

BID REQUEST – FEMALE DORMITORY ROOF REPLACEMENT

We are requesting competitive bids for the replacement of the roof on our **Female Dormitory**. Contractors should provide a complete proposal based on the specifications below.

Scope of Work

1. **Roof Tear-Off**
 - Tear off and remove **one (1) layer of existing roofing material**.
 - Remove and replace damaged or deteriorated roof decking, with **up to 120 sheets of OSB decking included**.
 - At a minimum, the contractor shall replace **10% of the existing decking**. Any decking replacement beyond the included 120 sheets should be identified separately as an additional cost.
2. **Roofing System- Owens Corning or comparable**
 - Install **1-1/2" x 1-1/2" metal drip edge** around the entire roof perimeter.
 - Install **Moisture Guard** in all valley areas and around skylights.
 - Install **one (1) layer of synthetic underlayment** over the entire roof surface.
 - Install **Class 3 shingles in Chateau Green**.
 - Install shingle-over ridge vent across all main ridges.
 - Install **hip and ridge shingles**.
 - Install new **PVC plumbing flashings** at all roof penetrations.
 - Seal all pipes, vents, and flashings to provide a watertight installation.
 - Complete all roofing work in accordance with **manufacturer's installation requirements and recommendations**.
3. **Lightning Protection System**
 - Carefully remove and **reinstall the existing lightning protection system** as currently configured.
 - Bring the lightning protection system **up to current applicable code requirements**.
 - Have the completed lightning protection system **inspected and recertified**.
 - The contractor shall identify whether the lightning protection work will be performed **by the roofing contractor or by a qualified subcontractor**.
 - Lightning protection costs must be **separately itemized for materials and labor** and must not be included in the roofing materials or roofing labor costs.
4. **Cleanup**
 - Remove all roofing debris, construction materials, and trash from the site.
 - Leave the work area clean and free of construction debris upon completion.

Required Bid Information

Please provide the following information with your bid:

- **Total project cost**
- **Detailed breakdown of roofing materials and labor**
- **Cost per square foot**
- **Cost and quantity for OSB decking included in the base bid**
- **Unit cost for decking replacement exceeding the included allowance, if applicable**
- **Lightning protection materials cost**
- **Lightning protection labor cost**
- Identify whether lightning protection will be performed **in-house or by a subcontractor**
- Confirmation that the lightning protection system will be **updated to applicable code and recertified**
- Confirmation that the shingle color will be **Owens Corning Chateau Green**
- Confirmation of the **20-Year NDL Roofing System Warranty**
- Estimated project duration and anticipated start date
- Any exclusions, allowances, or additional costs not specifically identified in this request

Warranty

The completed roofing system shall include a **20-Year NDL (No Dollar Limit) Roofing System Warranty**. Please provide documentation identifying the warranty coverage and any requirements necessary to maintain the warranty.

Bid Requirements

All bids should clearly distinguish between **roofing materials, roofing labor, lightning protection materials, and lightning protection labor**. Any proposed substitutions or deviations from the specified products or scope must be clearly identified in the bid.

The Owner reserves the right to reject any or all bids and to select the contractor whose proposal best meets the project's requirements, including price, qualifications, warranty, schedule, and completeness of scope.

Specified Shingle: Owens Corning Duration Class 3

Specified Color: Chateau Green

Specified Warranty: 20-Year NDL Roofing System Warranty