

LEXINGTON-FAYETTE COUNTY  
HEALTH DEPARTMENT

SINGLE PLY METAL ROOF  
RETROFIT – SOUTH LOCATION

LOCATION: 2433 REGENCY ROAD  
LEXINGTON, KY 40503

PROJECT BID SPECIFICATIONS

## **1. Scope and Classification**

- a. These specifications describe requirements of the Lexington-Fayette County Health Department for the “Single Ply Metal Roof Retrofit” of the 2433 Regency Road, Lexington, KY 40503 health department location.
- b. A site visit is required before submitting a bid or the bid will not be accepted. Contact Wade Creech at (859) 509-3365 to schedule the site visit.
- c. Specific specifications for the project are outlined below.

## **2. Project Specifications:**

- a. Location: 2433 Regency Road, Lexington, KY 40503
- b. Scope of Work:
  - i. Install fully adhered 60 MIL TPO Roof Membrane System (color white) over entire roof area creating a water tight membrane. Roofing system to be installed in strict compliance with all requirements set forth by roofing systems manufacturer.
    1. Provide roofing membrane, base flashing and component materials that comply with requirements in FMG 4450 and FMG 4470 for Class 1 or noncombustible construction as applicable. Fire/Windstorm Classification is to be Class 1A-90. Hail Resistance – MH.
    2. Warranty: 20-year NDL (no dollar limit) total system warranty - minimum.
    3. Must be a certified installer of designated system.
  - ii. Install EPS flute filler over entire roof in preparation for insulation and cover board installation.
  - iii. Install perimeter wood nailers fastened to resist minimum 200 pound uplift pressure in any direction per KBC requirements.
  - iv. Mechanically attach one (1) layer 1” Poly Iso Roof Insulation over entire roof area creating a smooth monolithic surface for membrane roof installation. Where Poly Iso does not incorporate a protective facing, install manufacturer approved cover board over insulation.
  - v. Flash all existing roof penetrations to specifications of roof system manufacturer.
  - vi. Fabricate and install 24 GA Kynar finished edge metal along perimeter edge of roof area. New exposed edge flashing to be of sufficient depth to conceal joint along wall where existing edge flashing is removed. New edge flashing at gutter to be Kynar or TPO coated as standard with roofing manufacturer.
  - vii. Gutter System: Roofing system currently has an integrated gutter system. Condition currently unknown. Contractor will need to assess gutter system and quote as separate line item of bid to remove and replace.

viii. New gutter is to be equal to concealed fastener, 24 GA "A" type Kynar finish metal gutter with extended rear leg to fasten to roof edge nailer. Install new cleat and sheet metal edge flashing over gutter leg. Connect new guttering to existing downspouts.

1. As part of the gutter system replacement quote, provide pricing on a per foot (PLF) basis for replacement of the metal ledger flashing behind and beneath the existing gutter system.

**3. Contractor Requirements**

- a. Insurance:
  - i. Workers Compensation
  - ii. General Liability – minimum \$1,000,000
  - iii. Auto Insurance
- b. All bidders must be qualified and meet all requirements provided and/or required under local and/or state statute, code, ordinance, or rule governing the performance of the work specified.

**4. Inspections:**

- a. Contractor responsible for all permits, permit fees, and associated inspections.

**5. Storage:**

- a. Contractor providing materials and equipment shall be responsible for the proper and adequate storage of their materials and equipment and for the removal of it upon completion of work.
- b. LFCHD shall not be held responsible for the theft and/or damage to any materials or equipment stored on site.
- c. Parking for contractor shall be designated by LFCHD at the time of the pre-construction conference.

**6. References:**

- a. Must provide references of three completed roofing projects.

**7. Proposal Requirements:**

- a. Proposals must be submitted in a sealed envelope.
- b. Bids must include all items specified above.
- c. The envelope shall be properly identified with the bidder's name, address, and contact number, plus the caption "Regency Roof Proposal."
- d. All proposals must be received no later than 4pm on Friday November 2<sup>nd</sup>.**
- e. Mailing address:
  - i. Lexington-Fayette County Health Department  
Att: Wade Creech  
650 Newtown Pike  
Lexington, KY 40508
  - ii. Drop Off Address:
    1. Lexington-Fayette County Health Department  
Att: Wade Creech

650 Newtown Pike  
Lexington, KY 40508

- f. Bids will be opened at 8am Monday November 5, 2018 by Wade Creech and a witness.

