

The Heritage Museum Roof Replacement Project
GENERAL REQUIREMENTS (Revised)
October 3, 2021

CONTRACT TERM

The contract term is for a period of years beginning on award date and ending November 30, 2022, preferably a continuous 6-8 weeks, beginning to end of project (dependent upon weather). This contract, including any renewals, may not exceed June 1, 2023, at the option of the Heritage Museum.

Descriptive Literature

The Heritage Museum's Board of Directors is accepting bids through October 17, 2021, to replace the 15,620 square foot metal roof and roof framework on the 12-sided federally listed historical log building located at 34067 US Highway 2. Bids must be emailed to heritagemuseum@frontier.com or postmarked by October 17, 2021, and mailed to The Heritage Museum, Attn: Bid, PO Box 628, Libby, MT 59923. Bids will be opened at The Heritage Museum at 10 a.m. on October 18, 2021.

The roof replacement project is state funded, in part, through a Montana Historic Preservation Grant (MHPG) and the winning bid contractor will be required to pay Montana State prevailing wages and be Davis-Bacon compliant. Bidders must be licensed general or roofing contractors in the State of Montana, bonded, and insured. The contract term will be from award date until November 30, 2022. Renewals may be made, not to exceed June 1, 2023.

The roof consists of 12 pie-shaped sections 50 feet in length (lower roof) and 12 pie-shaped sections 15-feet in length (tower roof). The project should be completed in 6-8 consecutive weeks beginning to end of project (dependent upon weather). The new roof will rest on the original tongue and groove boards which form the ceiling inside the building and rest on the building's whole log roof rafters.

The bidder will be responsible for removal of the existing metal roof, framing, and fascia. The Museum will retain ownership of and will decide disposition of removed roofing materials. The new roof must consist of 30-year titanium underlayment; 2" x 4" framing laid flat for foam insulation gap; 2"x 6" rafter wood framing on top; 5/8" sheets of OSB or comparable sub sheathing; another layer of 30-year titanium underlayment with ice shield underlayment on eaves; roof venting consisting of 3" round vents every 2' under soffit, color brown; 5" of 2 lb. spray foam including 3" in eaves (inside framing—not visible on exterior—just for added protection); topped with new brown 24-26 standard gauge metal sheeting including eave, ridge (includes breathable foam under ridge gap trim on upper part of each roof section), and all applicable trim in Standard Classic Style, new construction industry standard screws and screw spacing, and installation of cedar board fascia (provided by the Museum) beneath the roof all around the building on both levels.

Bidders should include documentation of any prior experience in repairing historic log buildings.

DELIVERY REQUIREMENTS

Delivery Date

The DELIVERY DATE in Items must be completed to indicate day, month, and year, or a specific number of days after receipt of order (ARO). Failure to comply with the requirements may invalidate a bidder's quotation for any or all items.

Requested Delivery Date

The Contractor shall deliver all items described in this bid as soon as possible but no later than November 30, 2022, after receipt of purchase order from the Heritage Museum.

Shipping

Weekends and holidays excepted, deliveries shall be **F.O.B. DESTINATION**, to the location shown below. The term "F.O.B. destination, within the Heritage Museum's premises," as used in this clause, means free of expense to the Heritage Museum and delivered to the location specified. The Contractor shall:

- Pack and mark the shipment to comply with specifications; or if the specifications do not contain specific packing or marking instructions, pack and mark the shipment in accordance with prevailing commercial practices and in such a manner as to ensure delivery in good condition and as required by this IFB;
- Prepare and distribute commercial bills of lading and Material Safety Data Sheets (MSDS) as appropriate;
- Deliver the shipment in good order and condition to the point of delivery specified in the IFB;
- Be responsible for any loss of and/or damage to the goods occurring before receipt of the shipment by the Heritage Museum at the delivery point specified in the IFB;
- Furnish a delivery schedule and designate the mode of delivering carrier; and
- Pay and bear all charges to the specified points of delivery.

Delivery Locations

34067 US Hwy 2 S, Libby, MT 59923

SPECIAL TERMS AND CONDITIONS

Bids will be opened at the Heritage Museum, 34067 US Highway 2, Libby, Montana, on October 18, 2021, at 10:00 a.m. Bids may be emailed to heritagemuseum@frontier.com (or) mailed and postmarked by October 17, 2021.

Bidders must show proof of being a licensed general or roofing contractor in the State of Montana. Bidders must show proof of performance bond in an amount equal to the total cost of completion of the entire project.

Bidders must provide a list of any proposed subcontractors to be used under the roof replacement contract. Bidders should list any prior experience in repairing historic log buildings.

The sale will be awarded to the lowest responsible bidder.

Published in the Western News on October 5, 8, 12, and 15, 2021 (2-week period).

ON-SITE REQUIREMENTS/CLEANUP

Each potential contractor should visit the job site to verify measurements and to become fully aware of the conditions relating to the project and the labor requirements. Failure to do so will not relieve the successful contractor of their obligation to furnish all materials and labor necessary to carry out the provisions of the contract.

The Contractor shall adequately protect the contents of the Museum building, the roof work, adjacent property, and the public in all phases of the work. The Contractor shall be responsible for all damages or injury due to their action or neglect.

The Contractor shall maintain access to all phases of the project pending inspection by the Heritage Museum Board or its representative.

All work rejected as unsatisfactory shall be corrected prior to final inspection and acceptance.

The Contractor shall respond within seven calendar days after notice of observed defects has been given and shall proceed to immediately remedy these defects. Should the Contractor fail to respond to the notice or not remedy the defects, the Heritage Museum may have the work corrected at the Contractor's expense.

In terms of cleanup, the Contractor shall:

- (a) Keep the premises free from debris and accumulation of waste,
- (b) Clean up any oil or fuel spills,
- (c) Keep machinery clean and free of weeds,
- (d) Remove all construction smears and stains from finished surfaces; and
- (f) Remove all construction equipment, tools, and excess materials before final payment by the Heritage Museum.

REQUIRED INSURANCE

General Requirements

The Contractor shall maintain for the duration of the contract, at its cost and expense, insurance against claims for injuries to persons or damages to property, including contractual liability, which may arise from or in connection with the performance of the work by the Contractor, agents, employees, representatives, assigns, or subcontractors. This insurance shall cover such claims as may be caused by any negligent act or omission.

Primary Insurance

The Contractor's insurance coverage shall be primary insurance with respect to the Heritage Museum, its officers, officials, and volunteers and shall apply separately to each project or location. Any insurance or self-insurance maintained by the Heritage Museum, its officers, officials, or volunteers shall be excess of the Contractor's insurance and shall not contribute with it.

Specific Requirements for Commercial General Liability

The Contractor shall purchase and maintain occurrence coverage with combined single limits for bodily injury, personal injury, and property damage of 1 million dollars per occurrence and 2 million dollars aggregate per year to cover such claims as may be caused by any act, omission, or negligence of the Contractor or its officers, agents, representatives, assigns, or subcontractors.

The Heritage Museum, its officers, officials, and volunteers are to be covered and listed as additional insureds; for liability arising out of activities performed by or on behalf of the Contractor, including the insured's general supervision of the Contractor; products, and completed operations; premises owned, leased, occupied, or used.

Deductibles and Self-Insured Retentions

Any deductible or self-insured retention must be declared to and approved by the Heritage Museum. At the request of the Heritage Museum either: (1) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the Heritage Museum, its officers, officials, or volunteers; or (2) at the expense of the Contractor, the Contractor shall procure a bond guaranteeing payment of losses and related investigations, claims administration, and defense expenses.

Certificate of Insurance/Endorsements

The winning bidder shall provide the Heritage Museum with complete copies of insurance policies. A certificate of insurance from an insurer with a Best's rating of no less than A- indicating compliance with the required coverages, must be received by the Heritage Museum, PO Box 628, Libby, MT 59923. The Contractor must notify the Heritage Museum immediately, of any material change in insurance coverage, such as changes in limits, coverages, change in status of policy, etc.

SPECIFICATIONS AND PRICING

EQUIVALENT PRODUCTS

Requirements designated in this bid must be satisfied, or a functional equivalent bid submitted, which is acceptable to the Heritage Museum. Bidders who do not meet this criterion may be disqualified from further consideration. A bidder must state if they are unable or unwilling to meet any requirement. Inability or unwillingness to meet any requirement, in part or total, may be cause for disqualification of the entire response. Any exceptions taken by the bidder must be clearly identified on the bid forms.

PRICES

Fixed Price Contract

All prices are fixed for the duration of the contract and are not subject to escalation for any cause. Payment of the total fixed bid price shall constitute full payment for performance of the work and covers all costs of whatever nature incurred by the Contractor in accomplishing the work in accordance with the provisions of the contract.

ALL-OR-NONE AWARD

Awards will be made on an **all-or-none** basis. Failure of a bidder to provide the total price for line items 1-6 listed on the Schedule attached may be cause for rejection of the entire bid. However, a bidder may enter "No Cost" in the unit price and extended amount columns to indicate that the item is being offered at "No Cost."

SPECIFICATIONS

1. **Name of Supply or Service:** Replace the Heritage Museum's 37-year-old brown sheet metal roof and structure above the tongue and groove boards which rest on the whole log roof rafters.
2. **Purpose/Use for Supply or Service:** The new roof will replace the Heritage Museum's current leaking roof and will preserve and protect thousands of local area historical artifacts.

Description of Supply or Service: The bidder will be responsible for removal of the existing metal roof, framing, and fascia. The Museum will retain ownership of and will decide disposition of removed roofing materials. The new roof must consist of 30-year titanium underlayment; 2" x 4" framing laid flat for foam insulation gap; 2"x 6" rafter wood framing on top; 5/8" sheets of OSB or comparable sub sheathing; another

layer of 30-year titanium underlayment with ice shield underlayment on eaves; roof venting consisting of 3” round vents every 2’ under soffit, color brown; 5” of 2 lb. spray foam including 3” in eaves (inside framing—not visible on exterior—just for added protection); topped with new brown 24-26 standard gauge metal sheeting including eave, ridge (includes breathable foam under ridge gap trim on upper part of each roof section), and all applicable trim in Standard Classic Style, new construction industry standard screws and screw spacing, and installation of cedar board fascia (provided by the Museum) beneath the roof all around the building on both levels. Construction materials must meet current ASTM Standards.

3. **List Special Requirements:** Bids should include documentation of any prior experience in repairing historic log buildings to ensure the historical integrity of a building listed on the national register of historic places. The replacement roof is required to “look like” the current existing brown metal roof.

The Schedule (revised 10/3/21)

Materials \$ Bid Amount

Remove existing metal, insulation, fascia, and framing (Museum retains ownership of and will decide disposition of old roofing materials).

Line Item 1: Quantity____ Unit Price_____ Total _____

30-year titanium underlayment (2 layers),
2" x 4" wood framing laid flat
2" x 6" wood rafter framing
5/8" OSB or comparable sub sheathing
Roof venting consisting of 3" round vents
Every 2' under soffit, color brown.

Line Item 2: Quantity____ Unit Price_____ Total _____

2 lb spray foam insulation for 5"

Line Item 3: Quantity____ Unit Price_____ Total _____

Metal roof 24-26 standard gauge metal sheeting & trim in **brown** (includes eave, ridge, & other + breathable foam under ridge gap) in Standard Classic Style, and new construction industry standard screws.

Line Item 4: Quantity____ Unit Price_____ Total _____

Labor

Installation of roof = # of workers x hours x Montana State prevailing wage

Line Item 5: Quantity____ Unit Price_____ Total _____

Installation of cedar fascia (provided by Museum) at Montana State prevailing wage

Line Item 6: Quantity____ Unit Price_____ Total _____

Total Bid _____

A. Provide a list of any proposed subcontractors to be used under the roof replacement contract:

B. List any prior experience in repairing historic log buildings: (continue on separate sheet if needed)