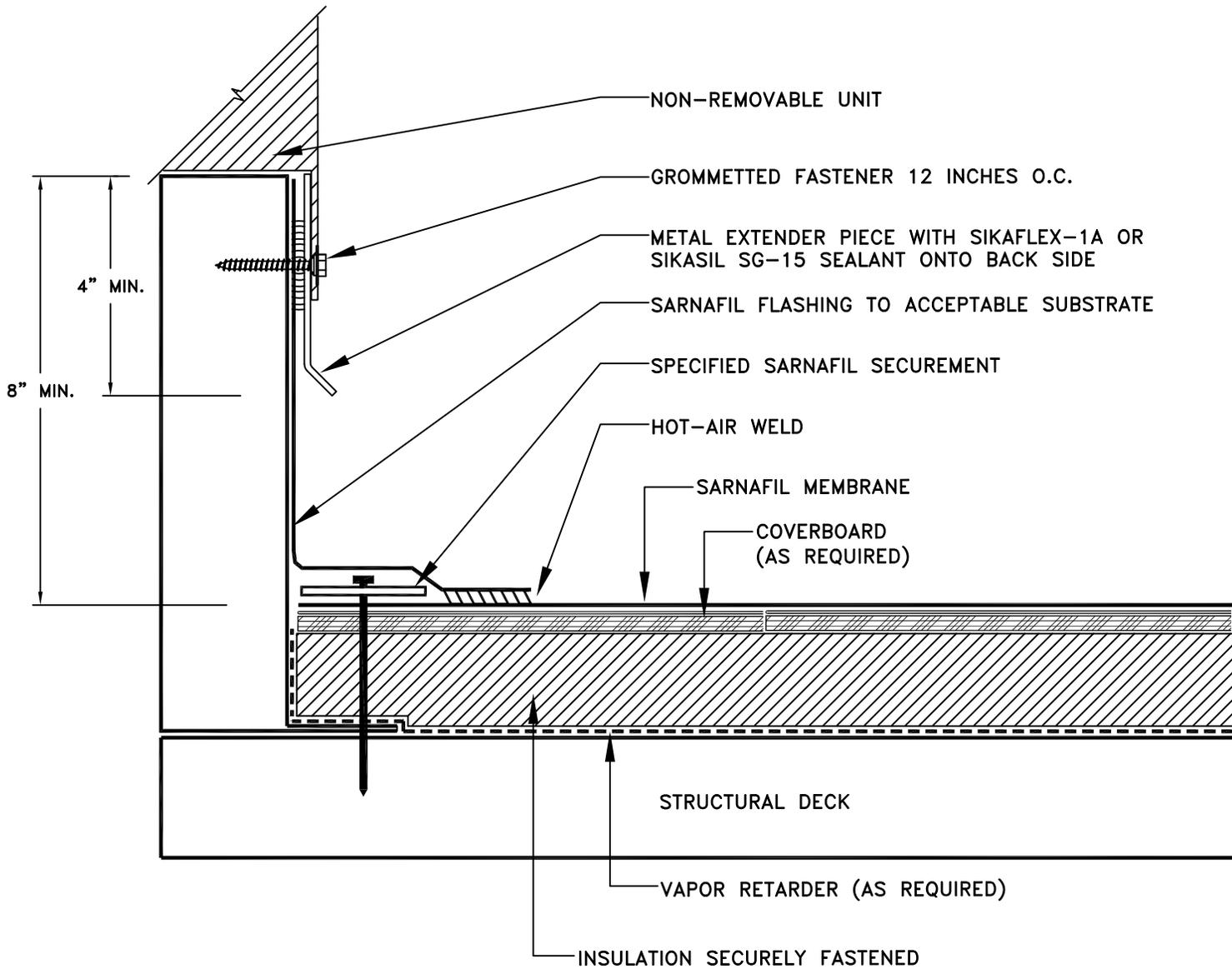
NOTES:

- 1) PERIMETER AND CORNER AREAS ARE DETERMINED IN ACCORDANCE WITH ASCE-7:
 $\frac{1}{10}$ LEAST PLAN WIDTH OR
 $\frac{4}{10}$ ROOF HEIGHT BUT NOT LESS THAN 4 FT.
- 2) BOARDS CROSSING PERIMETER/CORNER AREA INTO FIELD AREA SHALL BE ATTACHED ACCORDING TO RESPECTIVE PERIMETER/CORNER RATES.
- 3) FOR HEIGHT > 60 FT, CORNER IS "L" SHAPED WITH DIMENSIONS (2 X "PERIMETER").

XP FASTENER
AND SARNADISC
RHINO BOND



  781-828-5400 sikacorp.com	JOB NAME: RHINO BOND PERIMETER & CORNER ATTACHMENT		
	SCALE: N.T.S.	DATE: 4/10	FILE NO.: RB-1B
<small>AS A MEMBRANE MANUFACTURER, SIKA SARNAFIL, A DIVISION OF SIKA CORPORATION REVIEWS DETAILS PREPARED BY THE CONSULTANT, ARCHITECT AND/OR ENGINEER FOR A PROJECT SOLELY FOR THE PURPOSE OF DETERMINING IF A SIKA SARNAFIL WARRANTY MAY ISSUE FOR THE PROJECT. THIS REVIEW IS NOT TO BE CONSTRUED AS APPROVAL OF DETAILS BY SIKA SARNAFIL AND IS NOT BEING CONDUCTED IN LIEU OF SOUND ENGINEERING AND ARCHITECTURAL PRACTICES AND JUDGMENT AND SHOULD NOT BE RELIED UPON FOR THAT PURPOSE. SIKA CORPORATION ASSUMES NO LIABILITY WITH RESPECT TO THE DESIGN OF THE ROOFING OR WATERPROOFING SYSTEM. THE ARCHITECT, CONSULTANT AND/OR ENGINEER OR DESIGN PROFESSIONAL FOR A PARTICULAR PROJECT BEARS THE SOLE RESPONSIBILITY FOR THE DESIGN OF THE ROOFING OR WATERPROOFING SYSTEM. FOR THE PREPARATION AND APPROVAL OF THE DETAILS AND SHOP DRAWINGS, AND FOR DETERMINING THEIR SUITABILITY FOR A PARTICULAR PROJECT OR APPLICATION. WHILE SIKA SARNAFIL PROVIDES GENERAL INSTRUCTIONS FOR THE INSTALLATION OF ITS MEMBRANE AS WELL AS TRAINING FOR SIKA SARNAFIL AUTHORIZED APPLICATORS, THE MEANS AND METHODS USED BY THE CONTRACTOR FOR SURFACE PREPARATION AS WELL AS THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR IN THE INSTALLATION OF THE SIKA SARNAFIL MEMBRANE ARE THE RESPONSIBILITY OF THE CONTRACTOR.</small>			



NOTE:

- 1) METAL EXTENDER PIECE IS REQUIRED IF EXISTING COUNTERFLASHING IS CONTAMINATED AND OR COUNTERFLASHING FASCIA IS LESS THAN 4 INCHES WIDE. FASTENED 12 INCHES O.C. WITH GROMMETTED FASTENER.
- 2) VAPOR RETARDER SHALL BE SEALED AT EDGES.

NON-REMOVABLE CURB FLASHING

BUILDING TRUST

781-828-5400



usa.sarnafil.sika.com

JOB NAME:

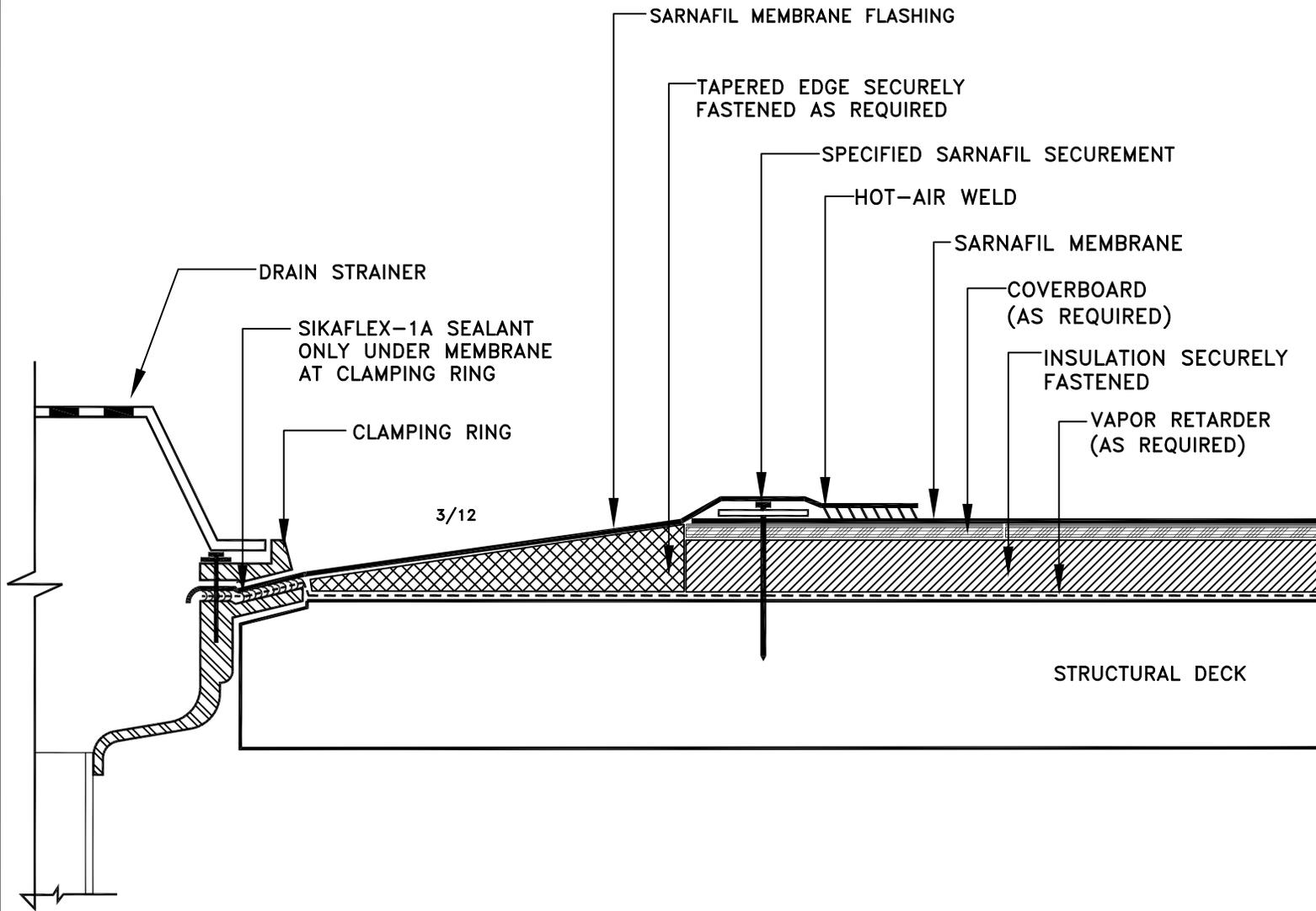
SCALE: N.T.S.

DATE: 7/17

FILE NO.: 5-2

DRW. NO.: XXX

AS A MEMBRANE MANUFACTURER, SIKA CORPORATION ("SIKA") REVIEWS DETAILS PREPARED BY THE CONSULTANT, ARCHITECT AND/OR ENGINEER FOR A PROJECT SOLELY FOR THE PURPOSE OF DETERMINING IF A SIKA WARRANTY MAY ISSUE FOR THE PROJECT. THIS REVIEW IS NOT TO BE CONSTRUED AS APPROVAL OF DETAILS BY SIKA AND IS NOT BEING CONDUCTED IN LIEU OF SOUND ENGINEERING AND ARCHITECTURAL PRACTICES AND JUDGMENT AND SHOULD NOT BE RELIED UPON FOR THAT PURPOSE. SIKA CORPORATION ASSUMES NO LIABILITY WITH RESPECT TO THE DESIGN OF THE ROOFING OR WATERPROOFING SYSTEM, THE ARCHITECT, CONSULTANT AND/OR ENGINEER OR DESIGN PROFESSIONAL FOR A PARTICULAR PROJECT BEARS THE SOLE RESPONSIBILITY FOR THE DESIGN OF THE ROOFING OR WATERPROOFING SYSTEM, FOR THE PREPARATION AND APPROVAL OF THE DETAILS AND SHOP DRAWINGS, AND FOR DETERMINING THEIR SUITABILITY FOR A PARTICULAR PROJECT OR APPLICATION, WHILE SIKA PROVIDES GENERAL INSTRUCTIONS FOR THE INSTALLATION OF ITS MEMBRANE AS WELL AS TRAINING FOR SIKA AUTHORIZED APPLICATORS, THE MEANS AND METHODS USED BY THE CONTRACTOR FOR SURFACE PREPARATION AS WELL AS THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR IN THE INSTALLATION OF THE SIKA MEMBRANE ARE THE RESPONSIBILITY OF THE CONTRACTOR. ALL SALE OF SIKA PRODUCTS AND SERVICES ARE SUBJECT TO SIKA' TERMS AND CONDITIONS OF SALE AVAILABLE AT USA.SARNAFIL.SIKA.COM.



NOTES:

- 1) EXISTING DRAIN BOWL, CLAMPING RING AND DRAIN ACCESSORIES ARE TO BE CLEANED FREE OF ALL CONTAMINATES.
- 2) SARNAFIL G459 MEMBRANE MUST BE USED IN AREAS OF ASPHALT CONTAMINATION.
- 3) VAPOR RETARDER SHALL BE SEALED AT EDGES.
- 4) FOR SUMPS GREATER THAN 3/12 REFER TO STEEP SUMP TECH BULLETINS

CLAMPING RING DRAIN

 <p>BUILDING TRUST 781-828-5400 usa.sarnafil.sika.com</p>	JOB NAME:		
	SCALE: N.T.S.	DATE: 7/17	FILE NO.: 6-1
		DRW. NO.: XXX	

AS A MEMBRANE MANUFACTURER, SIKA CORPORATION ("SIKA") REVIEWS DETAILS PREPARED BY THE CONSULTANT, ARCHITECT AND/OR ENGINEER FOR A PROJECT SOLELY FOR THE PURPOSE OF DETERMINING IF A SIKA WARRANTY MAY ISSUE FOR THE PROJECT. THIS REVIEW IS NOT TO BE CONSTRUED AS APPROVAL OF DETAILS BY SIKA AND IS NOT BEING CONDUCTED IN LIEU OF SOUND ENGINEERING AND ARCHITECTURAL PRACTICES AND JUDGMENT AND SHOULD NOT BE RELIED UPON FOR THAT PURPOSE. SIKA CORPORATION ASSUMES NO LIABILITY WITH RESPECT TO THE DESIGN OF THE ROOFING OR WATERPROOFING SYSTEM, THE ARCHITECT, CONSULTANT AND/OR ENGINEER OR DESIGN PROFESSIONAL FOR A PARTICULAR PROJECT BEARS THE SOLE RESPONSIBILITY FOR THE DESIGN OF THE ROOFING OR WATERPROOFING SYSTEM, FOR THE PREPARATION AND APPROVAL OF THE DETAILS AND SHOP DRAWINGS, AND FOR DETERMINING THEIR SUITABILITY FOR A PARTICULAR PROJECT OR APPLICATION, WHILE SIKA PROVIDES GENERAL INSTRUCTIONS FOR THE INSTALLATION OF ITS MEMBRANE AS WELL AS TRAINING FOR SIKA AUTHORIZED APPLICATORS. THE MEANS AND METHODS USED BY THE CONTRACTOR FOR SURFACE PREPARATION AS WELL AS THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR IN THE INSTALLATION OF THE SIKA MEMBRANE ARE THE RESPONSIBILITY OF THE CONTRACTOR. ALL SALE OF SIKA PRODUCTS AND SERVICES ARE SUBJECT TO SIKA' TERMS AND CONDITIONS OF SALE AVAILABLE AT USA.SARNAFIL.SIKA.COM.

GENERAL NOTES

1. Tapered insulation design by Firestone Tapered Engineering, Inc. (Firestone Tapered Engineering, Inc. or ISO 9541 Composites) and tapered manufactured by the Firestone Building Products Company.
2. All job criteria such as dimensions, span locations, slope, recovery, etc. have been provided by architect, roofer and Firestone Tapered Engineering Department. All information must be followed as shown on drawings. Firestone Tapered Engineering Department reserves the right to re-tilt the roof if necessary.
3. The roofing contractor must verify all material slope counts with inverts. All discrepancies must be reported immediately.
4. Show the methods to be used in the shop drawings to be responsible for its accuracy or accuracy shown.
5. Show drawings signed and approved by either the architect or the roofing contractor must be returned to the Firestone Tapered Engineering Department prior to fabrication and shipment of materials.
6. Recovery boards, loose sheath, cant strips, tapered edge insulation or other materials shown on drawings are to be supplied by others. Tapered Engineering Department does not accept responsibility for any errors, omissions or any other conditions that may occur.

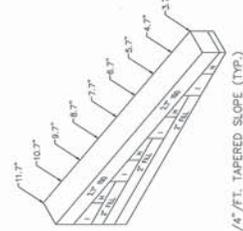
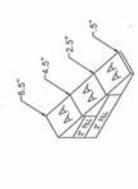
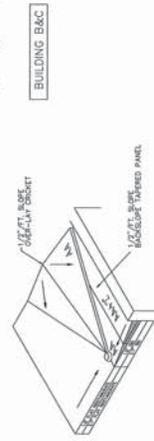
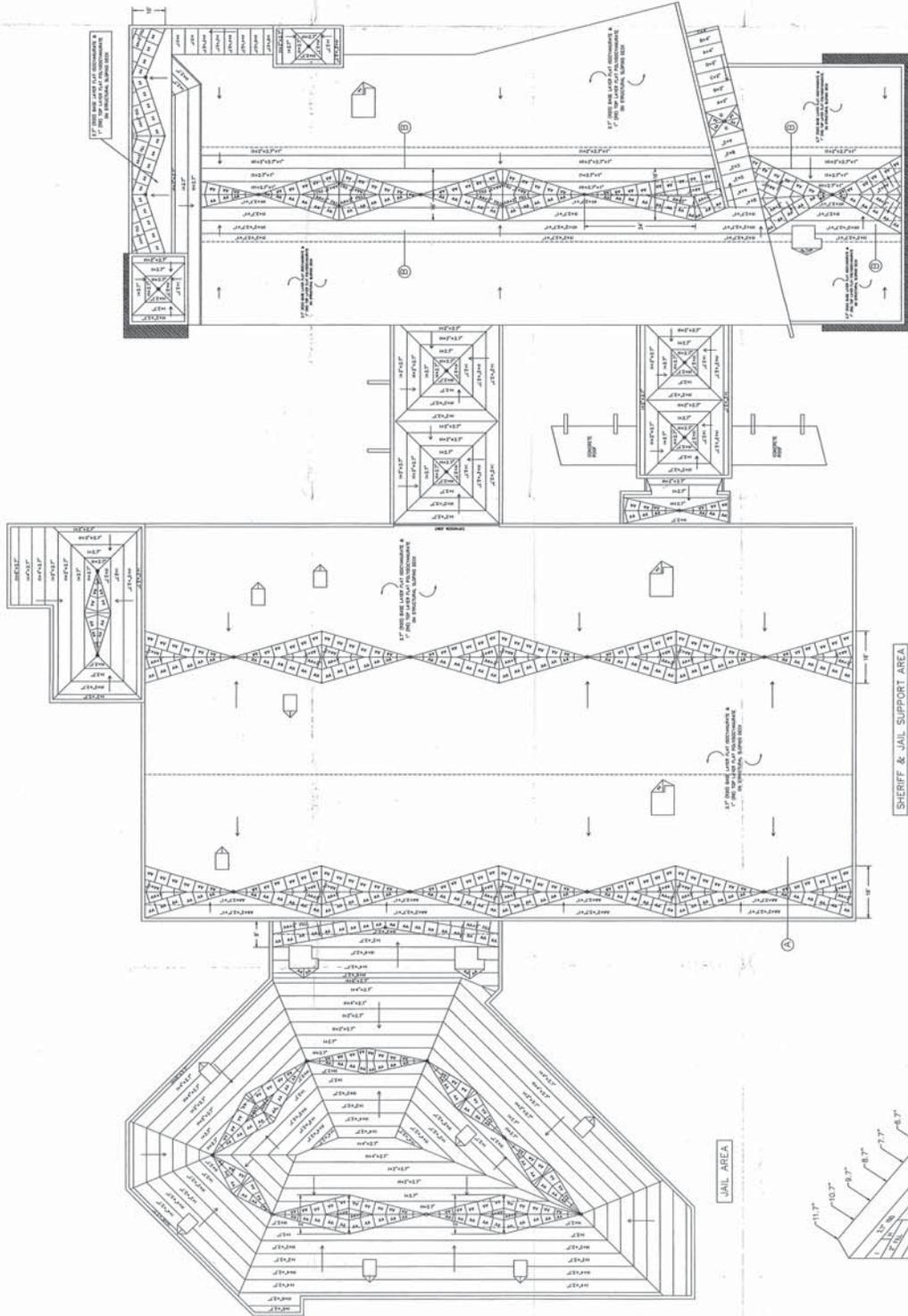
SHOP DRAWING APPROVAL

I understand that the information and dimensions provided to me have been approved by a third party source. Therefore, with my signature:

- I have not measured the roof or confirmed correct field locations, structural slopes and roof areas locations, that correct field conditions, including actual field dimensions with slope, etc. have been provided by architect, roofer and Firestone Tapered Engineering Department. I accept the tapered design shown on this drawing.
- I have not measured the roof or confirmed correct field locations, structural slopes and roof areas locations, that correct field conditions, including actual field dimensions with slope, etc. have been provided by architect, roofer and Firestone Tapered Engineering Department. I accept the tapered design shown on this drawing.

Name: _____ Company: _____
 Signature: _____ Date: _____

PROJECT NAME:	STORY COUNTY JUSTICE CENTER
LOCATION:	NEVADA, IOWA
ARCHITECT:	ARCHITECTS WELLS WOODBURN O'NEIL WEST DES MOINES, IOWA
CONTRACTOR:	ACADEMY ROOFING ANKENY, IOWA
MATERIAL:	POLYISOCYANURATE
SLOPE:	1/4"
CRICKET SLOPE:	1/2"
MIN. THICKNESS:	MAX. THICKNESS:
BASE:	OVERLAY:
AVERAGE R-VALUE:	0
DRAWN BY:	DOUG KELLER
DATE:	03/16/00
JOB#:	PAGE OF
REVISIONS:	DATE:
COMMENTS:	



(A) TYPICAL BACKSIDE CROSS SECTION
NOT TO SCALE

(B) GROSS SECTION OF BECK DROP
NOT TO SCALE

1/8" FT. TAPERED SLOPE (TYP.)
NOT TO SCALE

1/4" FT. TAPERED SLOPE (TYP.)
NOT TO SCALE

INSULATION LAYOUT
 SCALE: 1/16" = 1'-0"

Attachment B
Section 075400 Thermoplastic Membrane Roof General

**SECTION 075400
THERMOPLASTIC MEMBRANE ROOFING
PART 1 – GENERAL**

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.
- B. Section 02 41 19 Demolition
- C. Section 06 10 00 Rough Carpentry; wood nailers, curbs, and blocking.
- D. Section 07 62 00 Sheet Metal Flashing and Trim; metal fascia and parapet caps.
- E. Section 07 92 00 Joint Sealants

1.2 SUMMARY

- A. This Section includes the following:
 - 1. Work required for flashing-in new and existing roof penetrations and abandon or remove existing roof penetrations. Roof Hatch per owner's direction.
 - 2. Mechanically Attached Induction Welded Thermoplastic roofing system.
 - 3. Roof insulation.

1.3 DEFINITIONS

- A. Roofing Terminology: Refer to ASTM D 1079 and glossary of NRCA's "The NRCA Roofing and Waterproofing Manual" for definition of terms related to roofing work in this Section.

1.4 REFERENCES

- A. NRCA - The NRCA Roofing and Waterproofing Manual, Fifth Edition.
- B. UL 790: Conform to applicable code for roof assembly fire hazard requirements.
- C. FM – 1-60 design standards for wind uplift.
- D. ASTM – latest revisions.
- E. Membrane manufacturer's current published specifications, application instructions, and technical bulletins.

1.5 PERFORMANCE REQUIREMENTS

- A. Document Certification: Provide certification that the plans, details and specifications have been reviewed and the roofing membrane system is applicable for the intended use as shown on those documents.
- B. General Performance Requirements: Provide installed roofing membrane and base flashings that remain watertight; do not permit the passage of water; and resist specified uplift pressures, thermally induced movement, and exposure to weather without failure.
- C. Material Compatibility: Provide roofing materials that are compatible with one another under conditions of service and application required, as demonstrated by roofing membrane manufacturer based on testing and field experience.
- D. FMG Listing: Provide roofing FMG Listing: Provide roofing membrane, base flashings, and component materials that comply with requirements in FMG 4450 and FMG 4470 as part of a membrane roofing system and are listed in FMG's "Approval Guide" for Class 1 or noncombustible construction, as applicable. Identify materials with FMG markings.
 - 1. Fire/Windstorm Classification: Class 1A-60.

1.6 SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Shop Drawings For tapered insulation to improve drainage in deep ponding area around roof drains.
- C. Samples for Verification: For the following products:
 - 1. Membrane roofing with data sheet, of color specified,
 - 2. Roof insulation.
- D. Installer Certificates: Signed by roofing system manufacturer certifying that Installer is approved, authorized, or licensed by manufacturer to install roofing system.
- E. Manufacturer Certificates: Signed by roofing manufacturer certifying that roofing system complies with requirements specified in "Performance Requirements" Article.
- F. Maintenance Data: For roofing system to include in maintenance manuals.
- G. Warranties: Special warranties specified in this Section.

H. Inspection Report: Copy of roofing system manufacturer's inspection reports of in progress and completed roofing installation.

1.7 QUALITY ASSURANCE

A. Contractor Qualifications:

1. All contractors must be certified by the membrane manufacturer as an approved applicator of the products specified within these contract documents.
2. All contractors shall have had said approval for a minimum of ten years prior to the date set for opening of bids. Contractors not meeting the minimum experience requirements must be able to provide supporting documentation of experience with like and/or similar systems that is acceptable to the owner.
3. The contractor will demonstrate 10 years of experience as the "bidding entity." A bidder is defined as the "bidding entity," i.e., the corporation, partnership or other entity in whose name a bid is submitted. Experience and qualifications required of "the bidder" will refer, first, to the bidding entity rather than the experience, either individual or aggregate, of the individuals who make up the company. The experience of key personnel will also be considered in the process of evaluating the bidding entity.
4. The bidding entity shall submit a list of five (minimum) projects of comparable size and complexity, utilizing like / similar roof systems. Include contact names and numbers of the General Contractor and the Owner for each project listed.
5. The bidding entity will have never defaulted on, failed to complete, or requested to be relieved of the responsibilities of a contract with a public entity.

B. Manufacturer Qualifications:

1. Products used in the work included in this section shall be produced by the manufacturer and must have a history of successful production acceptable to the Owner. Private labeled products are not eligible for approval.
2. Submitting products for "approved equal" status will be required to submit to owner 10 days prior to bid date being considered for approval. Completion of the form does not imply or guarantee approval. Accepting submittals from contractors only.
3. Manufacturer must have existing installations similar to the specified system, being at least as old as the length of the warranty specified for this project and installed in a climate similar to that of the proposed installation. Upon request, Manufacturer shall provide documentation supporting such claims.

C. Source Limitations: Obtain auxiliary materials for membrane roofing system from or approved by roofing membrane manufacturer.

D. Fire-Test-Response Characteristics: Provide membrane roofing materials with the fire-test response characteristics indicated as determined by testing identical products per test method below by UL, FMG, or another testing and inspecting agency acceptable to authorities having jurisdiction. Materials shall be identified with appropriate markings of applicable testing and inspecting agency.

1. Exterior Fire-Test Exposure: Class A; ASTM E 108, for application and roof slopes indicated.
2. Fire-Resistance Ratings: ASTM E 119, for fire-resistance-rated roof assemblies of which roofing system is a part.

1.8 DELIVERY, STORAGE, AND HANDLING

A. Deliver roofing materials to Project site in original containers with seals unbroken and labeled with manufacturer's name, product brand name and type, date of manufacture, and directions for storing and mixing with other components.

B. Store liquid materials in their original undamaged containers in a clean, dry, protected location and within the temperature range required by roofing system manufacturer. Protect stored liquid material from direct sunlight.

1. Discard and legally dispose of liquid material that cannot be applied within its stated shelf life.

C. Protect roof insulation materials from physical damage and from deterioration by sunlight, moisture, soiling, and other sources. Store in a dry location. Comply with insulation manufacturer's written instructions for handling, storing, and protecting during installation. Contractor to follow PIMA 109 document for storage of insulation. Shipping wrapper not accepted as storage protection.

D. Handle and store roofing materials and place equipment in a manner to avoid permanent deflection of deck.

1.9 PROJECT CONDITIONS

A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit roofing system to be installed according to manufacturer's written instructions and warranty requirements.

B. Only as much of the new roofing as can be made weathertight each day, including all flashings and detail work, shall be installed. All seams shall be heat welded before leaving the job site that day.

1.10 WARRANTY

A. Warranty on newly installed roof system and associated materials: 20 year, Non Pro Rated, in which manufacturer agrees to repair or replace components of membrane roofing system that fail in materials or workmanship within specified warranty period. Failure includes roof leaks. No Exclusions for Ponding Water. 72 MPH Wind speed. Gale Force Winds not accepted.

1. Warranty includes roofing membrane, base flashings, roofing membrane accessories, roof insulation, fasteners, vapor retarder and other components of membrane roofing system.

2. Warranty Period: 20 years from date of Substantial Completion, and this date must be identified on the warranty or by signed letter modifying the warranty.

3. Contractor's Warranty Period: 2 years from date of Substantial Completion, and this date must be identified on the warranty or by signed letter modifying the warranty.

PART 2 - PRODUCTS

2.1 PVC ROOFING MEMBRANE

A. PVC or KEE fiber or fabric reinforced sheet (ASTM D4434, Approved Manufacture & Product:

1. Manufacturers and Product: Subject to compliance with requirements, provide one of the following products:

a. Sarnafil Roofing System by Sarnafil Inc. 200 West 22nd Street, Suite 216, Lombard, IL 60439; Ph: 800-532-5123: www.sarnafilus.com

1) 327 S ESW 80 mil nominal thermoplastic membrane with polyester reinforcement.

2) Minimum Polymer Thickness: 72 mils.

3) Exposed Face Color: White.

4) All field membrane shall have factory edges.

5) Maximum Roll Width: Standard size recommended by the manufacturer.

b. FiberTite Roofing System by Seaman Corporation, 1000 Venture Boulevard, Wooster, Ohio 44691; Ph: 800-927-8578: www.seamancorp.com

1) Induction Weld 50 XT (with Elvaloy KEE polymer) roofing membrane.

2) Minimum Polymer Thickness: As certified by manufacturer.

3) Exposed Face Color: White.

4) All field membrane shall have factory edges.

5) Maximum Roll Width: Standard size recommended by the Manufacturer.

Base Bid: Match existing assembly installation.

Removal of existing membrane and membrane securement components. Install new 48mil 6.5'x100' mechanically fasted in seam per manufacturer's requirements.

Alternate #1.

Remove existing membrane flashing, cut existing field of the roof into 10'x10' grid. Install new ½" HD Isocyanurate board. Install Induction Welded System, fastening pattern of 6, field, 10 Perimeter and 16 corners as per ESCE 7. Contractor to perform twice daily peel tests at start up and mid day.

Alternate # 2

Remove existing membrane flashing, cut existing field of the roof into 10'x10' grid. Install polyester/polymer re enforced felt back sheet mechanically fastened in seam as per manufacturer's requirements.

2.2 AUXILIARY MATERIALS

A. General: Auxiliary materials recommended by roofing system manufacturer for intended use and compatible with membrane roofing.

1. Liquid-type auxiliary materials shall meet VOC limits of authorities having jurisdiction.

B. Bonding Adhesive: Manufacturer's standard solvent-based bonding adhesive for membrane, and solvent-based bonding adhesive for base flashings.

C. Sheet Flashing: Manufacturer's standard sheet flashing of same material, type, reinforcement, thickness and color as PVC sheet membrane.

D. Metal Termination Bars: Manufacturer's standard predrilled stainless-steel or aluminum bars, approximately 1 by 1/8 inch thick; with anchors.

E. Miscellaneous Accessories: Provide pourable sealers, preformed cone and vent sheet flashings, preformed inside and outside corner sheet flashings, T-joint covers, termination reglets, cover strips, and other accessories.

F. Butyl Tape: Self adhesive, pressure sensitive roof seam sealing tape as recommended by roofing manufacturer.

G. Walkway Material Protection: Manufacturers and product subject to compliance with requirements, provide one of the following products:

- Walkway membrane material to be welded to the field sheet full perimeter.
- Replace existing walkway and add at points of access.

2.3 ROOF INSULATION

A. General: Provide preformed roof insulation boards manufactured or approved by the PVC membrane roofing manufacturer, selected from manufacturer's standard sizes suitable for application and of thicknesses indicated and which obtain FM approval.

B. Roof Insulation; Flat & Tapered: approved by and compatible with roofing manufacturer's membrane system.

1. Closed-cell polyisocyanurate foam core with factory-laminated facers conforming to ASTM C 1289-95, Type II, Class I, Grade 3, felt or glass-fiber mat facer on both major surfaces. Foam core is to have minimum compressive strength of 20 psi according to ASTM C 165-95 or D 1621.

2. Provide preformed saddles, crickets, tapered edge strips and other insulation shape at areas along roof drain lines to minimize ponding.

2.4 COVER BOARD

A. 1/2" (.5) High Density Strength Cover Board: install over all roof insulation: 100 PSI nominal To meet membrane manufacturer's requirements.

- Replace wet or damage existing isocyanurate to match existing construction type and thickness as per square foot cost on bid form. Properly dispose of all materials.

2.5 INSULATION ACCESSORIES

A. General: Roof insulation accessories recommended by insulation manufacturer for intended use and compatible with membrane roofing.

PART 3 - EXECUTION

3.2 EXAMINATION

A. Examine substrates, areas, and conditions, with Installer present, for compliance with the following requirements and other conditions affecting performance of roofing system:

1. Verify that roof openings and penetrations are in place and set and braced and that roof drains are securely clamped in place.
2. Verify that wood blocking, curbs, and nailers are securely anchored to roof deck at penetrations and terminations and that nailers match thicknesses of insulation.
3. Proceed with installation only after unsatisfactory conditions have been corrected.

3.3 PREPARATION

A. Clean substrate of dust, debris, moisture, 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 surfaces of other construction. Remove roof-drain plugs when no work is taking place or when rain is forecast.

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

3.4 INSULATION INSTALLATION

A. Coordinate installing membrane roofing system components so insulation is not exposed to precipitation or left exposed at the end of the workday.

B. Comply with membrane roofing system manufacturer's written instructions for installing roof insulation.

C. Install tapered insulation to conform to existing thicknesses and slopes, where repair work is indicated at existing roof areas.

D. Install specified cover board over all of the system. Fill gaps exceeding 1/4 inch with insulation.

3.5 FULLY ADHERED ROOFING MEMBRANE INSTALLATION

A. Install roofing membrane over area to receive roofing according to roofing system manufacturer's written instructions.

B. Start installation of roofing membrane in presence of roofing system manufacturer's technical personnel.

C. Accurately align roofing membranes and maintain uniform side and end laps of minimum dimensions required by manufacturer.

D. Adhere roofing membrane securely at terminations, penetrations, and perimeter of roofing.

E. Seams: Clean seam areas, overlap roofing membrane, and hot-air weld side and end laps of roofing membrane according to manufacturer's written instructions to ensure a watertight seam installation.

1. Verify field strength of seams a minimum of twice daily and repair seam sample areas. Keep peel tests for Manufacturer's Field Inspector review.

2. Repair tears, voids, and lapped seams in roofing membrane that does not meet requirements.

3.6 BASE FLASHING INSTALLATION

A. Install sheet flashings and preformed flashing accessories and adhere to substrates according to membrane roofing system manufacturer's written instructions.

B. Apply solvent-based bonding adhesive to substrate and underside of sheet flashing at required rate and allow to partially dry. Do not apply bonding adhesive to seam area of flashing.

C. Flash penetrations and field-formed inside and outside corners with sheet flashing.

D. Clean seam areas and overlap and firmly roll sheet flashings into the adhesive. Weld side and end laps to ensure a watertight seam installation.

E. Terminate and seal top of sheet flashings and mechanically anchor to substrate through termination bars.

3.7 FIELD QUALITY CONTROL

A. Final Roof Inspection: Arrange for roofing system manufacturer's technical personnel to inspect roofing installation on completion and submit report to Architect.

1. Notify Architect or Contracting Officer 48 hours in advance of date and time of inspection.

2. All membrane roofs shall be inspected by the roofing manufacturer's factory representative. Owner's representative shall be present during the inspection.

Contractor shall notify the Owner a minimum of 48 hours prior to this inspection.

B. Repair or remove and replace components of membrane roofing system where test results or inspections indicate that they do not comply with specified requirements.

C. Additional testing and inspecting, at Contractor's expense, will be performed to determine compliance of replaced or additional work with specified requirements.

3.8 PROTECTING AND CLEANING

A. Protect membrane roofing system from damage and wear during remainder of construction period. When remaining construction will not affect or endanger roofing, inspect roofing for deterioration and damage, describing its nature and extent in a written report, with copies to Architect and Contracting Officer.

B. Correct deficiencies in or remove membrane roofing system that does not comply with requirements, repair substrates, and repair or reinstall membrane roofing system to a condition free of damage and deterioration at time of Substantial Completion and according to warranty requirements.

C. All stains (including rust stains), fasteners, dirt, debris, etc. shall be cleaned and removed by the roofing installer upon completion of installation. Roof membrane shall be cleaned again by the roofing installer, recommendations just prior to substantial completion to remove subsequent stains (including rust stains), fasteners, dirt, debris, etc.

END OF SECTION

STORY COUNTY JUSTICE CENTER BUILDING

NEVADA, IA THERMPOPLASTIC RE ROOFING PROJECT.

Attached C
Substitution Request Form

SUBSTITUTION REQUEST FORM---STORY COUNTY JUSTICE CENTER RE ROOF 2018

PROJECT- JUSTICE CENTER
STORY COUNTY
1315 SOUTH B AVENUE
NEVADA, IA 50201

SUBMIT TO: JOBY BROGDEN
STORY COUNTY FACILITIES MANGEMENT
900 6TH ST
NEVADA, IA 50201
jbrogden@storycountyiowa.gov

SECTION:_____

PROPOSED SUBSTITUTION_____

MANUFACTURER_____ADDRESS_____

CONTACT PERSON_____PHONE_____

TRADE NAME_____MODEL/PART NO._____

DIFFERENCES BETWEEN PROPOSED SUBSTITUTION AND SPECIFIED PRODUCT:

LIST OF ADDITIONAL DATA ATTACHED_____

REASON FOR SUBSTITUTION_____

SIMILIAR INSTALLATIONS_____

REFERENCES_____

DOES PROPOSED SUBSTITUTION REQUIRE ADDITIONAL WORK/COSTS FOR
OWNER? _____

IF YES, WILL MANUFACTURER/CONTRACTOR COVER ADDITIONAL COSTS?

THE UNDERSIGNED CERTIFIES:

- Proposed substitution has been fully investigated and determined to be of equal or superior in all respects to specified product.
- Same warranty will be furnished for proposed substitution as for specified product.
- Does technical support/inspectors have proximity to project to provide timely weekly in progress inspections? _____
- Where is nearest Technical Inspector located? _____
- Same maintenance service and source of replacement parts. Product available for delivery within 24 hours.
- Proposed substitution will have no adverse impact on other trades and will not affect or delay progress of schedule.
- Coordination, installation and changes in the WORK as necessary for accepted substitution will be complete in all respects.

Submitted and Signed by:

Name Title Firm

Address Telephone

ATTACHED SUPPORTING DATA:

Drawings Product Data Samples Tests Reports _____

OWNER'S USE

SUBSTITUTION APPROVED _____

SUBSTITUTION APPROVED AS NOTED _____

SUBSTITUTION REJECTED-USE SPECIFIED MATERIALS _____

 SUBSTITUTION REQUEST RECEIVED TOO LATE-USE SPECIFIED MATERIALS _____

SIGNED BY _____ TITLE _____

DATE _____

ADDITIONAL COMMENTS _____

Attached D
Bid Form

BID FORM

To: Story County-Board of Supervisors

Name of Bidder: _____

Date of Bid: _____

1.01 Pursuant to and in compliance with the Bidding Documents relating to the construction of Re Roofing:

**Story County Center Justice Center Building
1315 South B Avenue
Nevada, IA 50201**

Including Addenda _____

The undersigned, having become thoroughly familiar with the terms and conditions of the Bidding Documents and with local conditions affecting the performance and cost of the work at the place where the work is to be completed and after having been given ample opportunity to fully inspect the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated, including furnishing any and all labor, materials, services, equipment necessary to construct and complete said work in accordance with the Contract Documents, for the following sum(s) of money:

Sales Tax Shall not be charged. Owner to provide tax certificate.

Approximate square footage included in all bids _____ Sq. Ft.

A. Base Bid: Single-ply roofing to match in place system: 48mil 327 ESW IN SEAM
Removing existing membrane, flashing, fasteners and plates and properly disposing.

_____ Dollars (\$ _____)

B. Single-ply roofing as specified. Including new 1/2" HD Isocyanurate Cover Board.

_____ Dollars (\$ _____)

NOTE: Project is tax exempt.

C. Single Ply option, Remove wall and curb flashing. Cut existing membrane into 10'x10 grid. Install in Seam polyester felt back membrane.

_____ Dollars (\$ _____)

C. Unit Pricing

1. For changing specified quantities of work from those required by the Contract Documents, upon written instructions of the Owner, the following unit prices shall prevail. The proposed unit prices include all labor, overhead, profit, materials, equipment, and freight.

Description Unit Price

Add/delete wood nailer \$ _____

Per Board Foot

Remove and replace wood nailer \$ _____

Per Board Foot

Add/delete plywood \$ _____

Per Square Foot

Install walkway as specified \$ _____

Per Linear Foot

Remove, Dispose of wet or damaged existing insulation and replace to match existing construction type and thickness \$ _____

Per Square Foot

Replace broken drain clamping rings \$ _____

Each

D. Change Orders

1. The following fees shall be used for lump sum pricing and actual cost pricing of additions and deletions to the work required by the Contract Documents. The following fees are not applicable in unit price-based Change Orders.

a. For any additions to the work authorized by the Owner:

The contract sum shall be revised to include the actual cost of the work required for such additions plus percent (%).

b. For deletions from the work authorized by the Owner:

The contract sum shall be reduced by an amount equal to the cost savings realized for work not performed by reason of such deletions plus percent (%).

E. Time of Commencement, Completion and Damages

1. Base Bid: Contractor shall commence work _____ (calendar) days after award.

From the day of commencement, the Contractor shall substantially complete the work in _____ (calendar) days.

2. Final completion, including delivery of all closeout submittals and warranties, shall be achieved within _____ (calendar days) after achieving substantial completion.

Completion of construction March 1, 2019.

3. In submitting this bid, the Bidder assures the Owner that availability of labor, material, equipment, services, and other necessary resources are available to meet the proposed substantial completion date.

F. Proposed Subcontractors and Suppliers

1. The following subcontractors/suppliers have agreed to furnish labor and materials for this work for the trades/items indicated. These subcontractors/suppliers shall not be changed without Owner's permission.

Subcontractor/Supplier Trade/Material

_____	_____
_____	_____
_____	_____