

Trinity Lutheran Church - Lindstrom Minnesota

Scott Mower <smower@progressivearch.com>

Thu 8/11/2022 12:02 PM

To: Chases@northtechconstruction.com <Chases@northtechconstruction.com>;andrew@petersonroofing.net <andrew@petersonroofing.net>;GeneHollister@lakearearroofing.com <GeneHollister@lakearearroofing.com>

Cc: Gail Seaver (gseaver@hotmail.com) <gseaver@hotmail.com>

 2 attachments (569 KB)

TRLC 3 - Bid Invite 8.11.22.pdf; TRLC3 - Roof Plans - Sheet - A1-0 - ROOF DIAGRAM 8.10.22.pdf;

You have been asked to give the Trinity Lutheran Church a bid for re-roofing their church this fall,
Please see attached invite and sketch of the roof.

Please address any questions or comments back to me.

Thank You.

Scott Mower
651.403.6444

PROGRESSIVE
Architecture
4920 Otter Lake Road
White Bear Lake, MN 55110

Trinity Lutheran Re-Roofing – Request for Proposal

13025 Newell Ave
Lindstrom, MN, 55045
Thursday, August 11, 2022

Invited Companies

North Tech Construction Inc.

39605 Grand Avenue
North Branch MN 55056
651-243-5212
Chases@northtechconstruction.com

Peterson Brothers Roofing

481 Burgress St
St Paul MN 55177
651 488 9029
andrew@petersonroofing.net

LARC

10425 Liberty Lane
Chisago, MN 55013
651 – 213 – 3232
GeneHollister@lakearearroofing.com

Project Description and Scope of Work

The above listed Roofing Contractors have been asked to bid on the reroofing of the Trinity Lutheran Church, 13025 Newell Ave, Lindstrom MN. The project will consist of removing the existing flat roof systems, possibly adding insulation where shown and re-roofing asphalt shingled portions of the church as well. This work also includes flashing, and other miscellaneous items required.

The drawings attached are approximate and actual dimensions, square footages, linear footages etc. will be determined by the contractor(s) bidding the project. Each contractor is asked to visit the site to determine the scope of work, intricacies of the project etc. The attached documents are, not all inclusive and are to be an instrument to the general direction for the project.

Please contact [Brian Nielson](#) to schedule a site visit.

Direct: 651-775-6039

briansgb@hotmail.com

We assume each bidding contractor will have a ladder as the existing building does not have a roof access.

BIDDING PROCEDURE AND REQUIREMENTS

Timeframe:

Date	Action Required
Tuesday - Noon August 16, 2022	Notify Architect by e-mail of intent to provide a bid.
Thursday - Noon August 25, 2022	Bid Packages due to architect via e-mail.
Sept 2022	Construction may begin
Mid Nov 2022	Construction completes

If given timeline does not seem feasible, please notify the Architect no later than **Thursday August 16th, 2022** to discuss an extension request. Requests are subject to change and are not required to be granted by the owner.

Construction may start early as early as September 2022. Construction may be started later depending on contractor's schedule. Work should be complete by Mid-November 2022 regardless of start date.

This is a Design-Build project, it is expected all bidders will add required and proper materials and labor for a complete job. Also, to include (but not limited to) application for permit, permit fees, any additional information as required for work.

Please contact the Architect for any additional questions / concerns via e-mail.

Note: The Architect will try to get received questions/inquiries out efficiently throughout the open bid timeframe. Questions and answers will be distributed to all the bidders listed above, via e-mail. The bidding Contractor's information will not be shared with any suppliers or Sub-Contractors. This includes, issuing a list of bidding contractors near the end of the bidding process.

BID SUBMITTAL

Please submit bidding pricing information, alternates, and estimated construction timeframe to Architect. Bidding formats, construction contracts, and other related information may be in each bidding Contractor's usual formats.

AWARDING

Selection of the awarded contract will be based on but not limited to several factors; this includes items such as but not limited to: detailed project costing and budgeting, adherence to project schedule and given completion date, perceived ability for contractor to deliver a superior product, understanding of design-build process, detailed and information shown of required additional drawings, team rapport, etc.

An in-person meeting with the Contractor(s) after bid submittal, may be requested by Owner and Architect prior to awarding contract. Further clarifications and details on submitted bid packages may be asked by the Owner to determine the award-winning Contractor.

GENERAL SCOPE OF WORK

FLAT ROOF SYSTEM

DEMO

- All existing flashing and existing roofing materials are to be removed.
- Existing rigid insulation is assumed to be re-used.
- Damaged rigid insulation will be an additional cost to the owner. *(Please provide an allowance for existing rigid insulation placement.)*
- Damaged plywood decking and other miscellaneous decking materials will be an additional cost to the owner. (Please provide an allowance for replacement of existing plywood, and miscellaneous materials).
- Dumpster cost should be included in the roofing bid.

REPLACEMENT

- We are asking for a **60 mil** EPDM directly adhered roof system. Carlyle, Firestone or Equal. With a 15-year warranty. White or black is acceptable.
- Please note additional rigid insulation in sloped areas.
- Metal flashing shall be Firestone, Pac Clad, standard colors or equal
- Roof penetration materials are to also be part of the bid.
- Note Detail for raising the Cap flashing to allow for additional insulation.
- Provide scuppers and downspouts to match existing.
- Provide similar scuppers and downspouts as shown in drawings.
- Provide new boots as required to replace existing penetrations.

ROOF TOP UNITS

- The existing rooftop units are intended to be removed and all are intended to be replaced. We are not sure if removing of the roof top units can be coordinated between the HVAC and Roofing contractor. Please provide an allowance for

PROGRESSIVE Architecture

4920 Otter Lake Road
White Bear Lake, MN 55110

crane costs for removal of the existing roof top units. The replacement of the rooftop units will be by the HVAC contractor.

- RTU curbs may also be provided by the HVAC contractor, for now, please include an allowance for supplying the curbing for all the roof top units, in the roofing bid.

PITCHED ASPHALT SHINGED ROOF

DEMO

- Removal existing roof shingles, existing felt, drip edge and other miscellaneous materials shall be included in bid.
- Damaged plywood decking and other miscellaneous decking materials will be an additional cost to the owner. (Please provide an allowance for replacement of existing plywood, and miscellaneous materials).
- Dumpster cost should be included in the bid.

REPLACEMENT

- We are asking for an, Owens Corning, Duration or equal
- 25-year warranty
- Provide ice and water shield within 48" from building perimeter.
- Provide an ice and water shield 36" from the center of all valleys.
- Provide a 30# building felt underlayment for the roof.
- Provide Venting to match existing venting systems.
- Provide Drip Edge to match existing
- Provide Gutters to match existing
- Provide downspouts to match existing.
- Provide boots to replace existing penetrations.

PLEASE BREAK DOWN BID INFORMATION AS FOLLOWS:

Main Work

- Cost of Flat roofing and related work
- Cost of Pitched roofing and related work

Allowances

- Crane time for removal of Roof Top Units.
- Labor and materials for replacing damaged existing flat roof sheathing
- Labor and materials for replacing damaged existing rigid insulation.
- Labor and materials for replacing damaged sheathing and other related existing materials.

PROGRESSIVE Architecture

4920 Otter Lake Road
White Bear Lake, MN 55110

- Generic curbing for all RTU.s

Alternates

- Price a ballasted EPDM roof system, this should include an additional flashing etc. that come with this system.

Other Information

- Approximate Time Frame for work.
- General Insurance Information
- Payment Schedule required by subcontractor.
- Types of materials used in bid, EPDM, Metal flashing, Shingles, etc.,

We appreciate your time and effort in supplying Trinity Lutheran Church your proposal for work on this project.

Thank You,



Scott Mower
Progressive Architecture
4920 Otter Lake Rd.
White Bear Lake, MN 55110
651.292.0161
smower@progressivearch.com

