

BID BOOKLET AND SPECIFICATIONS FOR

STREETS DEPARTMENT METAL ROOF REPLACEMENT



City of Deadwood

Deadwood, SD

July 2025

RFP 2025 - 04

BID BOOKLET AND SPECIFICATIONS FOR
Streets Department Metal Roof Replacement

Location: City of Deadwood Streets Department 67 Dunlop Avenue



Bid Opening Date: August 14, 2025, at 2:00 p.m.

Owner: City of Deadwood
102 Sherman Street
Deadwood SD 57732
605-578-2600 EXT 5

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NOTICE TO BIDDERS
STREETS DEPARTMENT METAL ROOF REPLACEMENT

NOTICE IS HEREBY GIVEN that the City of Deadwood, South Dakota will open bids in the Commission Room of City Hall at 102 Sherman Street and on the following: Streets Department Metal Roof Replacement – August 14, 2025 at 2:00 pm.

In accordance with South Dakota law, each bid shall be accompanied by a bid bond in the amount of ten percent (10%) of the bid, or a cashier's check or money order in the amount of five percent (5%) of the bid.

Sealed bids must be submitted upon the printed bid form and sealed with the items being bid clearly indicated on the outside for each project.

The City of Deadwood reserves the right to accept or reject any or all bids and/or waive any irregularities therein.

INSTRUCTIONS TO BIDDERS

Sealed bids will be received at the Finance Office of City Hall, 108 Sherman Street, Deadwood South Dakota 57732 until 2:00 p.m. local time on the 14th day of August 2025.

Copies of the proposed contract and bidding documents are available at the City of Deadwood Finance Office, 102 Sherman Street, Deadwood, South Dakota, and are available upon request.

Each bid shall be accompanied by a bid bond in the amount of ten percent (10%) of the bid, or a cashier's check or money order in the amount of five percent (5%) of the bid.

Sealed Bids. Each bid shall be legibly written or printed in ink on the form provided. No alterations in bids or in the printed forms by erasures, interpolations, or otherwise will be acceptable unless each such alteration is signed or initialed by the bidder. No alteration in any bid, or in the form in which it is submitted, shall be made after the bid as been submitted. All addenda to the contract documents, properly signed by the bidder, shall accompany the bid when submitted. Each bid shall be enclosed in a sealed envelope or wrapping, addressed to the City of Deadwood, South Dakota, identified on the outside with the words "**Bid for Streets Department Metal Roof Replacement**" and filed at the Finance Office. No Bidder may submit more than one bid. Multiple bids under different names will not be accepted from one firm or association.

If a Bidder uses a substitute Bid Form, the formatting and required information must be the same as the form provided. The City of Deadwood may reject any bid that does not conform to these instructions and the Specifications.

Each bidder shall sign the Bid Form using their usual signature and giving their full business address. Bids by partnerships shall be signed with the partnership name followed by the signature and designation of one of the partners or other authorized representatives. Bids by corporations shall bear the corporate seal and shall be signed with the name of the corporation followed by the signature and designation of the president, secretary, or other person authorized to bind the corporation. Bids by joint ventures shall be signed by each participant in the joint venture or by an authorized agent of each participant and each shall indicate whether the participant is doing business as an individual, partnership or corporation. The names of all persons signing shall also be typed or printed below the signature. A bid by a person who affixes to their signature the word "president", "secretary", "agent", or other designation without disclosing their principal may be held to be the bid of the individual signing. When requested by the City of Deadwood, evidence of the authority signing shall be furnished.

Withdrawal of Bid. No bidder may withdraw their bid for thirty (30) days after the date and hour set for the opening. A bidder may withdraw their bid any time prior to expiration of the period during which bids may be submitted by a written request signed in the same manner and by the same person who signed the Bid Form.

Acceptance and Rejection of Bids. The City of Deadwood reserves the right to accept the bid which, in its judgement, is the lowest and best bid, to reject any or all bids, and to waive irregularities in any bid. Bids received after the specified time of closing will be returned unopened.

Qualifications of a Responsible and Responsive Bidder. The City of Deadwood may make such investigations as it deems necessary to determine the ability of the bidder and all subcontractors to perform the work. The bidder shall furnish the City of Deadwood all such information and data for this purpose as the City of Deadwood may request. The City of Deadwood reserves the right to reject any bid if the evidence submitted by, or investigation of, such bidder fails to satisfy the City of Deadwood that such bidder is properly qualified to carry out the obligations of the contract and to complete the work.

Submittal of References. The roofing system shall be applied only by a licensed roofing company. The Contractor shall provide a submittal of three (3) professional references showing prior experience in completing similar work along with the bid. Bids will not be accepted without review and approval of references.

Interpretation of Contract Documents. If any person who contemplates submitting a bid is in doubts to the true meaning of any part of the specification, or other proposed contract documents, they may submit to the Public Works Department a written request for an interpretation thereof. The person submitting the request shall be responsible for its prompt delivery. Interpretation of the proposed contract documents will be made only by addendum, and a copy of each addendum will be provided to others who obtain the bid documents. The City of Deadwood will not be responsible for any other explanations or interpretations of the proposed contract documents.

Local Conditions Affecting Work. Each bidder shall visit the site of the work and shall completely inform themselves relative to hazards and procedure, labor, and all other conditions and factors, local and otherwise, which would affect performance and completion of the work and its cost. All such factors shall be properly investigated and considered in the preparation of the bid. There will be no subsequent financial adjustment for lack of such prior information.

Performance Bond and Payment Bond. A performance bond and payment bond in the amount of one-hundred percent (100%) of the contract will be required and must be made

out to the City of Deadwood. Such bonds must be valid until the project is complete and accepted by the City of Deadwood.

Warranty Process.

Contractor shall provide a Manufacturer's 30-year warranty on paint finish of metal roof, and a 10-year installation warranty.

Preliminary Site Inspection. The Public Works Director will be available to accompany any prospective bidder to the work site to point out the proposed areas of construction and to answer questions which the prospective bidder may have concerning the project.

ADDITIONAL REQUIREMENTS

Materials and Equipment. The Contractor shall provide all materials and equipment unless otherwise specified in these documents.

Contractor's License. All contractors and subcontractors must obtain a city contractor's license from the City of Deadwood prior to beginning work. This license can be obtained at the South Wing of City Hall located at 108 Sherman Street, Deadwood, South Dakota.

Insurance. The Contractor shall secure and maintain throughout the duration of this contract insurance of such types in such amounts as may be necessary to protect themselves and the interests of the City of Deadwood against all hazards or risks of loss as hereinafter specified. The form and limits of such insurance, together with the underwriter thereof in each case, shall be acceptable to the City of Deadwood. Regardless of such acceptance, it shall be the responsibility of the Contractor to maintain adequate insurance coverage at all times. Failure of the Contractor to maintain adequate coverage shall not relieve them of any contractual responsibility or obligation. Satisfactory certificates of insurance shall be filed with their submittal of contract documents for execution by the City of Deadwood. The certificates shall state that thirty (30) days written notice will be given to the City of Deadwood before any policy covered thereby is changed or canceled.

Defense of Suits. In case any action in court is brought against the City of Deadwood, or any officer or agent of the City of Deadwood, for the failure, omission, or neglect of the Contractor to perform any of the covenants, acts, matters or things by this contract undertaken; or for injury or damage caused by the Contractor or their agents or their subcontractors or their agents, or in connection with any claim based on lawful demands of subcontractors, workmen, material men, or suppliers; the Contractor shall indemnify and hold harmless the City of Deadwood and its officer and agents from all losses, damages, costs, expenses, judgments, or decrees arising out of such action.

Worker's Compensation and Employer Liability. This insurance shall protect the Contractor against all claims under applicable state worker's compensation laws. The Contractor shall also be protected against claims for injury, disease, or death of employees which, for any reason, may not fall within the provisions of a worker's compensation law, including claims insured by usual personal injury liability coverage. This policy shall include an "all state" endorsement. The liability limits shall not be less than:

Employer's Liability \$1,000,000 each person

Comprehensive Automobile Liability. This insurance shall be written in comprehensive form and shall protect the Contractor against all claims for injuries to members of the public and damage to property of others arising from the use of motor vehicles and shall cover operation on or off the site of all motor vehicles licensed for highway use whether they are owned, nonowned, or hired. The liability limits shall not be less than:

Bodily Injury \$1,000,000 each occurrence
 \$2,000,000 aggregate

Property Damage \$1,000,000 each occurrence
 \$2,000,000 aggregate

Comprehensive General Liability. This insurance shall be written in comprehensive form and shall protect the Contractor against all claims arising from injuries to persons other than his employees or damage to property of the owner or others arising out of any act or omission of the Contractor or his agents, employees, or subcontractors. The policy shall also include the following: (1) an “all states” endorsement, (2) protection against claims insured by usual personal injury liability, (3) completed operations coverage to terminate no sooner than the guarantee period, and (4) a “protective liability” or “contractual liability” endorsement to insure the contractual liability assumed by the Contractor under the foregoing paragraph DEFENSE OF SUITS. It is encouraged that the contractor/bidder have the recommended coverage, and contractors that meet the recommended coverage will be contacted first. The liability limits shall not be less than:

Bodily Injury \$1,000,000 each occurrence
 \$2,000,000 aggregate

Property Damage \$1,000,000 each occurrence
 \$2,000,000 aggregate

BID FORM

Streets Department Metal Roof Replacement
City of Deadwood Deadwood, South Dakota

To: City Finance Officer
City Hall
Deadwood SD 57732

Date

The undersigned, being familiar with the local conditions affecting the work, and the Contract Documents, including the Advertisement for Bids, Instructions to Bidders, Bid Forms, Bid Bond Form, Instructions for Executing Contract, Form of Construction Contract, Form of Performance and Payment Bond, Acknowledgment of Surety, Special Conditions, Technical Specifications, and Addenda which govern the purchase of material and labor and the awarding of contracts, hereby proposes to do all the work and provide all the equipment which pertains to the items of work described in this Bid Form for materials, labor and equipment for construction improvements of the Streets Department Metal Roof Replacement project as provided for in the Specifications for the City of Deadwood, South Dakota.

TOTAL BASE BID \$_____

\$_____

(Write Base Bid in words and figures)

Addendums Acknowledged _____

Signed _____

Name Printed or Typed _____

Company _____

	<u>Item Description</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Total</u>
1	Remove and Dispose of Existing Roof System, Flashing, Damaged Vents, Gutters and Downspouts	1	_____	_____
2	Furnish and Install Sheeting, Felt, Ice & Water Barriers, Flashings and Terminations (Caulk All Joints)	1	_____	_____
3	Furnish and Install 24-Gauge Standing Seam Metal Roofing System. Black in color	1	_____	_____
4	Furnish and Install Roof Vents/Cupolas (4) Two functional Two non-functional. All to be 3' X 6"	1	_____	_____
5	Furnish and Install Gutters and Downspouts. Aluminum 6 " gutters, 4" x 5" downspouts	1	_____	_____
6	Furnish and Install 10 rolls of replacement Insulation	1	_____	_____

TOTAL BASE BID _____

Bid Alternate 1

- 1 Furnish and install 24-gauge Pro Seam without sheeting, Felt, Ice and Water Barriers. Add – Deduct.

TOTAL BASE BID _____

The above price shall include all labor, materials, baling, shoring, removal, profit, insurance, etc., to cover the finished work.

The City also reserves the unrestricted privilege to reject any unit prices for additions to, or deductions from the scheduled amount of work as given in the Bid, if the same are considered excessive or unreasonable, or to accept by including the same in the contract as unit prices applicable in the event of addition to or deduction from the work to be performed under the contract, any or all such unit prices which may be considered fair and reasonable.

The above bid includes State Sales Tax on materials and all other State and Federal Taxes that would affect the amount of the bid.

Within ten (10) days after Contractor's receipt of the Contract Document, the Contractor shall submit to the Public Works Office: a Performance and Payment Bond, Certificates of Insurance, copies of all applicable licenses and an Affirmative Action Plan (if applicable). The Contractor shall then schedule a Preconstruction Meeting with the City of Deadwood.

Overall Completion Date: December 31, 2025

Accompanying this proposal is a (cashier's check or money order in the amount of 5% of the base bid and all add alternates, and drawn on a State or National Bank in the amount of \$_____) or a (10% bid bond issued by a surety authorized to do business in the State of South Dakota, in the amount of \$_____).
(Strike out one).

In submitting this bid it is understood that the right is reserved by the City to reject any and all bids and to waive all informalities. It is further understood by the bidder that he/she may not withdraw his/her Bid within thirty (30) days after the actual opening thereof.

BIDDER _____
(Company)

FEDERAL TAX I.D. NO. _____

BY _____
Name of Authorized Agent, typed or printed

(Agent's Title)

OFFICIAL BUSINESS ADDRESS

PHONE NUMBER _____

EMAIL CONTACT _____

STATE OF INCORPORATION _____

BID BOND

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned _____, as Principal, and _____, as Surety, are hereby held and firmly bound unto the CITY OF DEADWOOD as Owner in the penal sum of \$_____ for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns.

Signed the _____ day of _____, 20____.

The condition of the above obligation is such that whereas the Principal has submitted to THE CITY OF DEADWOOD a certain bid, attached hereto and hereby made a part hereof to enter into a contract in writing for the Streets Department Metal Roof Replacement.

NOW THEREFOR,

(a) If said Bid shall be rejected, or in the alternate; or
(b) If said Bid shall be accepted and the Principal shall execute and deliver a contract in the Form of Contract attached hereto (properly completed in accordance with said bid) and shall furnish a bond for his/her faithful performance of said contract, and for the payment of all other respects perform the agreement created by the acceptance of said Bid,

then this obligation shall be void, otherwise the same shall remain in force and effect; it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its bond shall be in no way impaired or affected by any extension of the time within which the Owner may accept such Bid; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto

affixed and these presents to be signed by their proper officer, the day and year first set forth above.

_____(LS)
Principal

S E A L

Surety

By: _____

CONTRACT

This CONTRACT is made and entered into this _____ day of _____, _____, by and between _____ (hereinafter "Contractor"), and the **CITY OF DEADWOOD**, a municipal corporation and political subdivision of the State of South Dakota, 102 Sherman Street, Deadwood, South Dakota 57732 (hereinafter "Deadwood").

For the consideration set forth herein, the parties agree as follows:

Award. City shall pay Contractor the price and amount set forth in Contractor's bid upon performance and completion of the Services by Contractor and acceptance by Deadwood.

Indemnification and Hold Harmless. Contractor agrees to indemnify and hold Deadwood and its officers, agents, and employees harmless from and against any and all actions, suits, damages, liability, or other proceedings that may arise as the result of Services. However, this section does not require Contractor to be responsible for or to defend against claims or damages arising solely from errors or omissions of Deadwood or its officers, agents, or employees.

Insurance. Worker's Compensation and Employer Liability. This insurance shall protect the Contractor against all claims under applicable state worker's compensation laws. The Contractor shall also be protected against claims for injury, disease, or death of employees which, for any reason, may not fall within the provisions of a worker's compensation law, including claims insured by usual personal injury liability coverage. This policy shall include an "all state" endorsement. The liability limits shall not be less than:

Employer's Liability \$1,000,000 each person

Comprehensive Automobile Liability. This insurance shall be written in comprehensive form and shall protect the Contractor against all claims for injuries to members of the public and damage to property of others arising from the use of motor vehicles and shall cover operation on or off the site of all motor vehicles licensed for highway use whether they are owned, nonowned, or hired. The liability limits shall not be less than:

Bodily Injury \$1,000,000 each occurrence
 \$2,000,000 aggregate

Property Damage \$1,000,000 each occurrence
 \$2,000,000 aggregate

Comprehensive General Liability. This insurance shall be written in comprehensive form and shall protect the Contractor against all claims arising from injuries to persons other than his employees or damage to property of the owner or others arising out of any act or omission of the Contractor or his agents, employees, or subcontractors. The policy shall also include the following: (1) an “all states” endorsement, (2) protection against claims insured by usual personal injury liability, (3) completed operations coverage to terminate no sooner than the guarantee period, and (4) a “protective liability” or “contractual liability” endorsement to insure the contractual liability assumed by the Contractor under the foregoing paragraph DEFENSE OF SUITS. It is encouraged that the contractor/bidder have the recommended coverage, and contractors that meet the recommended coverage will be contacted first. The liability limits shall not be less than:

Bodily Injury \$1,000,000 each occurrence
 \$2,000,000 aggregate

Property Damage \$1,000,000 each occurrence
 \$2,000,000 aggregate

Contractor shall provide certificates of insurance for the required insurance to Deadwood. The required insurance shall not be cancelled without at least 30 days’ prior written notice to Deadwood.

Performance and Payment Bond. The Contractor shall, before commencing the work, furnish surety satisfactory to the Owner and on the form provided by the Owner, in amount not less than the contract price, for the faithful performance of the contract, with the additional obligation that such Contractor shall promptly pay all persons supplying him/her labor or material in the prosecution of the work provided for in the Contract. Such performance and payment bond shall be furnished to the Owner or his/her authorized agent within ten (10) days after the date of the award. (Failure on the part of the bidder to furnish such bond in the time stated shall be cause for consideration by the City of awarding the Contract to the second low responsible and responsive bidder and the retention of the bid deposit.)

In case of a partnership contract, each partner must sign the bond, (see Sealed Documents, 40 Am. Jur., P. 239, Par. 154, as amended).

Termination. In the event any of the provisions of this Contract are violated by the Contractor or any of their subcontractors, Deadwood may serve written notice upon the Contractor and the Surety of its intention to terminate the Contract. Such notice will contain the reasons for Deadwood's intention to terminate. Upon such notice, Contractor will have ten (10) days to correct the violation. If corrections to the satisfaction of Deadwood are not made within ten (10) days, this Contract shall terminate. In the event of any such termination, the Owner shall immediately serve Notice of Termination upon the Surety and the Contractor, and the Surety shall have the right to take over and perform the contract. If the Surety does not commence performance thereof within five (5) days from the date of the mailing of Notice of Termination, the Owner may take over the work and perform the same to completion by contract or force account at the expense of the Contractor. In such event the Owner may also take possession of and utilize the materials, appliances, and plant as may be on the site of the work and necessary therefor in completing the work. The Contractor and his/her surety shall be liable to the Owner for any and all excess cost as a result of Contractor's violation.

Responsibility for Work (Warranty). Neither the final certificates, nor payment, nor any provision in the contract documents, shall relieve the contractor of responsibility for faulty materials or workmanship and, unless otherwise specified, he/she shall remedy any defects due thereto and any for any damage to other work resulting from, which shall appear within a period of two (2) years from the date of final acceptance by Deadwood City Commission. The Owner shall give notice of observed defects with reasonable promptness.

In addition, Contractor shall provide a Manufacturer's 30-year warranty on paint finish of metal roof, and a 10-year installation warranty.

Notices. All written correspondence and notices pertaining to this Contract shall be provided by certified mail, return receipt to the addresses above.

Amendment. Any amendment to or modification of this Contract is binding only if set forth in a writing signed by both Parties.

Governing Law. This Contract shall be governed by and construed in accordance with the laws of the State of South Dakota. Any action pertaining to or affecting this Contract shall be venued in the Fourth Judicial Circuit, Lawrence County, South Dakota.

Complete Agreement. This Contract constitutes a written memorandum of the entire understanding and agreement between the parties and supersedes all prior understandings, negotiation, or agreements between them, whether written or verbal, with respect to the subject matter hereof.

Compliance Provision. Contractor will comply with all federal, state, and local laws, regulations, ordinances, guidelines, permits, and requirements applicable to providing services pursuant to this Contract, and will be solely responsible for obtaining current information on such requirements.

Independent Contractor. While performing services hereunder, Contractor is an independent contractor and not an officer, agent, or employee of Deadwood.

Binding. This Contract shall be binding on the assigns and successors of the parties.

Assignment. This Contract may not be assigned by Contractor.

CITY OF DEADWOOD

(Seal)

Alea Strubble, Mayor

Attest: _____

Jessicca McKeown, Finance Officer

State of South Dakota)

) ss.

County of Lawrence)

On this ____ day of _____, 2025, before me, the undersigned officer, personally appeared David Ruth and Jessicca McKeown, known to me or satisfactorily proven to be the persons described in the foregoing instrument, and acknowledged that they executed the same in the capacity therein stated and for the purposes therein contained.

In Witness Whereof, I have set my hand and official seal.

(Seal)

Notary Public

My Commission Expires: _____

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SPECIAL CONDITIONS

SC-1 TEMPORARY BUILDINGS

The Contractor shall, at his expense, furnish all temporary buildings during the construction period.

(a) Temporary Toilet:

1. The Contractor may provide and maintain a sanitary, commercially manufactured, self-contained, temporary toilet, which shall comply with the South Dakota DENR. The location of the temporary toilet shall be approved by the Owner.
2. The temporary toilets shall be enclosed and weatherproofed and kept in a sanitary condition at all times.

(b) Storage Buildings: The Contractor may construct or bring on the site, such trailers or storage buildings as necessary to protect materials, tools or equipment for use on the project. Such buildings shall meet with the approval of the Owner and shall be removed from the site upon completion of the work of the respective contractors.

SC-2 UTILITIES The Contractor will provide all electrical energy for power and lighting on this project, as the Contractor deems necessary. The OWNER will also allow use of the Streets Building outlets at agreed upon locations.

SC-3 DELIVERY AND PROTECTION OF MATERIALS

(a) Deliver all materials in their original packages, containers, crates and bundles bearing the name of the manufacturer and the brand. Except as otherwise specified herein, the mixing, installation and application of materials shall be in strict accordance with the printed directions of the manufacturer and supplier.

(b) Store materials other than fabricated and/or assembled equipment off the ground, under cover from dampness, and protected from blowing snow and rain. Exercise care in handling units to avoid chipping, abrasion and breakage. Locate storage piles, stacks, or bins to protect materials from damage, rust, contamination and avoid being disturbed.

SC-4 TEMPORARY ENCLOSURES No temporary enclosures are anticipated to be needed on job. Temporary enclosures are subject to approval of the Owner.

SC-5 ENGINEERING AND LAYOUT

The Owner will enable the Contractor to proceed with the work.

SC-6 CLEAN-UP

The site shall be kept in a tidy condition by all contractors to the satisfaction of the Owner at all times during the work and all rubbish shall be removed from the premises. Each contractor shall be required to clean up all rubbish debris, and dirt, which his/her work has caused. At its option, the City may notify the Contractor of an unacceptable job site, give them a warning, and if not corrected, the City shall remove all rubbish and debris. In this circumstance the Contractor will be charged. At his/her option, the Owner may withhold any or all payments to be made until all rubbish and debris has been removed. No burning will be permitted on the premises.

SC-7 TIME OF WORK

(a) All contractors shall note the section of the General Provisions, CONTRACTS; the section, PERFORMANCE AND PAYMENT BOND; and the section, INSURANCE, and shall adhere to the requirements thereof.

1. Within the (10) days after contractor's receipt of the Construction Contract Document, the Contractor shall submit to the Owner, Performance and Payment Bond and Certificates of Insurance and a Construction Schedule.

2. Work shall be commenced within ten (10) consecutive calendar days after written Notice to Proceed by the Owner, and shall be completed as noted in the Contract. See the General Provision on LIQUIDATED DAMAGES.

(b) Contract work shall be limited to weekdays and Saturdays, 6:00 AM to 8:00 PM, Monday - Saturday. Night work is prohibited unless approved in advance by the Owner.

(c) Occupancy: It shall be noted that the site will be occupied during the period of construction. The Contractor shall take all necessary precautions to protect occupants, and the public, fixtures, equipment and storage from construction hazards, dust and debris. Scheduling of work in occupied areas shall be coordinated with the City. At least 48 hours' notice shall be given prior to the desired time for working in public right-of-way areas. No work shall be done in public right-of-way areas without the consent of the City.

(d) The Contractor shall protect all newly installed concrete from unwanted marks and defacing until properly set. Bicycle tracks, foot tracks, scribing, etc. in uncured concrete will not be tolerated.

SC-8 CONSTRUCTION PROGRESS SCHEDULES

Contractor shall submit to the Public Works Director his/her proposed schedule, which shall show the project completed within the time frame established in the contract.

SC-9 PAINTING

Paint all PVC vents copper to match trim.

SC-10 OPERATION AND MAINTENANCE MANUALS Contractor shall supply operation and maintenance manuals as per plan notes.

SC-11 OBSTACLES IN THE RIGHT-OF-WAY

Any damages or destruction not approved by the Owner shall be repaired or replaced by Contractor to the satisfaction of the Owner.

SC-12 TRESPASSING OUTSIDE OF RIGHT-OF-WAY Permission must be obtained from the property owner if equipment utilizes or crosses on ground outside the easement area. Any damages to property outside of the right-of-way must be repaired or replaced to the satisfaction of the property owner prior to final payment to the contractor by the City.

SC-13 BACKFILL MATERIALS

Not Applicable.

SC-14 DISPOSAL AREA The City will provide a disposal area at the City of Deadwood Streets building.

TECHNICAL SPECIFICATIONS

TECHNICAL SPECIFICATIONS

Scope

To remove and dispose of existing 24-gauge metal roof, shingles, rain gutters, downspouts, flashings, vents, and insulation and replace with new.

Quality Assurance

This roofing system shall be applied only by a licensed roofing company. The Contractor shall provide a minimum of three (3) professional references to be reviewed.

The following documents shall be submitted by the Contractor for review prior to beginning work:

- Manufacturer Spec Sheets

- Black and copper color samples for 24-gauge metal, gutters and trim.
- Materials Certifications (If Applicable)

Upon completion of the installation by the Applicator and certification that all work has been done in strict accordance with the contract specifications and manufacture's requirements, a Manufacture's Technical Service Representative will review the installed roof system prior to warranty being issued.

Steel

24-gauge metal standing seam. Black and copper colors chosen.

Flashing

Equivalent to existing flashing. Sealant/caulking material shall be placed along all joints. Sealant shall match color of flashing.

Gutters and Downspouts

Gutters to be 6-inch aluminum and Downspouts will be 4-inch x 5-inch.

Roofing Underlayment

Install sheeting, synthetic felt, and ice and water shields to local code

Roof System Installation

1. Remove the existing metal roof system and flashings and properly dispose of all debris in designated area (also magnetize area).
2. Remove and dispose of existing gutters and downspouts.
3. Remove and dispose of any damaged vents and/or vent covers.
4. Remove damaged insulation (up to 10 rolls).
5. Apply all necessary sheeting, felt, ice and water barriers, flashings, and terminations to complete the roofing system. Caulk all joints.
6. Furnish and Install 24-Gauge Standing Seam Metal Roofing System.
7. Furnish and replace damaged roof vents and/or covers.
8. Furnish and install new gutters and downspouts.

9. Furnish and install up to 10 rolls of insulation.

10. Provide a Manufacturer's 30-year warranty on paint finish of metal roof.

11. Provide a 10-year installation warranty.

Incidental Work

This work shall include all miscellaneous items not included under bid items, but which must be performed in order to properly complete the contract. This work shall be performed in an approved and professional manner at such times as to properly facilitate the whole of the work as directed by the Owner and shall be incidental to the cost of the project.