

Palo Pinto County is accepting sealed bids from qualified contractors to replace roof on the Palo Pinto County Courthouse Building at 520 Oak Street, Palo Pinto, Texas. Bid specifications and contact information may be obtained on the county website at [www.co.palo-pinto.tx.us](http://www.co.palo-pinto.tx.us). All bids must be sealed, clearly marked “**Courthouse Roof Bid**” and submitted directly by the bidder to the County Judge’s Office, 1<sup>st</sup> floor of the Palo Pinto County Courthouse located in Palo Pinto, TX, or mailed to P.O. Box 190, Palo Pinto, TX 76484. **No faxed or emailed bids will be accepted.** All sealed bids must be received in the County Judge’s office by 12:00 PM, noon, on Friday, January 22, 2021.

Bids will be opened during a regular session of the Palo Pinto County Commissioner’s Court on January 25, 2021 at 9:00 A.M. in the County Courtroom of the Palo Pinto County Courthouse.

**PALO PINTO COUNTY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY OR ALL BIDS.**

<http://www.co.palo-pinto.tx.us/>

*Provide all necessary materials, labor and equipment replace roof on County Courthouse Building (to include, but not limited to, remove roof membrane, insulation, & sheet metal accessories, & flashing down to concrete deck substrate, remove all existing metal flashing materials from the parapet wall assembly, install base sheet, install insulation board, install roofing membrane, install parapet caps & flashing.) Please see list of recommended bid specs listed as “Scope of Work”.*

Bids shall be submitted sealed and marked “Courthouse Roof Bid” on the outside of the envelope addressed to:

Palo Pinto County  
Attn: County Judge  
P O Box 190  
Palo Pinto, TX 76484

Bids will be accepted until Noon Friday, January 22, 2021. Bids received after that time will not be accepted. Faxed and emailed bids will not be accepted.

Bids will be opened during a regular session of Commissioners Court on Monday, January 25, 2021.

Consideration for award of bid will be during a regular session of Commissioners Court on Monday, February 8, 2021.

Palo Pinto County reserves the right to reject any and all bids, to waive technical, or legal deficiencies, and to accept any proposal that it deems to be in the best interest of the County.

The contractor shall submit a copy of the manufacturer’s warranty indicating duration of said warranty and install the roofing according to the manufacturer’s instructions.

The bidder shall furnish information related to the specifications of the product used.

The bidder shall furnish a cost proposal and a work schedule as part of the bid.

A copy of applicable insurance certificate(s) must accompany bids. Minimum coverage is \$1,000,000 per occurrence, \$2,000,000 aggregate on general liability; Worker’s Compensation Coverage in compliance with State Law.

The bidder shall provide contact references of similar roofing experience.

Any questions can be directed to Palo Pinto County Commissioner Gary Glover at (940) 452-3211 or (940) 659-1210.

Courthouse Roof Bid – Palo Pinto County

SCOPE OF WORK – Remove and Replace

Provide all labor, equipment, and materials to install the roof system over the properly prepared substrate.

1. Remove roof membrane, insulation, and sheet metal accessories, and flashing down to concrete deck substrate.
2. Remove all existing metal flashing materials from the parapet wall assembly.
3. General Contractor required to provide OSHA approved trash chute to be installed on rear elevation of building for proper disposal of roof debris from 2<sup>nd</sup> story roof.
4. Inspect concrete deck for damage or moisture damage and replace as needed. General Contractor to provide price per square foot line item for removing and replacing concrete deck specified on the bid form.
5. Clean and prep roof surface.
6. Clean all roof drains and gutters.
7. Include HVAC and electrical work. See “additional” below.
8. Install cushion pads under fire escape ladder feet.
9. Install 2 layers of 2.2 Insulation board according to Insulation requirements with staggered board joints.
10. Install Iso Board staggered and adhered according to manufacturer specifications.
11. Two options: a. Install top coat or b. membrane over insulation (both options will be accepted for consideration)
  - i. Prime with epoxy primer. Coat roof system with silicone coating according to manufacturer specifications.
  - ii. Adhere fleecback PVC membrane over insulation, welded at seems according to manufacturer specifications.
12. Install parapet walls with like kind and quality of material around perimeter with new flashing metal and sealed according to manufacturer specifications.
13. Reseal all coping joints.
14. Remove and Replace Skylights with like kind and quality. General Contractor to provide price per skylight on separate line item on proposal.
15. General Contractor to provide dumpsters for haul off of all debris.
16. General Contractor to provide OSHA certified flagger for equipment driver.
17. General Contractor to provide OSHA certified forklift driver.
18. General Contractor to provide OSHA certified fall safety equipment over pedestrian walkway and entrances to building front locations.
19. General Contractor to provide OSHA certified fall protection on all perimeters with no parapet wall over 36” tall.
20. General Contractor to provide Onsite Storage Container for materials, equipment protection.
21. General Contractor to provide Safety Fence around equipment and materials to protect pedestrians.
22. 10 Year Workmanship warranty required by all bidding contractors.
23. 25 Year Warranty from Manufacturer with annual maintenance inspections provided as warranty service at no charge to the Owner.
24. General Contractor will schedule and conduct recorded pre-construction meeting before work commences.
25. General Contractor will provide weekly progress reports to building Owner representative.
26. General Contractor is responsible for providing all warranty paperwork to the representative of the building Owner listed on the contract.

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Additional: HVAC

1. Replace plastic drain baskets/or broken cast iron with metal baskets and installed. Paint all new/old drain baskets red and gas lines yellow. Gas Lines will be extended to provide proper pitch pan installation if necessary
2. All sheet metal work shall conform to ANSI-SPRI-ES1 requirement
3. Repair (or replace) all HVAC unit control wires
4. Charge all a/c condensing units at time of reset
5. Replace refrigerant line insulation
6. Replace a/c Condensing pads as needed