

**Murray Roof Replacement
Pre-Bid Conference
Wednesday, June 26, 2024, at 3:00 p.m.**

Sealed bids must be received at the Office of the Board of County Commissioners, Room 345, City-County Building, 316 N. Park Avenue, Helena, MT 59623 no later than 4:00 p.m. local time on Monday, July 1, 2024. The envelope containing the sealed bid will be labeled with the Bidder's name, address, and "Murray Roof Replacement". Bids will be opened and read aloud at the public meeting of the County Commissioners on Tuesday, July 2 at 9:00 a.m. local time in Room 330 of the City-County Building, 316 N. Park Avenue, Helena, MT.

Roof Tour – *the present contractors requested the opportunity to complete bores of the roof.*

Project Scope – *A ladder will be provided by the owner for permanent installation by the contractor. This ladder will need to be properly installed and incorporated into the roof sealing procedure.*

There is heat tape that the owner will move as needed.

Project Specifications –

Q: will there be plans or drawings provided?

A: No plans or drawings will be provided.

Q: the spec for the new roof assembly is asking for a 60-mil mechanically attached TPO with a 30-year warranty. I don't believe it is possible to get a 30 year warranty on that system, which would typically get a 20-year warranty. How should we handle this?

A: The roofing material will need to meet or exceed the specifications. i.e., if the thickness of the membrane may exceed 60 mils if necessary to achieve the 30-year warranty.

- Reputable, well-established manufacturer with a minimum of 40 years in business and 30-year full system, no-dollar limit on replacement warranty.
- Trained and certified by manufacturer of TPO membrane, copy of certification submitted with bid.

Terms & Conditions –

Q: Are there any things we should be especially aware of?

A: the cone of silence. You may only contact the designated point of contact until the Notice of Intent to Award is posted. We will allow you to submit additional questions until July 2, so anything that may come up after or during the coring of the roof can be addressed.

- Bid Determination –
 - Price, manufacturer, schedule – *Bid security is required. IF mailing your bid, the bid must be in a separate sealed bid envelope. The outer envelope should be marked "Separate sealed bid enclosed".*
- Permits –
 - City of Helena, State DEQ project permit for demolition after asbestos inspection
- Contractor Space/Staging –

- Building parking lot not available to use. Contractor will have to coordinate with the City of Helena to use/close the east side sidewalk/road for use, if needed.
 - Bathroom facilities must be provided.
- Disposal – Owner prefers the demolition waste be taken to the Lewis and Clark County Landfill located at 4075 Deal Lane, (406) 457-8521. The Class IV Construction and Demolition tipping fee is \$21.00 per ton.
- Prevailing Wage for Building Construction 2024, weekly certified payroll reports required.
Gross receipts of 1% will be withheld and 5% retainage will be withheld.
- Performance and Payment Bonds required.
- Insurance Requirements, \$1,000,000/\$2,000,000
- American Rescue Plan Act (ARPA) Grant Funded project.
 - 31 CFR Part 21 Certification Regarding Lobbying required.
 - Federal UEI # required for project. – **must have or be able to show a UEI # is pending.**
- Nondiscrimination Against Firearms Entities/Trade Associations certification required.
- Project start date and number of construction days.
Primary Consideration is price, but schedule will also be factored. Decision will be made by committee.

Murray Building
 3:00 PM: Dan Karlin



LEWIS AND CLARK COUNTY

Murray Building Roof
 Pre-Bid Conference
 June 26, 2024
 Sign-In Sheet

Name	Company	email	Telephone
John Corbally	Summit Roofing	John@summitroofing.info	406-829-9100
Ryan Warden	L&C County Buildings	rywarden@lccounty.mt.gov	406-447-8299
George L. Baker	Baker & Sons Inc	bakerandsonsroofinginc@aigmail.com	406-431-7670 George 406-461-5840
Mac McCarley	L&C County Buildings	mccarley@lccounty.mt.gov	459-1260
Dan Karlin	L&C Public Works	dkarlin@lccounty.mt.gov	447-8034 284-5545
Garrett Wenetta	Ace Roofing	GarrettWenetta@AceRoofing.MT.com	