

Imperial Manor, Parkview/Heights Roofing Specifications Bid sheet

This spec. sheet covers all asphalt shingle roofs owned by the facility and other work as specified. They are Imperial Manor, Parkview, Heights – all garages to west of Heights, gazebo and shelter.

1. All asphalt shingles and underlying roofing paper are to be torn off and replaced by a material that meets current industry standard for the types of roof we have. All metal work specified herein will be torn off as well. All debris to be disposed of by contractor and any changes to fascia or other roof structures to be included by contractor. Must specify what materials you are going to replace the roof with.
 2. Tear off and dispose of all shingles, rolled felt and ice/water shield on Imperial Manor, Imperial Parkview, Imperial Heights, Garages, Shelter and Gazebo.
 3. Tear off and dispose of all metal valleys, vents and drip metal to be replaced by new ones. Dispose of any materials that comes off the roof.
 4. Contractor to patch any damaged areas of roof.
 5. Replace all metal shrouds and flashings around rooftop units that need replacing. Must ensure these areas are sealed properly so as not to leak.
 6. Install ice/water shield underlayment on all of Manor roof and first rows of all edges on all asphalt roofs.
 7. Install 30-year asphalt shingles- color to match existing roofs.
 8. Install 30# felt on all areas that do not have ice/water shield.
 9. Install new metal drip ridge, metal valleys, ridge vents and caps.
 10. Install new pipe boot flashing and step flashing as needed.
 11. Replace all 5" gutter/downspout on West & North sides.
 12. Replace all 6" metal fascia on West & North sides.
 13. Replace 5 power attic vents. Damaged by the hail.
 14. Replace 7 turbine type roof vents. Damaged by the hail.
 15. Replace 7 gravity roof ventilators 18". Damaged by the hail.
 16. Replace 14 exhaust caps 6" to 8". Damaged by the hail.
- ***No one is to be on roof before 8am or after 4:00pm to measure for bids.***
 - Contractor must guarantee roofs and specify in bid what that guarantee entails and the length of time.
 - Contractor must itemize bid as to materials, labor, etc.
 - Contractor must ensure grounds are cleaned up and all debris is removed from sidewalks daily.
 - We require proof of workers compensation insurance and One Million dollars liability insurance. This proof must be included with proposal.
 - It is the responsibility of the contractor submitting the proposal to measure and check the roofs on the facility to confirm type and quantities of all work that is required.
 - Contractor is liable for any damages to building or grounds caused by this repair project.

- Workers will not start working on the roofs of the Manor, Parkview, Heights before 8:00 am. All work on roofs will end by 7:00 pm every night.
- Shingle materials may be brought to facility and stored on sight 1 week prior to beginning work. All unused materials must be cleaned off and removed prior to final payment being made.
- No payments will be made before work is half finished, then ½ will be paid with the balance being paid upon satisfactory completion of work.
- All work is to start on or about ASAP weather permitting and be completed Prior to October 20th, 2022.
- Roof must be protected from weather at all times.
- Shingle bundles & rolled roofing materials are not to be dropped from any height onto the roof.
- Shingles, tar paper and ice & water shield must be placed and nailed as per manufactures directions & best practice.
- Contractor must coordinate daily plans w/ maintenance so they can ensure safety for all staff, visitors and residents during this time.
- Roof top HVAC units and drains must stay operational during this time. Any damages or reconnection will be the responsibility of the Contractor. With Contractor paying Troxells Heating and Appliance to check them over and make any repairs as a result of the roofing.
- Contractor must present a signed statement of completion before final payment is made.
- **All Bids must be received by noon on August 31st to be considered for the Repair work.**
- Sealed bid is to be sent to Lynne West, CEO
Imperial Manor
P.O.Box 757
933 Grant St.
Imperial, Ne. 69033
- Contractors Bid is to be sealed before sent (outside of sealed envelope will state it is a bid for roofing project) and include:
 1. Itemized bid
 2. A brief history of your company
 3. 3 references we can contact. Include said contact information included.
 4. Must also have proof of Liability insurance and Workman's Compensation.
 5. Contractor will specify the manufacturer and vendor of materials being used for this project.
 6. Contractor will include warrantee of work.
- Any bid that is not complete will be rejected.
- Imperial Manor, Parkview/Heights reserves the right to reject any and all bids. We are not bound to accept the lowest bid.