

# Project Overview

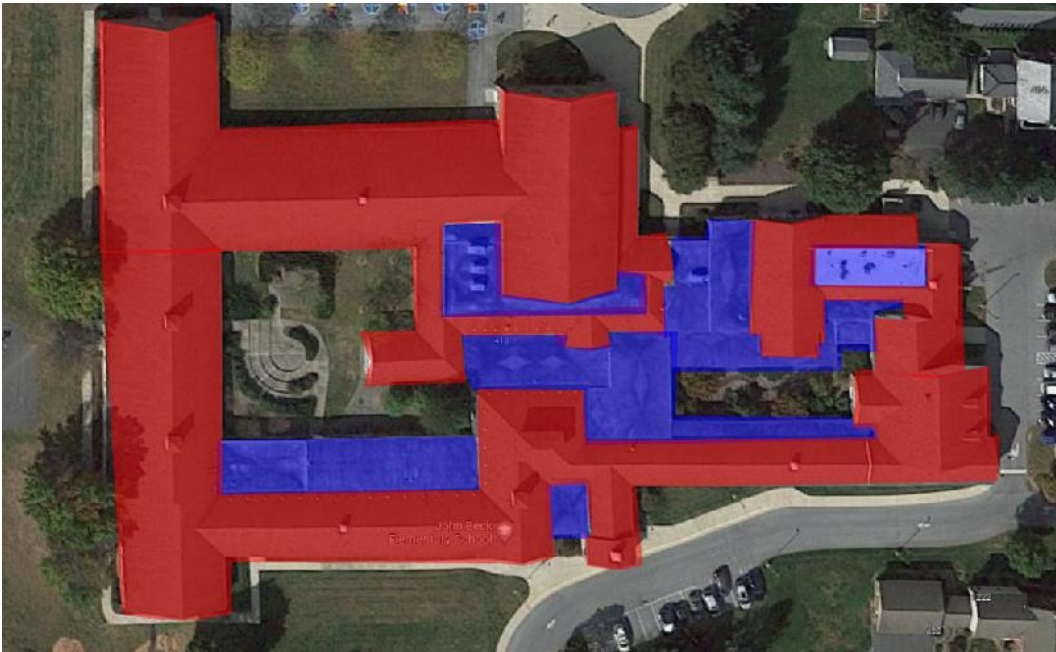
## John Beck Elementary School- Rev.3

1/13/2022

Mr. Jeffrey Weber  
Warwick School District  
301 West Orange Street  
Lititz, PA 17543

Dear Mr. Weber:

Thank you for allowing us the opportunity to provide pricing for the roofing work at John Beck Elementary located in Lititz, PA. We propose to furnish all necessary labor, material, equipment, and supervision to perform the following scope of work as outlined below. Please reference the following overhead image to illustrate the areas included in this scope of work



### Base Bid – Shingle Roof Replacement (RED: Approximately 85,350 SF)

1. Remove the existing shingle roof system down to the wood deck and properly dispose of all debris.
2. Visually examine the underlying decking. If needed repair damaged deck on a "time and material" basis.
3. Install appropriate underlayment over the wood deck including ice and water shield at roof eaves and valleys and synthetic felts over the field of the roof.
4. Install new drip edge at all roof edges. Reuse all existing fascia metal.
5. Install a new asphalt shingle system. Pricing for this is based on a GAF Timberline HDZ shingle.  
**Pricing based on standard colors or whatever is locally available. Currently limited color options available. Currently GAF only regularly producing Charcoal, Weathered Wood and Pewter Gray.**
6. Replace all gutters and downspouts and tie into existing underground boots, where applicable. Gutters to be installed in 20' lengths. Gutters seams to be properly seamed to ensure a watertight detail.
7. Provide a two-year Houck workmanship warranty and a manufacturers standard material warranty.



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**ADD Alternate #1 – Built-up Roof Recovery (BLUE: Approximately 20,150 SF)**

1. Remove all loose gravel and dispose of offsite. All embedded gravel to remain in place.
2. Verify existing roof is dry by taking core samples daily. One core sample to be taken per 1,000 SF. Any existing wet roofing found will be removed. Wet replacement will be performed on a “time and material” basis. All remaining dry roofing will remain in place and will be reused.
3. Overtop of the existing roofing system mechanically attach one (1) layer of ½” thick recovery board through the existing roof system and into the deck. **The potential exists for some telegraphing to occur with a recovery board– meaning imperfections in the surface of the existing roof system can telegraph through the recovery board (ridges, bumps, etc.) and to the finished roof.**
4. Install an adhered 60 mil EPDM (black) roofing system.
5. Properly flash all penetrations and terminate the membrane per the manufacturers specification.
6. Reuse all existing roof drains.
7. Install new shop store bought edge metal at roof perimeters. All edge metal to be fabricated out of 040 Kynar coated aluminum (standard colors).
8. Replace all gutters and downspouts with new store-bought gutters and downspouts. Gutters and downspouts to be fabricated out of 040 Kynar coated aluminum (standard colors).
9. Provide a two-year Houck workmanship warranty and a manufacturers twenty (20) year roof system warranty.

**ADD Alternate #2 – Built-up Roof Replacement (BLUE: Approximately 20,150 SF)**

1. Remove the existing roof system down to the existing deck and properly dispose of all debris.
2. Visually examine the underlying decking. If needed repair damaged deck on a “time and material” basis.
3. Install substrate board over any wood deck areas only. Metal deck areas will not receive a substrate board.
4. Mechanically attach a new flat and tapered (where applicable) polyiso insulation system to the roof deck. Flat insulation to consist of two layers of 2.6” thick (5.2” total) polyiso insulation. Tapered polyiso insulation to have a starting thickness of 5” at the drain line or eave and a slope of 1/8” per LF. Tapered polyiso insulation will also be used to form crickets between the roof drains. between the roof drains. Crickets to be sloped at ¼” per LF.
5. Install an adhered 90 mil EPDM (black) roofing system.
6. Properly flash all penetrations and terminate the membrane per the manufacturers specification.
7. Reuse all existing roof drains.
8. Install new shop store bought edge metal at roof perimeters. All edge metal to be fabricated out of 040 Kynar coated aluminum (standard colors).
9. Replace all gutters and downspouts with new store-bought gutters and downspouts. Gutters and downspouts to be fabricated out of 040 Kynar coated aluminum (standard colors).
10. Provide a two-year Houck workmanship warranty and a manufacturers thirty (30) year roof system warranty.

**ADD Alternate #3 – Built-up Roof Repair**

1. Edge Repair – Approximately 900 LF - \$67,500.00 or \$75.00/LF
  - a. Spud back existing gravel and flood coat
  - b. Install five course flashing detail consisting of 6” and 12” Burmesh with ELS.
  - c. Flood coat of ELS and put back gravel
2. Curb Flashing Repair – Approximately 130 LF - \$23,400.00 or \$180.00/LF
  - a. Remove existing curb flashing
  - b. Spud perimeter of curb
  - c. Install TRA elastomeric sheeting in sheeting bond.
  - d. Install five course detail consisting of 6” and 12” Burmesh and ELS
  - e. Flood coat of ELS and gravel put back
  - f. Coat TRA flashing with Alumination 301

**ADD Alternate #4 – Install new Drain inserts at all Roof Drains (30 EA) on ADD Alt #1 and #2**

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## **PRICING**

<b>Base Bid:</b>	<b>\$858,300.00</b>
<b>ADD Alternate #1:</b>	<b>\$311,100.00</b>
<b>ADD Alternate #2:</b>	<b>\$681,600.00</b>
<b>ADD Alternate #3:</b>	<b>\$90,900.00</b>
<b>ADD Alternate #4:</b>	<b>\$18,400.00</b>

The replacement scope will require significant polyiso insulation which does have extensive lead times. The pricing you are seeing is based on projected pricing into the end of 2022 for the polyiso insulation.

Pricing presented is assuming another procurement vehicle outside of Costars will be used and pricing includes necessary additional cost for this.

### **Supply Chain Notes:**

- ) Due to the shortages on raw materials for various roofing materials the roofing industry is currently experiencing volatility and disruption of availability of these roofing products.
- ) The cost of materials has risen sharply and we are looking at allocation for certain material that will cause delays of up to 300-360 days in receiving shipments.
- ) Additionally, there is now no guarantee that we can meet expected project milestones due to these shortages.
- ) Currently manufacturers are charging based on pricing at shipment and not honoring quotes. We are including known increases however unforeseen increase or decreases will need to be revisited at time of shipment and passed along to the owner, if applicable.

### **Exclusions:**

- ) Building Permit – if needed
- ) Fascia replacement
- ) Ground repairs. We will need to use the lawn to setup the roof. We will protect any ground, but repairs caused from the roof job are not included in this proposal.
- ) Asbestos abatement (if present)
- ) Bonds

### **Qualifications:**

- ) Pricing includes most recent prevailing wages rates found for Lancaster County. The price includes the following labor rates:
  - o Roofers (Composition) Dated 5/1/2021 – Base Rate: \$40.33, Fringe: \$33.12
  - o Roofers (Shingle) Dated 5/1/2020 – Base Rate: \$29.50, Fringe: \$21.25

If any questions arise or additional information is needed, please feel free to contact us.

I trust the above meets with your approval and look forward to hearing from you in the near future.

Most respectfully,  
Houck Services, Inc.

Joel Sheehe  
Senior Estimator/Project Manager  
Email: [jseehe@houcks.com](mailto:jseehe@houcks.com) | p: 717.657.3302 x: 234 | c: 717.574.9004 | f: 717.657.9805



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**Acceptance of Proposal**

Roofing Work at:

*John Beck Elementary School | 418 East Lexington Road | Lititz, PA 17543*

<b>Base Bid:</b>	<b>\$858,300.00</b>	<input type="checkbox"/>
<b>ADD Alternate #1:</b>	<b>\$311,100.00</b>	<input type="checkbox"/>
<b>ADD Alternate #2:</b>	<b>\$681,600.00</b>	<input type="checkbox"/>
<b>ADD Alternate #3:</b>	<b>\$90,900.00</b>	<input type="checkbox"/>
<b>ADD Alternate #4:</b>	<b>\$18,400.00</b>	<input type="checkbox"/>

By signing or approving this proposal, you agree to the attached, Houck Standard Terms and Conditions.

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Authorized Signature

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Purchase Order #

Job Reference #

Date



**Houck Services, Inc. COSTARS Vendor #122594 | COSTARS Contract #008-454**



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## **Houck Standard Terms and Conditions**

### **Definitions**

As stated herein, the following terms should have the following meanings: "Houck" shall mean all divisions of Houck & Company, Inc./Houck Services, Inc./Houck Group, Inc. "Agreement" shall mean the included proposal, acknowledging the scope of work, attached hereto, and incorporated herein.

### **Form of Contract**

This bid is subject to acceptable terms and conditions being agreed upon; and, if they cannot, the parties agree that the Agreement shall consist of Houck's proposal and these terms and conditions, whether signed or not. Houck's commencement of work shall constitute acceptance by Customer of these terms and conditions.

### **Bid Expiration**

Houck's bid and/or proposal expires fifteen (15) days after the date stated on this bid/proposal unless otherwise agreed, if not earlier withdrawn prior to acceptance.

### **Payment Terms**

Invoices shall be submitted as necessary in Houck's discretion and are payable within thirty (30) days from date of invoice. No early pay discounts will be allowed without express written consent from Houck management. Agreement terms supersede subsequently dated purchase order terms when the purchase order is specifically for work and materials included within this Agreement. If Customer does not pay Houck through no fault of Houck within seven (7) days from the time payment should be made as provided herein, Houck may, without prejudice to any other available remedies, stop the Work until payment of the amount owing has been received. All sums when due shall bear interest at the rate of 1.5 percent per month from due date until paid or the maximum legal rate permitted by law, whichever is greater, and all costs of collection, including a reasonable attorney's fee, shall be paid by Customer. If Houck must proceed to dispute resolution to enforce its right to payment and if Houck substantially prevails on its claim for payment, then in addition to the award, judgment or verdict, Houck shall be entitled to recovery of its attorneys' fees incurred in connection therewith.

### **Moisture Infiltration**

By acceptance of this proposal, all parties agree to indemnify and hold Houck harmless as a result of any past, current or future moisture infiltration issues. This includes, but is not limited to, water damage, airborne contaminants, organic pathogens and mold/fungi. Furthermore, Houck's scope of work does not include the removal/eradication of airborne contaminants, organic pathogens and mold/fungi. Houck shall be held harmless from and against any and all claims, suits or damages resulting in any way whatsoever from the airborne contaminants, organic pathogens and mold/fungi present at the jobsite before, during and after Houck has completed its work in this contract.

### **Drainage**

Houck shall not be liable for any claims or damages arising from or related to deficiencies in drainage and Customer agrees that Houck shall be held harmless for any such claims and damages and shall defend and indemnify Houck from and against any such claims or damages. It is the Customer's responsibility to retain a licensed architect or mechanical engineer to determine and evaluate the drainage design and compliance with existing plumbing codes, including potential need for additional drains, scuppers or overflow drains, prior to commencement of work. Houck's work does not include evaluation of code compliance, existing drainage, proper location or size of roof drains, or adequacy of drainage.

### **Fireproofing**

Houck is not liable for fireproofing that may detach, fall or spall from the underside of the roof deck or structural members during operations, including costs of clean-up and replacement of fireproofing.



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## **Roof Deck**

- a) Customer shall provide Houck with a roof deck free and clear of all debris, ready and suitable to receive roofing materials, and with any and all openings properly covered, secured and labeled in accordance with applicable Occupational Safety and Health Administration standards, prior to Customer requesting Houck, as a roofing contractor, to proceed with the loading of roofing materials and roofing installation.
- b) Customer shall inform Houck of any piping, conduits, wires, cables or any other utilities that are attached to the roof decking or that are located within three (3) inches of the roof deck, and in the absence of such notice, Houck shall not be responsible for any damage thereto, and Customer shall defend, indemnify and hold harmless Houck for any claims or damages relating thereto.

## **Operating Electronic Equipment**

Customer shall ensure the shutdown of all cell towers, satellite dishes and any other roof-located electronic equipment that emits or receives radio frequency waves when Houck personnel are on the roof, or other areas outside of the building, so Houck will not be subject to radio frequency waves or electromagnetic radiation. Customer shall defend, indemnify and hold Houck and its personnel, harmless from any claims or damages relating to or arising out of such electronic equipment.

## **Warranty Effectiveness**

Warranties provided by Houck, including manufacturer warranties, shall not be effective unless and until Houck has been paid in full. Other than express warranties provided by Houck, all other warranties are disclaimed, including implied warranties of merchantability and fitness for a particular purpose.

## **Asbestos**

Houck is under the assumption that the existing materials being demolished, as part of this agreement, do not contain asbestos or other hazardous materials. Customer shall provide documentation to Houck, prior to bidding, if the existing materials being demolished do contain asbestos or other hazardous materials.

## **Indemnification**

Subject to any other specific provisions in this Agreement or its Exhibits to the contrary, and to the extent not covered by insurance required to be provided pursuant to this Agreement, to the fullest extent permitted by law, each party shall save, defend, indemnify and hold harmless the other, their respective agents, employees, invitees and guests, for and against any claim, bodily injury and property damage, damage of any other sort or type, suit, action, administrative proceeding, judgment, lien or cost, to include reasonable attorney's fees, arising out of, resulting from or occurring in connection with this Agreement but only in the event and only to the extent the party against whom indemnification is sought, by its actions or inactions legally caused such claim, damage, cost, expense, loss, suit, etc. and unless caused by the act or negligence of the party seeking indemnification to also include its employees, agents, licensees, contractors or other parties for whom it is legally responsible.

## **Schedule**

Unless otherwise agreed to by the Parties, Houck requires reasonable lead time from the date of the receipt of this Agreement prior to Houck's commencement of its performance. This Agreement contemplates Houck's personnel working without interruption or interference. Should Houck be interrupted or delayed during its performance of the Services, the agreed job schedule will be revised accordingly, and additional charges will apply. Houck shall receive reasonable lead time to implement any agreed-upon change in the scope of work. Under no circumstances shall Houck be liable for charges for delays. All claims for losses, damages, back charges or offsets by Customer shall be promptly submitted to Houck in writing before the charge is incurred and Houck shall be entitled to a reasonable opportunity to address the condition before the charge is incurred.



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**Force Majeure**

If the performance of this Agreement or any obligations hereunder is prevented, restricted, delayed or interfered with by reason of earthquake, fire, flood or other casualty or due to strikes, riot, storms, explosions, acts of God, war, terrorism, pandemic, disease, embargo, shortage of labor, strike, disruption to raw materials production facilities or transportation; vendor priorities and allocations; civil disorders of any kind; or a similar occurrence or condition beyond the reasonable control of the Parties, the Party so affected shall, upon giving prompt notice to the other Party, be excused from such performance during such prevention, restriction, delay or interference, and any failure or delay resulting therefrom shall not be considered a breach of this Agreement and Houck shall be entitled to an equitable adjustment of the schedule and price.

**Changes in the Work**

Customer, without invalidating the Contract, may order changes in the Work within the general scope of the Contract consisting of additions, deletions, scheduling changes or other revisions, the price and schedule being adjusted accordingly. If Customer and Houck cannot agree to a lump sum change in the price, Customer shall pay Houck at its prevailing hourly rate for the actual hours provided plus materials with a 20% margin over costs. If concealed or unknown physical conditions are encountered at the site, the price and schedule shall be subject to adjusted equitability.

**Material Cost Escalation**

In the event of a significant delay or price increase of material, equipment or energy occurring during the performance of the Agreement through no fault of Houck, the price and schedule shall be adjusted equitably. A change in price of an item of material, equipment or energy will be considered significant when the price increases any amount between the date of the Agreement and the date of installation.

**Affirmative Action**

Houck Services, Inc. and Houck & Company, Inc. are Affirmative Action contractors. By conducting business with us, if applicable, this contractor and Houck shall abide by the requirements of 41 C.F.R. 60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities and prohibit discrimination against all individuals based on their race, color, religion, sex, sexual orientation, gender identity or national origin. Moreover, these regulations require that covered prime contractors and Houck take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, protected veteran status or disability.

**Covenants of Subcontractor**

Subcontractor warrants and represents that it has complied with and will continue to comply with throughout the duration of its performance of this Subcontract, all of the provisions of the Pennsylvania Construction Industry Employee Verification Act ("Act 75"). A verification of Subcontractor's knowledge of and compliance with all requirements of Act 75 is attached hereto as Exhibit "A." Subcontractor acknowledges that this Subcontract will terminate immediately upon any finding that Subcontractor has violated any of the provisions of Act 75. In the instance of termination of this Subcontract because of Subcontractor's violation of any of its obligations under Act 75, Subcontractor shall be deemed to have materially breached this Subcontract and shall bear all costs arising therefrom, including Contractor's attorneys' fees.

**Disputes**

The parties shall attempt to settle disputes by direct discussion. If direct discussion does not resolve dispute, the dispute shall attempt to be settled through mediation according to the Construction Industry mediation Rules of the American Arbitration Association. If the matter is unresolved after mediation, the parties shall submit the matter for binding arbitration using the current Construction Industry Arbitration Rules of the American Arbitration Association.



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