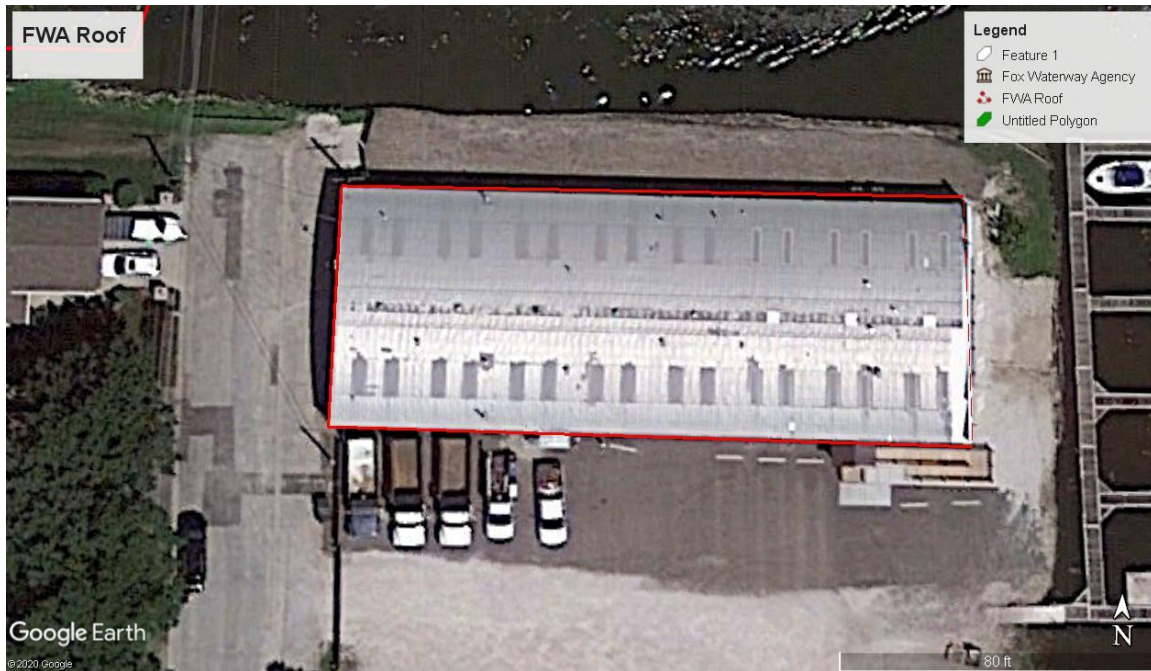




FOX WATERWAY AGENCY
45 S. Pistakee Lake Road ♦ Fox Lake, Illinois 60020
(847)587-8540

Fox Waterway Agency Roof replacement RFP

Jobsite address: 45 S Pistakee Lake Road, Fox Lake, IL 60020



Total Sq./Ft: 10,465.00

- Remove existing metal accessories exposing the existing R-Panel roof system. Material to be disposed of in approved dumpsters.
- Inspect the existing R-Panel roofing. Any deteriorated R-Panel to be repaired/replaced with new R-Panel to match existing thickness at unit cost.
 - Over the prepared existing roofing, loose lay EPS Flute Fill @ Panel Profile and Mechanically Attach 1" poly insulation per manufacturer's recommendations and details.
 - Install new 60 mil mechanically attached TPO roof system per manufacturer's recommendations and details to achieve a 20-year warranty.
 - All pipe penetrations and pitch pockets to receive new manufacturer-approved pipe boots and pitch pans with manufacturer-approved filler.
- Provide and install new 24ga. Kynar finished perimeter edge metal per manufacturer's recommendations and details.
 - Clean up and haul away all debris.
 - Provide Owner with a 20-year NDL warranty.
- Install 160' of 7" commercial gutters on south side of building with minimum 6 commercial downspouts to direct water away from building
- Install 84 snow guards, 42 along the north side and 42 along the south side of the building that are approved with the TPO manufacturer to not void any warranties



FOX WATERWAY AGENCY

45 S. Pistakee Lake Road ♦ Fox Lake, Illinois 60020
(847)587-8540

Contractor to provide construction manager. Construction Manager will supervise and assume responsibility for all work included in the above referenced project including but not limited to:

1. Project Mobilization including:

- a. Selection, contracting, and management of all resources to complete work including subcontractors, material suppliers, and any other components necessary to complete work.
- b. Obtaining any and all necessary permits to complete the work.
- c. Review the project with management and individual occupants of the structure to analyze their needs and understand how the project may impact them.
- d. Assemble and present to owner a competent work plan that includes safety plan, project schedule, drawings indicating staging, loading, sanitation, and dumpster set up areas.
- e. Assemble and present to owner an Impact Report that reviews how the project may impact the day to day operations within the building and the steps the contractor will take to minimize them.
- f. Conduct preproduction meeting onsite to communicate finalized workplan to the occupants.

2. Project Supervision including:

- a. Monitoring work of all resources to ensure faithful completion of in accordance with Request for Bid (Number) attached hereto.
- b. Monitor compliance with all OSHA, Federal, State, and local regulatory bodies.
- c. Monitor compliance with any and all applicable Class Action Standards.
- d. Monitor occupant impact such as air quality, traffic flows, noise patterns, and other concerns and make reasonable adjustments to attempt to minimize.
- e. Monitor Compliance with roof manufacturers requirements for warranty.
- f. Monitor Roof System compatibility with existing HVAC and drainage systems.
- g. Ensure roof is in watertight condition with adequate drainage at the end of each work day.
- h. Sub-Contractor and supplier supervision, billing, payment and close-out.
- i. Complete Manufacturers inspections and any and all work to obtain specified warranty.

Fanatical Customer Service including:

- a. Dedicated Customer Service Representative (CSR) assigned to project as single point of contact for all communications for building occupants.
- b. Guaranteed 24/7 CSR availability for the duration of the project with targeted response times of 15 minutes or less.
- c. Daily occupant contact to evaluate project impact and comfort.
- d. Conflict and complaint resolution.



FOX WATERWAY AGENCY

45 S. Pistakee Lake Road ♦ Fox Lake, Illinois 60020
(847)587-8540

- e. Data capture documenting day to day production.
- f. Daily Online Project Monitoring (OPM) reporting the progress of the project will be issued via email to all recipients and occupants approved by the owner.
- g. Project Completion walkthrough with owner and delivery of close-out documents including:

Warranties, Waivers, as built drawings and Customer Service Survey.

- h. Enrollment and training on our automated Service Dispatch program for convenient warranty service throughout the life of the new roof system.

4. Scope of Work

Construction Manager assumes responsibility for execution of work as follows utilizing competent subcontractors, material suppliers, and any other components necessary to complete work as outlined below: Replacement Roof System 60 mil mechanically attached TPO Insulation: EPS Flute Fill @ Panel Profile and Mechanically Attach 1' poly insulation Sheet Metal: New 24ga. Kynar finished perimeter edge Warranty: 20-Year Manufacturer NDL Labor and Material Roof System Manufacturer: GAF, Firestone, Carlisle, Versico or equal Roof System Scope Notes

- Remove existing metal accessories exposing the existing R-Panel roof system. Material to be disposed of in approved dumpsters.
- Inspect the existing R-Panel roofing. Any deteriorated R-Panel to be repaired/replaced with new R-Panel to match existing thickness at unit cost.
- Over the prepared existing roofing, loose lay EPS Flute Fill @ Panel Profile and Mechanically Attach 1' poly insulation board per manufacturer's recommendations and details.
- Install new 60 mil mechanically attached TPO roof system per manufacturer's recommendations and details to achieve a 20-year warranty.
- All pipe penetrations and pitch pockets to receive new manufacturer-approved pipe boots and pitch pans with manufacturer-approved filler.
- Provide and install new 24ga. Kynar finished perimeter edge metal per manufacturer's recommendations and details.
- Clean up and haul away all debris.
- Provide Owner with a 20-year NDL warranty. Special Provisions Replacement Roof Systems shall be installed according to current manufacturer's specifications to obtain the specified warranty. Roofing contractor is responsible for any and all components necessary to provide a complete and warranted installation. Drawings and references to existing conditions are provided for reference only. All conditions should be field verified.



FOX WATERWAY AGENCY

45 S. Pistakee Lake Road ♦ Fox Lake, Illinois 60020
(847)587-8540

General Information

All proposals must be submitted in writing via, letter, drop off, emailed or fax by September 14, 2020, 4 PM. Inspections of the property can be made M-F during business hours of 9 AM – 4 PM, (not on holidays) up until the date of submittal. If it is needed to get on the roof for pre-bid inspection, a copy of your insurance will be required prior to inspection, and notice given to site contact below, prior to inspection.

Insurance Requirements

A certificate of liability insurance and workman's compensation insurance with a minimum of \$1 million coverage is required to submit a proposal and must be current at start of the project. In addition, the Fox Waterway Agency must be named as additionally insured for the duration of the project on your liability insurance.

References & Qualifications

Project references with contact information on a minimum of 3 projects, no more than 10, of similar nature and type, using similar materials and job specs must be provided to site contact at proposal submittal. Preferably projects withing a 50-mile radius of 60020 that can be easily reviewed.

Prevailing Wage and Award

This project shall conform to the Illinois (820 ILCS 130/) Prevailing Wage Act. Project will be awarded no later than September 30, 2020. Project work must be completed and inspected by October 31, 2020.

Submit proposals to or project inquiries to site contact:

Rob Bowman
847-587-8540 Extension 110
847-587-9742 FAX
Rob@foxwaterway.com

Proposals can be dropped off at the front desk anytime during business hours, mailed, faxed, or emailed.

Office hours are M-F 9am-4 PM. Closed Saturday, Sunday, & Monday September 7,2020 in observance of the Labor Day holiday.