

RFP Southside Roof Restoration – Polyurethane Reinforced Fluid Applied Roof Coating

REQUEST FOR PROPOSAL

NOTICE IS HEREBY GIVEN TO PROSPECTIVE PROPOSERS that on November 11, 2023 at 1 PM the School Board of Huntingdon Area School District (the “School District” or “School Board”) will open sealed proposals for the following:

RFP
Southside Roof Restoration
Polyurethane Reinforced Fluid Applied Roof Coating

Specifications or Scope of Work documents may be requested from the Business Manager, Matt Gibson by calling 1-814-643-4140 or by visiting the District Business Office at 2400 Cassady Avenue, Suite 2, Huntingdon, PA 16652.

Questions regarding the proposal should be directed by email to Matt Gibson at mgibson@huntsd.org

All proposals must be received by the Business Office on or before November 3, 2023 at 2 PM. No waivers shall be allowed for proposals which have not been submitted to the Business Office by the deadline date. One (1) signed original, three (3) copies, and one (1) electronic copy (PDF format – saved as one document must be submitted with the bid package – it cannot be emailed) The proposal package must be submitted to:

**Huntingdon Area School District
Administration Building
2400 Cassady Avenue, Suite 2
Huntingdon, PA 16652**

The Huntingdon Area School District reserves the right, at its sole discretion, to accept or reject any and all proposals and to waive informalities when it is in the best interest of the Board to do so.

All proposals must remain valid for a period of ninety (90) days or until HASD approves the contract.

Recommendation to the District School Board will be based upon a proposal(s) that represent the best interest of the District and award of the contract will be deemed by the board to be in the best interest of Huntingdon Area Schools.

**Matthew Gibson
Business Manager**

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Scope of Work

- 1) General – This contract is for a fluid applied polyurethane based, fabric reinforced roofing system and is to include all labor and materials to perform the work described in these project documents. The contractor is to provide for roof cleaning and preparation, provide and apply the roof system, and warranty the work as described in this document.
 - a) Initial work at Southside Elementary School must be completed prior to July 1, 2024.
 - b) This contract is to include all engineering, labor, and materials to restore the roof on the building identified in this document.
 - c) The projected start date of the restoration project would be June 1, 2024 allowing the month of June to complete the project to allow for the summer installation of roof mounted solar panels.
- 2) **Mandatory walk through of the project is required. Please call the Building & Grounds Supervisor to schedule a walk through appointment.** Report to the Southside Elementary School front office (10906 Station Rd, Huntingdon, PA 16652).
- 3) Insurance and Clearance Requirements – Contractor and all subcontractors will be required to provide the insurance documentation and meet clearance requirements listed in this specification before work can begin.
- 4) Standards - All work shall meet the requirements of the roof system manufacturer's written instructions, PA and Local Building Codes, and State Requirements for Educational Facilities.
- 5) SUBMITTALS
 - a) Product Data: For each type of product. Include preparation requirements and application instructions.
 - b) Samples of finished product for comparison.
- 6) CLOSEOUT SUBMITTALS
 - a) Provide a letter from the roofing system manufacturer indicating that the roof was applied in a manner that meets their standards for quality.

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- b) Provide warranty documents from supplier and contractor as described in the warranty section.
- c) After the Solar Panel Installation is completed, the contractor will be required to review the solar installation and sign off that the solar installation has not caused any defects in the roof installation that would affect contractor's warranty.

7) MAINTENANCE MATERIAL SUBMITTALS

- a) Furnish extra materials that match products installed and that are packaged with protective covering for storage and identified with labels describing contents. Not less than five gallons of topcoat recoating material per site.

- 8) **QUALITY ASSURANCE:** all work to be performed and approved by the roofing system manufacturer. Provide documentation at project completion to correspond with the project warranty.

9) DELIVERY, STORAGE, AND HANDLING

- a) Deliver products to Project site in an undamaged condition in manufacturer's original sealed containers, complete with labels and instructions for handling, storing, unpacking, protecting, and installing. Packaging shall bear the manufacturer's label with the following information:

- i) Product name and type.
- ii) Batch date.
- iii) Environmental handling requirements.
- iv) Surface preparation requirements.
- v) Application instructions.

- b) Store materials not in use in tightly covered containers.

- i) Maintain containers in clean condition, free of foreign materials and residue.
- ii) Remove rags and waste from storage areas daily.

10) FIELD CONDITIONS

- a) Apply roofing only when the temperature of surfaces to be coated and ambient air temperatures are as listed by the roofing system manufacturer.
- b) Do not apply roofing products in rain, fog, or mist; when relative humidity exceeds 95 percent; at temperatures less than 5 degrees F above the dew point; or to damp or wet surfaces.
- c) **Hazardous Materials:** It is not expected that hazardous materials will be encountered in the Work. If suspected hazardous materials are encountered, do not disturb; immediately notify the District.

11) PRODUCTS

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- a) MANUFACTURERS: Roofing System shall be equal to or similar to an Alpha Guard system.
- b) Source Limitations: Obtain roofing materials from a single source from a single manufacturer.
- c) c) Roofing System composition
 - i) The system is to be a flexible waterproofing system.
 - ii) The system must be highly resistant to oxidation or other damage due to UV rays. iii) The system shall have reflectivity averaging over 90%.
 - iv) At a minimum the roofing system shall be composed of a base/primer coat, a reinforcing material, and finish coats that provide for a 25-year warranty.
 - v) Must have products that allow application over existing rubber roofing material.
- d) Material Compatibility:
 - i) Provide materials for use with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience.
 - ii) For each coat in the roofing system, provide products recommended in writing by manufacturers for use in that roofing system and on substrate indicated.
- e) Color: Final top coat shall be white.

12) Testing of Roofing Materials: Owner reserves the right to invoke the following procedure:

- a) Owner may engage the services of a qualified testing agency to sample roof materials. Contractor will be notified in advance and may be present when samples are taken. If roofing materials have already been delivered to the Project site, samples may be taken at Project site. Samples will be identified, sealed, and certified by a testing agency.
- b) Testing agency will perform tests for compliance with product requirements.
- c) Owner may direct Contractor to stop applying materials if test results show materials being used do not comply with product requirements. Contractor shall remove non complying roofing materials from Project site, pay for testing, and recoat surfaces coated with rejected materials. Contractor will be required to remove rejected materials from previously treated surfaces if, on retreating with complying materials, the two products are incompatible.

13) EXECUTION

- a) General:

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- i) All work schedules must be coordinated through the Director of Buildings and Grounds and the Southside school office to prevent interruption of school activities.
- ii) All new work shall be done in a neat workmanship like manner. Work considered substandard per, this specification or the manufacturer's written instruction, by the District Building Official or Director of Buildings and Grounds, shall be corrected by the contractor at no additional cost to the owner.
- iii) b) Examination:
 - i) Examine roofs and conditions, with Applicator present, for compliance with requirements for maximum moisture content and other conditions affecting performance of the Work. Verify suitability of existing roof, including surface conditions and compatibility with existing finishes and primers. Where acceptability of substrate conditions is in question, apply samples and perform in-situ testing to verify compatibility, adhesion, and film integrity of new coating application.
 - (1) Repair or mitigate all conditions that may affect application, appearance, or performance of roofing systems.
 - (2) Identify mechanical or physical problems on the existing roof that must be remediated prior to the roof coating process. Two rooftop units will require the removal of and replacement of the ductwork for the Gymnasium/Cafeteria.
 - ii) Substrate Conditions:
 - (1) Must meet the manufacturer's written directions for preparation.
 - (2) Surfaces must be clean and free of loose debris.
 - (3) Surfaces must be free of all dust that could inhibit bonding.
- c) Proceed with coating application only after unsatisfactory conditions have been corrected; application of coating indicates acceptance of surfaces and conditions.

14) PREPARATION

- a) Correct all mechanical or physical issues identified in the examination phase. Repairs shall be performed using industry recognized repair methods in a manner compatible with the roofing system's products.
- b) The area to be roofed shall be cleaned to a workable surface meeting the manufacturers written criteria for preparation.
 - i) After completing roofing operations, use workers skilled in the trades involved to reinstall items that were removed. This includes all lightning protection.
 - ii) Remove surface-applied/mat protection.

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- c) Clean substrates of substances that could impair bond of the roof system, including dust, dirt, oil, grease, and incompatible paints and encapsulates. Remove incompatible primers and re-prime substrate with compatible primers or apply tie coat as required to allow roofing systems to correctly bond.

15) APPLICATION

- a) Apply a roofing system according to the manufacturer's written instructions and recommendations.
- b) Use applicators and techniques suited for product and substrate indicated.
- c) Roofing system must continue up vertical transitions seamlessly. Reinforcing membrane cloth shall be used at all vertical transitions. Roofing system shall turn up at all vertical intersects a minimum of 6" above the level of the existing roof. Examples include but are not limited to the following: i) Vertical wall/roof intersections ii) Plumbing vent stacks and mechanical equipment stands iii) Mechanical equipment housekeeping pads iv) Fans and other HVAC equipment curbs
 - v) Smoke relief or roof access hatches

16) FIELD QUALITY CONTROL

- a) Dry Film Thickness Testing: The contractor shall engage the services of an independent, qualified testing and inspecting agency to inspect and test roofing for dry film thickness. The testing agency shall be presented in the submittal phase and approved by the owner. This testing is to take place at the end of the project.
- b) Contractor shall touch up and restore roofed surfaces damaged by testing.
- c) If test results show that dry thickness of applied roofing does not comply with roofing system manufacturer's written recommendations, Contractor shall apply additional coats as needed to provide dry film thickness that complies with coating manufacturer's written recommendations.

17) CLEANING AND PROTECTION

- a) Any damage or required demolition that occurs during the execution of this contract shall be repaired by the contractor with no additional costs to the owner.
- b) At the end of each workday, remove rubbish, empty cans, rags, and other discarded materials from the Project site.
- c) After completing roofing application, clean spattered surfaces. Remove spattered products by washing, scraping, or other methods. Do not scratch or damage adjacent finished surfaces.

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- d) Protect work of other trades against damage from roofing application. Correct damage to work of other trades by cleaning, repairing, replacing, and refinishing, as approved by the district building official, and leave in an undamaged condition.

18) WARRANTY

- a) The warranty year begins on the date the contractor submits for final payment and letters of warranty, and they are accepted by the District.
- b) Contractor's warranty: Furnish a Letter of Warranty for a period of 5 years to warrant the project against failure due to peeling, chipping, flaking, and other failures attributed to workmanship. This warranty shall be provided by the applying contractor. Warranty shall provide for prompt repair or replacement of the failed areas including all labor and material. Warranty shall include repairs of lack of bonding, gapping, cracking, pin holes, peeling, blistering, and crazing or other deficiencies attributable to poor workmanship
- c) Manufacturer's warranty: Furnish a 25-year minimum non-prorated warranty executed by the roofing system supplier. Warranty shall provide for prompt repair or replacement of the failed areas including all labor and material, during the warranty period. Warranty shall include peeling, cracking, lack of bonding, or other issues causing roofing systems to not perform that are attributable to the product.
- d) If additional costs or steps are required to get the 25-year warranty, please list and include these costs. Examples are periodic recoating or special materials, including maintenance contracts.

19) Proposals must be tabbed using the following letters and include the following:

- a) Compliance Requirements
 - i) All signature pages from this bid document, signed and notarized (if required).
 - ii) Copy of insurance and contractor's license.
- b) A project proposal on company letterhead indicating scope of work and completion date. Include a brief description of the proposed work.
 - i) Completion dates.
 - ii) Specifically list any portion of this specification that you cannot meet.
- c) Proposed product system and warranty. Please include a small dried sample of the proposed system showing all layers requested. Samples shall be smaller than 8.5"x11".
- d) Price Sheet (Appendix B)
- e) Past work history Pennsylvania with proposed system on similar projects (Include Appendix C)

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- 20) Project is subject to Prevailing Wage Rates. Rate will be available as part of the bid documents. Certified Payrolls will also be required.
- 21) Performance Bond in the amount of 10% of the Bid will be required.
- 22) Proposals will be reviewed by a review committee on the criteria listed below:
- 23) a) Price - 30 points
- b) Product System and warranty - 30 points
- c) Scope and guaranteed delivery date - 30 points
- d) Performance history in Pennsylvania on similar jobs - 10 points

