

INVITATION TO BIDDERS  
ROOF REPLACEMENT FOR  
ASHFORD SCHOOL  
ASHFORD, CT

The Town of Ashford will receive sealed bids until 12:00 Noon, prevailing local time on Monday, May 6, 2024 at, the First Selectman's Office, 5 Town Hall Road, Ashford, CT 06278 at which time they will be opened and read aloud. The building is open Monday thru Friday between the hours of 8:30 a.m. and 3:00 p.m.

1. All bids shall be sealed and clearly labeled Roof Replacement Ashford School.
2. Work required pursuant to this contract includes the following:
  - a. Furnishing all labor, materials, equipment, services and incidentals necessary for the removal of approximately 77,996 sq. ft. flat membrane roof systems down to the existing metal, gypsum and concrete deck and the installation of a new 2 ply thermoplastic (KEE) membrane roof system on flat or tapered polyisocyanurate insulation. Removal of approximately 429 sq. ft. of exiting standing seam metal roof and the installtion of a new standing seam metal roof on a sloped wood deck. The new roof systems shall have a base 20 year non pro-rated, no dollar limit labor and material warranty, with alternate pricing for a 30-year non-pro-rated, no dollar limit labor and material warranty.
  - b. Other significant work includes replacement of the existing roof drains, overflow scuppers. Removal of existing skylights and replacement with a new skylight system, and the installtion of a ballasted guardrail system.
  - c. Additional significant work includes removal and disposal of asbestos containing flashing (in accordance with all applicable regulations) at the one location (**west low ballast roof on parapet**) identified in the hazardous material survey. Remove and dispose of other asbestos containing flashings identified during demolition.
  - d. General and Subcontract Bids shall consist of but are not limited to: general construction, carpentry, sheet metal work, painting, electrical work, site restoration and all other work necessary for or incidental to the full completion of the entire project, including all equipment, labor, material, and incidentals in connection therewith.
3. The work of this contract must be substantially complete by August 23, 2024. If not substantially complete by August 23, 2024 the contractor shall face a penalty of \$100 for every calendar day beyond the substantial completion date.

4. This contract is subject to state contract compliance requirements, including non-discrimination statutes and set-aside requirements. State law requires a minimum of twenty-five (25%) percent of the state-funded portion of the contract be set aside for award to subcontractors holding current certification from the Connecticut Department of Administrative Services. The contractor must demonstrate good faith effort to meet the 25% set-aside goals.
5. In accordance with Connecticut General Statute Section 4a-100 and 4b-91, a responsible bid must contain two (2) documents: The Contractor Prequalification Certificate and the Update (Bid) Statement. The classification ROOFING is required as a minimum.
6. Questions regarding the bid or the Contract Documents may be directed to Hibbard and Rosa Architects, L.L.C., 100 Riverview Center, Suite 272, 292 Main Street, Middletown, Connecticut, 06457, Attn: Mr. Thomas Hibbard. E-mail; [tom@hra.bz](mailto:tom@hra.bz)
7. Addenda will be issued via email to all mandatory walkthrough respondents
8. A Bid Bond of five percent (5%) of the bid amount is required. The selected bidder will be required to post Performance and Payment Bonds in the full amount of the Contract Sum.
9. The successful bidder must file a one hundred percent (100%) Performance Bond, a one hundred percent (100%) Labor & Materials Bond and Certificate of Insurance, and insurance policy endorsement to the Finance Director within ten (10) days of notice of bid award.
10. A mandatory pre-bid meeting between prospective bidders and the Architect will convene in the **lobby of the School, located at 440 Westford Road, Ashford, CT, on Thursday, April 25, 2024 at 11:00 am** when project details will be discussed and questions answered.
12. All bid proposals must be submitted on the designated forms. The Town of Ashford reserves the right to waive informalities, any defect in any bid and reserves the right to reject any or all bids. All bids must be completely filled out when submitted.
13. The Town of Ashford, CT reserves the right to reject the low bid, or the unit prices when deemed in the best interest of the Owner, and to negotiate with the lowest qualified bidder.
14. Form of Contract – By submitting a bid, the bidder warrants and represents that it shall execute the attached AIA A101-2017, as modified, A101, Ex. A, as modified, and AIA A201-2017, as modified, without exception, conditions or qualification.