

REQUEST FOR PROPOSALS
BRANDON TOWN HALL ROOF

OVERVIEW The Town of Brandon solicits proposals for replacement of the roof on its Town Hall at 1 Conant Square in Brandon. This 1861 building is roofed in slate which has been generally maintained but is believed to have reached the end of its useful service. Replacement of some or all of the roof deck is anticipated. The Town will consider slate and slate alternatives, and the decision will be made by the Selectboard. Funding will be from sources to be determined by the Selectboard.

GOALS The Town wishes to undertake a project which will provide a long-lasting, functional roof with historically-appropriate appearance at best value for public money.

SCOPE Existing slate to be removed to deck; deck to be inspected and replaced where necessary for integrity; ice and water shield installation; roof paper or other protective covering over entire surface; flashing at eaves, gable, and chimneys (four, oversized); new slate or other roofing material installed to standard specifications, manufacturer's recommendations, or better; ridge cap and air vents as indicated; installation of snow guards/arrestors; debris removed and job site left clean. Contractor will take possession of slate to be salvaged and consider value of salvaged slate, incorporating same in proposal.

CONSIDERATIONS The Town Hall is in a heavily built-up area of the central village. Scaffolding and debris management, etc., will need to be installed with awareness and courtesy to neighboring properties including private residences very near on the west and on the north, and a presently unoccupied commercial building on the east. All work must be done in strict compliance with applicable federal and state worksite safety standards (OSHA, VOSHA).

EVALUATION The Town desires to award the work to the firm whose proposal meets the goals of the project and represents the best value for public money. The Town's evaluation of proposals will also be take into account the firm's experience in similar projects.

REQUIREMENTS Proposals should provide the Selectboard with either a slate or slate-alternative roofing system or both, with recommendations as to the roofing best suited to the needs of the building and durability, cost, and appearance of the project. The Town requires a certificate of liability insurance in the amount of \$1M with the Town named as additional insured.

TIMELINE Please provide your proposal by 4PM on Tuesday 7 November 2023 for consideration of the selectboard. Email is preferred. The Town would like to move forward on this roof replacement as weather conditions allow. Mobilization and progress payments may be authorized if requested, with final payment pending acceptance of complete work.

CONTACT Seth Hopkins, Town manager (info in footer)

###