



**Working Together for a
Better Tomorrow. Today.**

SPECIFICATION PACKAGE

for

BURDICK STATION BOILER ROOF REPLACEMENT

Bid Opening Date/Time

**Tuesday, February 8, 2011 @ 2:15 p.m.
City of Grand Island, City Hall
100 East 1st Street, P.O. Box 1968
Grand Island, NE 68802-1968**

Contact

**City of Grand Island – Utilities Department
Burdick Generating Station
308/385-5493**

Date issued: January 27, 2011

**ADVERTISEMENT TO BIDDERS
FOR
BURDICK STATION BOILER ROOF REPLACEMENT
FOR
CITY OF GRAND ISLAND, NEBRASKA**

Sealed bids will be received at the office of the City Clerk, 100 E. First Street, P.O. Box 1968, Grand Island, Nebraska 68802, until Tuesday, February 8, 2011 at 2:15 p.m. local time for Burdick Station Boiler Roof Replacement, FOB the City of Grand Island, freight prepaid. Bids will be publicly opened at this time in the Grand Island City Hall Council Conference Room #1 located on 1st floor of City Hall. Submit an original and three copies. Bid proposal package is also available on-line at www.grand-island.com under Business-Bid Calendars. Bids received after the specified time will be returned unopened to sender.

The successful bidder will be required to comply with fair labor standards as required by Nebraska R.R.S.73-102 and comply with Nebraska R.R.S. 48-657 pertaining to contributions to the Unemployment Compensation Fund of the State of Nebraska. Successful bidder shall maintain a drug free workplace policy. Every public contractor and his, her or its subcontractors who are awarded a contract by the City for the physical performance of services within the State of Nebraska shall register with and use a federal immigration verification system to determine the work eligibility status of new employees physically performing services within the State of Nebraska.

Each bidder shall submit with the bid a certified check, a cashiers check, or bid bond payable to the City Treasurer in an amount no less than five percent (5%) of the bid price which shall guarantee good faith on the part of the bidder and the entering into a contract within fourteen (14) days at the bid price if accepted by the City. **Your certified check, cashier's check or bid bond must be submitted in a separate envelope attached to the outside of the envelope containing the bid. Each envelope must be clearly marked indicating its contents. Failure to submit the necessary qualifying information in clearly marked and separate envelopes will result in your bid not being opened or considered.** Surety companies authorized to do business in the State of Nebraska must issue bid bonds.

Bids will be evaluated by the Purchaser based on price, schedule, quality, adherence to schedule, plan and specifications, economy and efficiency of operation, experience and reputation of the bidder, ability, capacity, and skill of the bidder to perform contract required and adaptability of the particular items to the specific use intended.

The Purchaser reserves the right to reject any or all bids, to waive irregularities therein, and to accept whichever bid that may be in the best interest of the City, at its sole discretion.

No bidder may withdraw his bid for a period of thirty (30) days after date of bid opening.

RaNae Edwards, City Clerk

INSTRUCTIONS TO BIDDERS

1. GENERAL INFORMATION.

The following instructions outline the procedure for preparing and submitting Bids. Bidders must fulfill all requirements as specified in these Documents.

2. TYPE OF BID.

Bidders shall be required to submit prices for all items listed in the Bid Data Form.

3. PREPARATION OF BIDS.

Bidders shall use only the Bid Data Form provided in these Documents. All blank spaces in the Bid Data Form, must be filled in, preferably in BLACK ink, in both words and figures where required. No changes to the wording or content of the forms is permitted. Written amounts shall govern in case of discrepancy between the amounts stated in writing and the amounts stated in figures.

Prices stated shall be f.o.b. with freight and full insurance paid by Bidder, to the job site located in Grand Island.

The Bidder shall acknowledge receipt of all addenda in the Bid Data Form. Bids received without acknowledgement or without the Addendum enclosed will be considered informal.

4. SUBMISSION OF BIDS.

All Bids must be submitted intact not later than the time prescribed, at the place, and in the manner set forth in the ADVERTISEMENT FOR BIDS. Bids must be made on the Bid Data Form provided here in. Each Bid must be submitted intact in a sealed envelope, so marked as to indicate its contents without being opened, and delivered in person or addressed and mailed in conformance with the instructions in the ADVERTISEMENT FOR BIDS.

5. BID SECURITY.

Bids must be accompanied by cash, a certified check, or cashier's check drawn on a bank which is insured by the Federal Deposit Insurance Corporation, or a bid bond issued by a Surety authorized to issue such bonds in the state where the Work is located, in the amount of 5 percent of the bid amount payable to OWNER. This bid security shall be given as a guarantee that the Bidder will not withdraw his Bid for a period of 30 days after bid opening, and that if awarded the Contract, the successful Bidder will execute the attached Contract and furnish a properly executed Performance Bond and Payment Bond each in the full amount of the Contract price within the time specified.

The Attorney-in-Fact that executes this bond in behalf of the Surety must attach a notarized copy of his power of attorney as evidence of his authority to bind the Surety on the date of execution of the bond. Where State Statute requires, certification by a resident agent shall also be provided.

6. RETURN OF BID SECURITY.

Within 15 days after the award of the Contract, the OWNER will return the bid securities to all Bidders whose Bids are not to be further considered in awarding the contract. All other retained bid securities will be held until the Contract has been finally executed, after which all bid securities, other than Bidders' bonds and guarantees which have been fortified, will be returned to the respective Bidders whose Bids they accompanied.

7. BASIS OF AWARD.

The award will be made by the OWNER on the basis of the Bid from the lowest responsive, responsible Bidder which, in the OWNER's sole and absolute judgment will best serve the interest of the OWNER. All Bids will be considered on the following basis:

Conformance with the terms of the Bid Documents.

Bid price.
Cost of installation.

Suitability to project requirements.
Delivery time.

Responsibility and qualification of Bidder.

The OWNER reserves the right to reject all Bids, or any Bid not in conformance with the intent of the Bid Documents, and to waive any informalities and irregularities in said Bids.

8. EXECUTION OF CONTRACT.

The successful Bidder shall, within 15 days after receiving notice of award, sign and deliver to the OWNER the Contract hereto attached together with the acceptable bonds as required in these Bid Documents. Within 15 days after receiving the signed Contract with acceptable bond(s) from the successful Bidder, the OWNER's authorized agent will sign the Contract. Signature by both parties constitutes execution of the Contract.

9. PERFORMANCE AND PAYMENT BONDS.

The successful Bidder shall file with the OWNER Performance and Payment Bonds in the full amount (100 percent) of the Contract price, as security for the faithful performance of the Contract and the payment of all persons supplying labor and materials for the Work under this Contract, and to cover all guarantees against defective workmanship or materials, or both, for a period of 1 year after the date of final acceptance of the Work by the OWNER. The Surety furnishing these bonds shall have a record of service satisfactory to the OWNER, be authorized to do business in the State where the OWNER's project is located and shall be named on the current list of approved Surety Companies, acceptable on Federal bonds as published by the Audit Staff, Bureau of Accounts, U.S. Treasury Department.

The Attorney-in-Fact (Resident Agent) who executes these bonds on behalf of the Surety must attach a notarized copy of his power-of-attorney as evidence of his authority to bind the Surety on the date of execution of the bond.

10. TIME OF COMPLETION.

The time of completion of the Work to be performed under this Contract is the essence of the Contract. The time allowed for the completion of the Work is stated in the Bid Data Form.

11. GRATUITIES AND KICKBACKS.

City Code states that it is unethical for any person to offer, give, or agree to give any City employee or former City employee, or for any City employee or former City employee to solicit, demand, accept, or agree to accept from another person, a gratuity or an offer of employment in connection with any decision, approval, disapproval, recommendation, or preparation of any part of a program requirement or a purchase request, influencing the content of any specification or procurement standard, rendering of advice, investigation, auditing, or in any other advisory capacity in any proceeding or application, request for ruling, determination, claim or controversy, or other particular matter, pertaining to any program requirement or a contract or subcontract, or to any solicitation or proposal therefor. It shall be unethical for any payment, gratuity, or offer of employment to be made by or on behalf of a subcontractor under a contract to the prime contractor or higher tier subcontractor or any person associated therewith, as an inducement for the award of a subcontract or order.

12. FISCAL YEAR.

The City of Grand Island, Nebraska operates on a fiscal year beginning October 1st and ending on the following September 30th. It is understood and agreed that any portion of this agreement which will be performed in a future fiscal year is contingent upon the City Council adopting budget statements and appropriations sufficient to fund such performance.

CONTRACT AGREEMENT

THIS AGREEMENT made and entered into by and between **[SUCCESSFUL BIDDER]**, hereinafter called the Contractor, and the **CITY OF GRAND ISLAND, NEBRASKA**, hereinafter called the City.

WITNESSETH:

THAT, WHEREAS, in accordance with law, the City has caused contract documents to be prepared and an advertisement calling for bids to be published for *BURDICK STATION BOILER ROOF REPLACEMENT*; and

WHEREAS, the City, in the manner prescribed by law, has publicly opened, examined, and canvassed the bids submitted, and has determined the aforesaid Contractor to be the lowest responsive and responsible bidder, and has duly awarded to the said Contractor a contract therefore, for the sum or sums named in the Contractor's bid, a copy thereof being attached to and made a part of this contract;

NOW, THEREFORE, in consideration of the compensation to be paid to the Contractor and of the mutual agreements herein contained, the parties have agreed and hereby agree, the City for itself and its successors, and the Contractor for itself, himself, or themselves, and its, his, or their successors, as follows:

ARTICLE I. That the following documents shall comprise the Contract, and shall together be referred to as the "Agreement" or the "Contract Documents";

1. This Contract Agreement.
2. City of Grand Island's Specification for this project.
3. **[NAME OF SUCCESSFUL BIDDER]** bid signed and dated **[DATE OF BID]**.

In the event of any conflict between the terms of the Contract Documents, the provisions of the document first listed shall prevail.

ARTICLE II. That the contractor shall (a) furnish all tools, equipment, superintendence, transportation, and other construction materials, services and facilities; (b) furnish, as agent for the City, all materials, supplies and equipment specified and required to be incorporated in and form a permanent part of the completed work; (c) provide and perform all necessary labor; and (d) in a good substantial and workmanlike manner and in accordance with the requirements, stipulations, provisions, and conditions of the contract documents as listed in the attached General Specifications, said documents forming the contract and being as fully a part thereof as if repeated verbatim herein, perform, execute, construct and complete all work included in and covered by the City's official award of this contract to the said Contractor, such award being based on the acceptance by the City of the Contractor's bid;

ARTICLE III. That the City shall pay to the Contractor for the performance of the work embraced in this contract and the Contractor will accept as full compensation therefore the sum (subject to adjustment as provided by the contract) of **[DOLLAR AMOUNT] (\$00.00)** for all services, materials, and work covered by and included in the contract award and designated in the foregoing Article II; payments thereof to be made in cash or its equivalent in the manner provided in the General Specifications.

The total cost of the Contract includes:

Base Bid:	\$.00
Sales Tax on Materials/Equipment:	\$.00
Sales Tax on Labor:	<u>\$.00</u>
Total	\$.00

The City of Grand Island, Nebraska operates on a fiscal year beginning October 1st and ending on the following September 30th. It is understood and agreed that any portion of this agreement which will be performed in a future fiscal year is contingent upon the City Council adopting budget statements and appropriations sufficient to fund such performance.

ARTICLE IV. The Contractor hereby agrees to act as agent for the City in purchasing materials and supplies for the City for this project. The City shall be obligated to the vendor of the materials and supplies for the purchase price, but the Contractor shall handle all payments hereunder on behalf of the City. The vendor shall make demand or claim for payment of the purchase price from the City by submitting an invoice to the Contractor. Title to all materials and supplies purchased hereunder shall vest in the City directly from the vendor. Regardless of the method of payment, title shall vest immediately in the City. The Contractor shall not acquire title to any materials and supplies incorporated into the project. All invoices shall bear the Contractor's name as agent for the City. This paragraph will apply only to these materials and supplies actually incorporated into and becoming a part of the finished product of the BURDICK STATION BOILER ROOF REPLACEMENT.

ARTICLE V. That the Contractor shall start work as soon as possible after the contract is signed and the required bonds and insurance are approved, and that the Contractor shall deliver the equipment, tools, supplies, and materials F.O.B. Burdick Generating Station, and complete the work on or before **MAY 20, 2011**.

ARTICLE VI. The Contractor agrees to comply with all applicable State fair labor standards in the execution of this contract as required by Section 73-102, R.R.S. 1943. The Contractor further agrees to comply with the provisions of Section 48-657, R.R.S. 1943, pertaining to contributions to the Unemployment Compensation Fund of the State of Nebraska. During the performance of this contract, the Contractor and all subcontractors agree not to discriminate in hiring or any other employment practice on the basis, of race, color, religion, sex, national origin, age or disability. The Contractor agrees to comply with all applicable Local, State and Federal rules and regulations. The Contractor agrees to maintain a drug-free workplace policy and will provide a copy of the policy to the City upon request. Every public contractor and his, her or its subcontractors who are awarded a contract by the City for the physical performance of services within the State of Nebraska shall register with and use a federal immigration verification system to determine the work eligibility status of new employees physically performing services within the State of Nebraska.

GRATUITIES AND KICKBACKS

City Code states that it is unethical for any person to offer, give, or agree to give any City employee or former City employee, or for any City employee or former City employee to solicit, demand, accept, or agree to accept from another person, a gratuity or an offer of employment in connection with any decision, approval, disapproval, recommendation, or preparation of any part of a program requirement or a purchase request, influencing the content of any specification or procurement standard, rendering of advice, investigation, auditing, or in any other advisory capacity in any proceeding or application, request for ruling, determination, claim

or controversy, or other particular matter, pertaining to any program requirement or a contract or subcontract, or to any solicitation or proposal therefor. It shall be unethical for any payment, gratuity, or offer of employment to be made by or on behalf of a subcontractor under a contract to the prime contractor or higher tier subcontractor or any person associated therewith, as an inducement for the award of a subcontract or order.

[SUCCESSFUL BIDDER]

By _____ Date _____
Title _____

DRAFT

CITY OF GRAND ISLAND, NEBRASKA

By _____ Date _____
Mayor

Attest: _____
City Clerk

The contract is in due form according to law and hereby approved.

Attorney for the City Date _____

CHECKLIST FOR BID SUBMISSION

FOR

BURDICK STATION BOILER ROOF REPLACEMENT

Bids must be received by the City Clerk before 2:15 p.m. on Tuesday, February 8, 2011.

The following items must be completed for your bid to be considered.

- Scheduled mandatory job site inspection to observe actual conditions and verify all dimensions on the roof. (This inspection must be scheduled with Larry Keown at Burdick Generating Station 308-385-5493.)
- A signed original and three copies of the bidding documents.
- A reference list of at least three projects of similar scope and complexity, with contact names and phone numbers.
- A summary of the experience of the supervisor proposed for this project.
- A sample of the manufacturer's Membrane System Warranty.
- A letter from the manufacturer that certifies the Contractor is authorized to install the manufacturer's roofing system and lists foremen who have received training from the manufacturer along with the dates training was received.
- A letter stating that all materials will be certified by the Contractor and the manufacturer as being compatible with the installed roofing system.
- Preliminary shop drawings showing the proposed method of installing the work, including plans, sections, and details of base flashing, membrane terminations, and insulation (including slopes). A summary of the safety rules that will be required of the workers.
- Firm lump sum pricing; firm unit pricing in case adjustments are necessary, and breakout of sales tax pricing.
- A proposed construction/work schedule.
- Selection of Nebraska Sales Tax Option.
- Acknowledgment of Addenda Number(s) _____.
- Bidders must complete and sign the Bid Data Form provided in these Documents. All blank spaces must be filled in. Bidders shall acknowledge receipt of any Addenda information on the Bid Data Form.
- A certified check, cashiers check or bid bond in a separate envelope attached to the **outside of the envelope containing the bid**. Each envelope must be clearly marked indicating its contents. Failure to submit the necessary qualifying information in clearly marked and separate envelopes will result in your bid not being opened.

Please check off each item as completed.

BURDICK STATION BOILER ROOF REPLACEMENT
BID DATA FORM

CITY OF GRAND ISLAND
 GRAND ISLAND, NE

The undersigned bidder, having examined all specifications and other bidding documents, and all addenda thereto, and being acquainted with and fully understanding all conditions relative to the specified materials and equipment, hereby proposes to provide such equipment FOB the City of Grand Island, freight prepaid, at the following price:

<u>ITEM DESCRIPTION</u>	<u>EXTENDED COST</u>
Base Bid:	
Material	\$ _____
Labor	\$ _____
Applicable Sales tax*	\$ _____
Total Base Bid	\$ _____

*** If bidder fails to include sales tax in their bid price or takes exception to including sales tax in their bid price, the City will add a 7.0% figure to the bid price for evaluation purposes; however, the City will only pay actual sales tax due.**

- By checking this box, Bidder acknowledges that Addenda Number(s) _____ were received and considered in Bid preparation.
- By checking this box, Bidder acknowledges the specified completion date of the project is May 20, 2011.

According to Nebraska Sales and Use Tax Requirements, Section 1-017, Contractors, check which option you have selected to file with the Nebraska Department of Revenue:

Nebraska law provides a sales and use tax exemption on contractor labor charges for the construction, repair, or annexation of any structure used for the generation, transmission, or distribution of electricity. Separately stated contractor labor would be exempt, all materials are taxable according to the contractor's option.

Option 1 (Section 1-017.05)_____ Option 2 (Section 1-017.06)_____ Option 3 (Section 1-017.07)_____

If the Nebraska sales and use tax election is not filed or noted above, the contractor will be treated as a retailer under Option 1 for sales and use tax purposes.

 Bidder Company Name Date

 Company Address City State Zip

 Print Name of Person Completing Bid Signature

Telephone No. _____ Fax No. _____

- By checking this box, Bidder acknowledges there are Exceptions noted to the bid.
NOTE: Any exceptions to specifications must be fully explained on a separate sheet attached to bid



REQUEST FOR BIDS - GENERAL SPECIFICATIONS

The Bid shall be in accordance with the following and with all attached BID DATA and DETAILED SPECIFICATIONS.

All prices are to be furnished and installed FOB, Grand Island, Nebraska. **All prices shall be firm, and shall include all sales and use taxes as lawfully assessed under laws and regulations of the State of Nebraska.** * If bidder fails to include sales tax in their bid price or takes exception to including sales tax in their bid price, the City will add a 7.0% figure to the bid price for evaluation purposes; however, the City will only pay actual sales tax due.

Bids shall include the following on the **outside** of the mailing envelope: **“Burdick Station Boiler Roof Replacement”**. All sealed bids are due no later than **Tuesday, February 8, 2011 at 2:15 p.m. local time**. Submit **an original and three copies** of the bid to:

Mailing Address: City Clerk
City Hall
P. O. Box 1968
Grand Island, NE 68802

Street Address: City Clerk
City Hall
100 E. First Street
Grand Island, NE 68801

Bids will be opened at this time in the City Hall Council Conference Room #1 located on 1st floor of City Hall. Any bid received after the specified date will not be considered. No verbal bid will be considered.

Bids will be evaluated by the Purchaser based on price, schedule, quality, adherence to schedule, plan and specifications, economy and efficiency of operation, experience and reputation of the bidder, ability, capacity, and skill of the bidder to perform contract required and adaptability of the particular items to the specific use intended.

The successful bidder will be required to comply with fair labor standards as required by Nebraska R.R.S.73-102 and comply with Nebraska R.R.S. 48-657 pertaining to contributions to the Unemployment Compensation Fund of the State of Nebraska. Contractor shall maintain a drug free workplace policy. Every public contractor and his, her or its subcontractors who are awarded a contract by the City for the physical performance of services within the State of Nebraska shall register with and use a federal immigration verification system to determine the work eligibility status of new employees physically performing services within the State of Nebraska.

The equipment and materials must be new, the latest make or model, unless otherwise specified. Prior to approving the invoice for payment, the City reserves the right to thoroughly inspect and test the equipment to confirm compliance with specifications. Any equipment or material which does not meet the City's requirements will be returned at vendor's expense for correction. The invoice will be paid after approval at the next regularly scheduled Council meeting and occurring after departmental approval of invoice; the City Council typically meets the second and fourth Tuesday of each month. Invoices must be received well in advance of Council date to allow evaluation and processing time.

Each bidder shall submit with the bid a certified check, a cashiers check, or bid bond payable to the City Treasurer in an amount no less than five percent (5%) of the bid price which shall guarantee good faith on the part of the bidder and the entering into a contract within fourteen (14) days at the bid price if accepted by the City. **Your certified check, cashier's check or bid bond must be submitted in a separate envelope attached to the outside of the envelope containing the bid.** Each envelope must be clearly marked indicating its contents. **Failure to submit the necessary qualifying information in clearly marked and separate envelopes will result in your bid not being opened or considered.** Surety companies authorized to do business in the State of Nebraska must issue bid bonds.

Successful bidder shall comply with the City's insurance requirements; performance and payment bonds are required for this project as outlined in the Detailed Specifications and Instructions to Bidders.

All bids shall be valid for at least thirty (30) working days after the bid deadline for evaluation purposes.

All bids must be on the bid form and must be signed and dated to be accepted. Please contact Larry Keown at 308-385-5493, for questions concerning this specification.

BURDICK STATION BOILER ROOF REPLACEMENT
DETAILED SPECIFICATIONS

SCOPE: The Contractor shall supply all material, equipment, labor, supervision, and technical expertise to replace the existing Burdick Station #3 boiler roof. The Contractor shall remove the existing roofing, flashing, insulation, gravel and all other debris and legally dispose of it off site. The Contractor shall prepare the roof deck, install new insulation, install new flashing, and install new fully adhered EPDM roof per these specifications.

The Burdick Station is located at 800 E. Bischeld St. in Grand Island, Nebraska.

PRE-BID SITE INSPECTION: Prior to bid submittal, the Contractor shall schedule a mandatory job site inspection to observe actual conditions and verify all dimensions on the roof. The Contractor shall confirm all given information and advise the City representative, prior to bid, of any conflicts between the observed conditions and this specification.

SUBMITTALS:

Submittals required with the Bid:

1. A sample of the manufacturer's Membrane System Warranty.
2. A list of at least three (3) single ply EPDM projects completed by the Contractor with contact names and phone numbers.
3. A summary of the experience of the supervisor proposed for this project.
4. A letter from the manufacturer that certifies the Contractor is authorized to install the manufacturer's roofing system and lists foremen who have received training from the manufacturer along with the dates training was received.
5. A letter stating that all materials will be certified by the Contractor and the manufacturer as being compatible with the installed roofing system.
6. Preliminary shop drawings showing the proposed method of installing the work, including plans, sections, and details of base flashing, membrane terminations, and insulation (including slopes).
A summary of the safety rules that will be required of the workers.
7. Proposed work schedule.

Submittals required prior to starting work:

1. Shop drawings including outline of roof, deck type, slope, location of penetrations, perimeter and penetration details, sheet layout and sizes, insulation manufacturer, fastener manufacturer, and warranty. Drawings shall identify total roof system warranty for 15 years.
2. Copies of the Contractor's guarantee.
3. Manufacturer's materials certifications shall be executed and delivered to the City representative for review prior to installation of the roof.
4. Detailed work schedule.

Submittals required upon completion of the work:

1. Copies of the manufacturer's final inspection prior to the issuance of the manufacturer's warranty.
2. The manufacturer's warranty.

PERFORMANCE REQUIREMENTS: The roofing system shall be watertight, will not permit the passage of water, will withstand wind loads, thermally induced movement, and exposure to weather without failure. **The completed roof shall meet Factory Mutual internal fire resistance Class I and external fire resistance ASTM E 108 Class A; wind rated for a minimum Class 1-90; hail rated Class 1-SH (severe). Use of individual FM approved components, not FM approved for use together, does not constitute a FM approved or recommended assembly. Details of the installation shall conform to FM Global recommended good practices.**

PREPARATION OF ROOF SURFACES: The Contractor shall remove the existing roofing, insulation,

gravel, and flashing materials for complete tear off. Flashing required at metal wall panels is to remain unless the Contractor's roofing system replaces the wall panels. If so, details must be included with the bid.

The Contractor shall verify the proper placement of all roof drainage fixtures to permit free flow of water. Roof surfaces shall be cleaned and inspected before any roofing materials are applied. The surface must be relatively even, clean, dry, smooth, free of sharp edges, loose or foreign materials, oil, grease and other materials that may damage the membrane. The exposed deck shall be protected from rain or other elements while in an open condition.

ASBESTOS ABATEMENT. The existing roof has been tested for asbestos containing materials. The flashing contains asbestos classified non-friable, EPA NESHAP Category 1. The results of the tests are included in the bid specification package (Attachment A). It will be the responsibility of the Contractor to include the safe handling and disposal of this material in the bid quotation and to complete the work in accordance with OSHA, EPA, NDEQ, and any other applicable regulations.

All debris shall be disposed of in an approved landfill and included as part of this quotation.

MATERIALS: Materials shall be those specified, or approved equal. All materials shall be furnished by the same manufacturer and covered under the warranty. Any associated materials from sources other than the membrane manufacturer shall be certified by the Contractor and the manufacturer as being compatible with the installed roofing system. All approved materials are required to have the Factory Mutual Research Approval mark on the packaging or the material itself.

APPLICATION OF THE ROOFING SYSTEM:

Membrane: The membrane shall be 0.060 inch thick EPDM and shall meet the fire resistant rating required for the project. Membrane manufacturer shall be Firestone, Carlisle or approved equal. The membrane shall conform to the minimum physical properties of ASTM D4637. When a 10 foot wide membrane is to be used, the membrane shall be manufactured in a single panel with no factory splices to reduce splice intersections.

The membrane shall be installed in strict accordance with the recommendations and instructions of the manufacturer. The membrane shall be provided in the largest sizes practical.

The membrane shall be placed without stretching over the clean and dry substrate. No bonding work shall be started until the membrane is free of wrinkles. The installation shall begin at the high point to prevent water infiltration.

The membrane shall be laid out to provide a minimum 3 inch lap with adjoining sheets. All seams shall be bonded and sealed during the same working day.

Insulation: The insulation shall be closed cell polyisocyanurate installed in one layer to equal no less than 2" inches thick. There shall be a ½ inch thick fire-rated gypsum board, or approved equal, installed over the insulation. The insulation/gypsum combination must be approved by Factory Mutual. The insulation and cover board shall be installed so as to restore if necessary roof slope for water drainage. The insulation and cover board shall be fastened to the substrate in accordance with the manufacturer's published specifications and Factory Mutual recommendations.

The insulation shall be attached to the deck to meet the Factory Mutual requirements.

Only as much insulation shall be laid as can be covered with finished roofing the same day.

Flashing: Uncured EPDM .060 inch thick, Carlisle, Sure-seal, or approved equal. Flashing shall be installed at all vertical surfaces, at penetrations, and any other projection through the horizontal roof surface. All flashing membranes shall be installed using totally adhered methods.

Miscellaneous Materials: Expansion joint supports, sealant, cement, fasteners, and all other associated materials required to complete the roofing system shall be installed in accordance with the membrane

manufacturer's instructions.

Water Cutoffs: At the end of each day's work, temporary water cutoffs shall be installed to protect the exposed edges of insulation and membrane. The membrane shall be extended past the edge of the insulation and embedded in adhesive material designed for temporary use. All temporary adhesives and other materials must be removed before resuming membrane installation.

Slope: Roof slope shall have position slope to drains.

INSPECTION: Upon completion of the installation, the applicator shall arrange for an inspection to be made by a non-sales, technical representative of the membrane manufacturer in order to determine whether or not corrective work will be required before the warranty will be issued. Notify the Plant representative seventy-two (72) hours prior to the manufacturer's final inspection.

GUARANTEE: All single-ply roof coverings, together with all flashings and accessories, shall be guaranteed by the Manufacturer against leaks resulting from faulty roofing materials or faulty installation for a period of 15 years after acceptance of the completed roof system by the City representative.

The Manufacturer of the roofing materials shall furnish to the City through the roofing contractor, written certification that all materials incorporated into the roofing system meet or exceed all applicable industry standards for a 15 year membrane material warranty.

QUALITY ASSURANCE: Unless otherwise noted in this specification, the roofing contractor must strictly comply with the manufacturer's current specifications and details.

Provide adequate number of experienced workmen regularly engaged in this type of work who are skilled in the application techniques of the materials specified. Provide at least one thoroughly trained and experienced supervisor on the job at all times while roofing work is in progress.

There shall be no deviations made from this specification or the approved shop drawings without the prior written approval of the City representative. Any deviation from the manufacturer's installation procedures must be supported by a written certification on the manufacturer's letterhead and presented to the City representative for consideration.

Proceed with roofing work only when existing and forecasted weather conditions permit roofing to be installed according to the manufacturer's written instructions and warranty requirements.

Product Delivery, Storage, and Handling: Materials shall be delivered to the job site in the manufacturer's original, unopened containers or wrappings with the manufacturer's name, brand name and installation instructions intact and legible. Materials shall be delivered in sufficient quantity to permit work to continue without interruption.

The Contractor shall comply with the manufacturer's written instructions for proper material storage.

- Materials, except membrane, shall be stored in dry areas protected from water and direct sunlight. If exposed to temperatures below 60F, restore to 60°F minimum temperature before using.
- Materials containing solvents shall be stored in dry, well ventilated spaces with proper fire and safety precautions. Containers in storage shall remain tightly closed.
- Insulation must be on pallets, off the ground and tightly covered with waterproof materials. Store moisture susceptible materials above ground and protect with waterproof coverings.
- Any materials found to be damaged shall be removed and replaced at the Contractor's expense.

Site Protection: The roofing contractor shall adequately protect the building, grounds, service drives, etc. from damage while performing the required work. Provide canvas, boards and sheet metal (properly secured) as necessary for protection and remove protection material at completion. The contractor shall repair or be responsible for costs to repair all property damaged during the roofing application.

During the Contractor's performance of the work, the City will continue to occupy the existing building. The Contractor shall not disrupt activities in occupied spaces.

The Contractor shall take precautions to prevent the spread of dust and debris, particularly where such material may migrate into the building. The Contractor shall provide labor and materials to construct, maintain and remove necessary temporary enclosures to prevent dust or debris in the construction area(s) from entering the remainder of the building.

Schedule and execute work to prevent leaks and excessive traffic on completed roof sections. Care should be exercised to provide protection for the interior of the building and to ensure water does not flow beneath any completed sections of the membrane system.

Do not overload any portion of the building, either by use of or placement of equipment, storage of debris, or storage of materials.

Protect against fire and flame spread. Maintain proper and adequate fire extinguishers.

Note: The use of open flame work shall be subject to control, through the Burdick Generating Control Room, by the use of the FM Global Hot Work Permit System.

Take precautions to prevent drains from clogging during the roofing application. Remove debris at the completion of each day's work and clean drains, if required. At completion, test drains to ensure the system is free running and drains are watertight. Remove strainers and plug drains in areas where work is in progress. Install flags or other telltales on plugs. Remove plugs each night and screen drain.

Remove all traces of piled bulk materials and return the job site to its original condition upon completion of the work. The Contractor shall remove all debris from the job site in a timely and legally acceptable manner so as to not detract from the aesthetics or the functions of the building.

MATERIALS, EQUIPMENT, AND SERVICES PROVIDED BY THE CITY: The City shall provide the use of an electrical power source.

MATERIALS, EQUIPMENT, AND SERVICES PROVIDED BY THE CONTRACTOR: The Contractor shall provide all materials, tools, rigging, hoists, scaffolding, safety equipment, and all other equipment necessary to completely perform the work. The Contractor shall provide temporary restroom facilities and dumpsters for debris.

SCHEDULE: The roofing work shall be completed no later than May 20, 2011 based on a notice to proceed date of February 23, 2011.

Before any roof covering materials are installed, a meeting between the Contractor and the city representative shall be held. The conference shall address the following

- Access to the work site.
- Area permitted for storage of materials and debris.
- Area permitted for the location of cranes, hoists and chutes for loading and unloading materials to and from the roof.
- Review of required submittals.

Access to the site will be available at all times and the Contractor may determine working hours, however, the plant engineering staff will only be available during normal, daytime, weekday working hours. The operating staff is on duty at the Burdick Station Power Plant at all times.

SAFETY: The Contractor shall follow all applicable OSHA regulations and plant safety regulations. All related personnel shall be instructed to be mindful of the full time requirement to maintain a safe environment for the facility's occupants including staff, visitors, customers and the occurrence of the general public on or near the site.

The Contractor shall note that the work area is in close proximity to high voltage substation overhead lines and equipment. Work shall be performed in a manner that minimizes the potential for electrical hazards to all personnel and minimizes the possibility of affecting plant operation by project

materials or equipment making contact with substation components.

Material Safety Data Sheets (MSDS) should be available on site at all times during the transportation, storage, and application of materials.

CONTACT: For questions regarding this specification or to schedule a visit call Larry Keown at the Burdick Generating Station, telephone (308) 385-5493.

ATTACHMENTS:

- Attachment A – Asbestos Survey

INSURANCE: The Contractor shall comply with the attached Insurance Requirements.

ATTACHMENT A: Burdick Station #3 Boiler Roof Asbestos Survey

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
BS-1 041027965-0001	SILVER/BLACK ROOF FLASHING TAR	Black/Silver Fibrous Heterogeneous	35% Cellulose	57% Non-fibrous (other)	8% Chrysotile
BS-2 041027965-0002	BLACK ROOF FLASHING TAR	Black Fibrous Heterogeneous	25% Cellulose	50% Non-fibrous (other)	25% Chrysotile
BS-3 041027965-0003	BLACK/SILVER ROOF FLASHING TAR	Black Fibrous Heterogeneous	75% Cellulose	25% Non-fibrous (other)	None Detected
BS-4 041027965-0004	BLACK ASPHALT ROOF TAR	Brown/Black Fibrous Heterogeneous	35% Cellulose	65% Non-fibrous (other)	None Detected
BS-5 041027965-0005	BLACK ASPHALT ROOF TAR	Black Fibrous Heterogeneous	40% Cellulose	60% Non-fibrous (other)	None Detected
BS-6 041027965-0006	BLACK ASPHALT ROOF TAR	Brown/Black Fibrous Heterogeneous	35% Cellulose	65% Non-fibrous (other)	None Detected

BURDICK STATION ASBESTOS-CONTAINING MATERIALS						
MATERIAL	LOCATION	SAMPLE NUMBER	NESHAP CATEGORY	FRIABLE ⁽¹⁾	QUANTITY ⁽²⁾	ASBESTOS CONTENT
Silver/Black Roof Tar Flashing	Commercial Structure Roof (Top Layer Around Flashing, Vents and Roof Access)	BS-1	CAT. 1	No	1280 sf.	8% Chrysotile
Black Roof Tar Flashing	Commercial Structure Roof (Middle Layer Around Flashing, Vents and Roof Access)	BS-2	CAT. 1	No	1280 sf.	25% Chrysotile

sf = Square Feet, ND = Non Detect, NA = Not Applicable, lf = Linear Feet, mf = Mechanical Fittings
⁽¹⁾ Friability is based only on conditions that were observed during B2E's inspection of the site.
⁽²⁾ Actual quantities should be field verified.

MINIMUM INSURANCE REQUIREMENTS
CITY OF GRAND ISLAND, NEBRASKA

The successful bidder shall obtain insurance from companies authorized to do business in Nebraska of such types and in such amounts as may be necessary to protect the bidder and the interests of the City against hazards or risks of loss as hereinafter specified. This insurance shall cover all aspects of the Bidder's operations and completed operations. Failure to maintain adequate coverage shall not relieve bidder of any contractual responsibility or obligation. Minimum insurance coverage shall be the amounts stated herein or the amounts required by applicable law, whichever are greater.

1. WORKERS COMPENSATION AND EMPLOYER'S LIABILITY

This insurance shall protect the Bidder against all claims under applicable State workers compensation laws. This insurance shall provide coverage in every state in which work for this project might be conducted. The liability limits shall not be less than the following:

Workers Compensation	Statutory Limits
Employers Liability	\$100,000 each accident
	\$100,000 each employee
	\$500,000 policy limit

2. BUSINESS AUTOMOBILE LIABILITY

This insurance shall be written in comprehensive form and shall protect the Bidder, Bidder's employees, or subcontractors from claims due to the ownership, maintenance, or use of a motor vehicle. The liability limits shall be not less than the following:

Bodily Injury & Property Damage	\$ 500,000 Combined Single Limit
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3. COMPREHENSIVE GENERAL LIABILITY

The comprehensive general liability coverage shall contain no exclusion relative to explosion, collapse, or underground property. The liability limits shall be not less than the following:

Bodily Injury & Property Damage	\$ 500,000 each occurrence
	\$1,000,000 aggregate

4. UMBRELLA LIABILITY INSURANCE

This insurance shall protect the Bidder against claims in excess of the limits provided under employer's liability, comprehensive automobile liability, and commercial general liability policies. The umbrella policy shall follow the form of the primary insurance, including the application of the primary limits. The liability limits shall not be less than the following:

Bodily Injury & Property Damage	\$1,000,000 each occurrence
	\$1,000,000 general aggregate

5. ADDITIONAL REQUIREMENTS

The City may require insurance covering a Bidder or subcontractor more or less than the standard requirements set forth herein depending upon the character and extent of the work to be performed by such Bidder or subcontractor.

Insurance as herein required shall be maintained in force until the City releases the Bidder of all obligations under the Contract.

The Bidder shall provide and carry any additional insurance as may be required by special provisions of these specifications.

6. CERTIFICATE OF INSURANCE

Satisfactory certificates of insurance shall be filed with the City prior to starting any work on this Contract. **The certificates shall show the City as an additional insured on all coverage except Workers Compensation. The certificate shall state that thirty (30) days written notice shall be given to the City before any policy is cancelled (strike the "endeavor to" wording often shown on certificate forms). If the bidder cannot have the "endeavor to" language stricken, the bidder may elect to provide a new certificate of insurance every 30 days during the contract. Bidder shall immediately notify the City if there is any reduction of coverage because of revised limits or claims paid which affect the aggregate of any policy.**