**Request for Proposal (2025-0925)**

The Banks County Board of Commissioners are accepting sealed proposals for a roof replacement at the Banks County Jail, 160 Windmill Farm Road, Homer, GA 30547. All proposals will be received by the Owner at the Commissioners Office located at the Banks County Courthouse Annex, 150 Hudson Ridge, Suite 1, Homer, GA 30547 until 9:00 a.m., local time, on September 25, 2025.

Project: Roof Replacement – Banks County Jail

Location: 160 Windmill Farm Road, Homer, Georgia

Owner: Banks County Government

**General Scope of Work**

The Contractor shall provide all supervision, labor, materials, equipment, tools, and incidental items of cost necessary to complete the roof replacement project in accordance with the specifications and requirements set forth below.

**Base Bid – Complete Roof Replacement**

The scope of work for the Base Bid shall include, but is not limited to, the following:

**Demolition**

* Remove the existing roofing system completely down to the structural deck.
* Properly dispose of all debris off-site.
* Contractor is responsible for furnishing and maintaining dumpsters and for daily progressive cleanup.

**Insulation & Cover Board**

* Provide and install a minimum of R-25 insulation, mechanically fastened to the structural steel deck.
* Provide and install 1/2-inch cover board, mechanically fastened to the steel deck.
* Furnish and install tapered insulation packages as needed to promote positive drainage.
* Tapered insulation shall be installed at all rooftop units (RTUs), fans, crickets, saddles, and other penetrations.

**Roof Membrane**

* Furnish and install a 60-mil TPO membrane, fully adhered to the cover board.
* Install all accessories, flashing, and manufacturer-required details for a complete watertight roofing system.

**Sheet Metal & Coping**

* Remove existing coping.
* Furnish and install new 24-gauge Kynar-finished coping with continuous cleat at all locations.

**Scuppers & Drainage**

* Furnish and install new scuppers at all existing locations.

**Blocking**

* Provide unit rates for removal, replacement, or addition of wood blocking as required.

**Walk Pads**

* Furnish and install reinforced walk-way pads in front of all serviceable rooftop equipment and access points.

**Cleanup**

* Contractor is responsible for maintaining a safe and clean project site.
* Daily progressive cleanup is required.
* All trash and debris must be placed into dumpsters furnished by the contractor.

**Alternate Bid – Roof-Over System**

In addition to the base bid, the contractor shall provide an alternate price for a roof-over system. The scope of work for this alternate includes:

**Thermal Scan**

* Conduct a thermal scan of the existing roof to identify all wet insulation areas.

**Demolition of Wet Areas**

* Demo and remove existing roofing and insulation only at wet areas identified in the thermal scan.
* Furnish and install new insulation to match existing conditions.

**Cover Board**

* Added over the existing roofing system, mechanically fastened and then fully adhered to the membrane

**Roof Membrane**

* Furnish and install 60-mil TPO membrane, fully adhered over the existing roof (with replaced wet areas).
* Provide all necessary flashings, accessories, and details for a complete watertight system.

**General Requirements**

* Contractor shall comply with all applicable federal, state, and local regulations.
* Contractor shall coordinate with the Owner regarding project schedule and site access.
* All work must be performed in a manner that ensures the safety and security of the facility and its occupants.
* Contractor shall be responsible for obtaining all permits, inspections, and approvals required for completion.
* The successful bidder of this Contract will be required to furnish a satisfactory Performance Bond and Payment Bond each in the amount of 100 percent of the Bid.
* Contractor shall maintain Liability Insurance, with a minimum coverage of $1,000,000 per occurrence during the term of the contract.
* Contractor shall maintain Worker’s Compensation Insurance during the term of the contract.
* Contractor shall supply a copy of Business License from City/County where your business resides.
* Contractor shall supply a completed W-9.
* Contractor shall supply a completed E-Verify Affidavit.

**Proposal Submission**

All proposals shall include the following:

* Lump sum base bid.
* Alternate bid pricing for roof-over system.
* Unit pricing for additional wood blocking.
* Schedule and estimated duration of the project.
* Manufacturer’s product data and proposed warranty information.
* Each bid must be accompanied by a Personal Guaranty consisting of a bond, certified check, or negotiable instrument submitted with the bid as assurance that the Bidder, upon acceptance of his/her Bid, will execute such contractual documents as may be required within a specified time, in the amount of Five (5%) percent of the total Bid.