

## REQUEST FOR PROPOSAL

### Re-Roofing – Housing Authority of Buena Vista, Georgia

DATE: October 23, 2024

Subject: Request for Proposal (RFP) for Re-Roofing  
Project: Re-Roofing Ten (10) buildings  
Housing Authority of Buena Vista, Georgia

You are invited to submit a proposal for the above referenced project. It is requested that you submit a copy of your proposal to The Housing Authority of Buena Vista, Georgia (HABVG) by email to [rpearce@columbushousing.org](mailto:rpearce@columbushousing.org) or by mail or personal delivery to 1000 Wynnton Road, Columbus, GA 31906, ATTN: Riobela Pearce no later than 4:00 PM, Monday November 18, 2024. Any proposals received after that date and time may not be accepted.

**Project Description:** This project involves the complete removal and replacement of the existing roofs and potential repairs to roof decking, fascia or other components at Ables Homes, Buena Vista, Ga. The aim is to ensure the new roofing system provides enhanced durability, weather resistance, and aesthetics in line with current building standards.

#### **Scope of Work**

##### **1. Preparation and Site Setup**

- Obtain necessary permits and approvals from local authorities.
- Secure the worksite, including safety barriers and signage.
- Conduct a pre-construction meeting with all relevant parties.

##### **2. Removal of Existing Roof**

- Safely remove existing roofing materials, including shingles, underlayment, drip edge and flashing.
- Dispose of all debris in accordance with environmental regulations.

##### **3. Inspection and Repairs**

- Inspect the roof decking for any damage or rot.
- Replacement of rotten or damaged decking upon visual inspection and written approval of HABV.
- Replacement of rotten or damaged fascia upon visual inspection and written approval of HABV.

##### **4. Installation of New Roof**

- Install new underlayment and moisture barriers.
- Install new flashing around chimneys, vents, and other roof penetrations.
- Install ridge vents and other necessary ventilation components.
- Installation of new roof jacks for plumbing vents
- Repair and replacement of plumbing and heater vents as required.
- Prep, prime and paint any replace fascia.

#### **5. Quality Control and Final Inspection**

- Conduct a thorough inspection of the new roof to ensure all work meets specified standards.
- Address any issues or deficiencies identified during the inspection.
- Provide photo evidence of proper vent pipe connections upon completion.

#### **6. Cleanup and Site Restoration**

- Remove all remaining debris and materials from the site.
- Restore the site to its original condition, including landscaping if applicable.

#### **7. Warranty and Documentation**

- Provide a written warranty for the new roofing system.
- Deliver all documentation, including permits, inspection reports, and warranties, to the property owner.

#### **INSTRUCTIONS TO BIDDERS:**

1. Bidders shall carefully examine the documents and the construction site to obtain first-hand knowledge of existing conditions. Contractors will not be given extra payments for conditions which can be determined by examining the site and documents.
2. Proposals shall be made on Proposal Form copied from Sample Proposal Form included in **Exhibit B**. Proposals must be signed by the legal signature of an officer authorized to bind the contractor to a contract.
3. Contract, if awarded, will be on a lump sum basis and executed on Owners Standard Form of Agreement – **Exhibit C**.
4. The Owner reserves the right to reject any and all proposals and to waive all technicalities and informalities.
5. Contractor shall be responsible for furnishing General Liability Insurance in the amount of \$1 million or more. Said insurance must name Housing Authority of Buena Vista as loss payee.
6. Contractor must comply with “Georgia Security and Immigration Compliance Act” of 2006 (Chapter 300-10-1 Everify)
7. Contractor must have current Workers Compensation Insurance and maintain same throughout the course of the work.
8. Contractor will pay for all permits, fees, federal, state and local taxes as required by law.
9. Contractor shall employ a competent job superintendent who must be on site at all times work is in progress.

**SPECIFICATIONS:**

GENERAL:

1. Shingle covered ridge vents to be provided to replace existing. Contractor to provide color options for final selection by Owner.
2. Job site to be maintained in a clean and safe manner during project work.
3. Contractor to replant or re-sod any areas that may be damaged during the course of work. (To match existing.)
4. Contractor responsible for the removal and disposal of all damaged components and construction debris.
5. All work to be performed in a workmanlike manner
6. Time is of the essence in completing this work
7. Contractor responsible for obtaining all necessary permits for this work
8. Contractor is responsible for ensuring all plumbing vents, gas appliance vents, thimbles, jacks and accessories are reinstalled correctly at the completion of the work. (Photo evidence required for each occurrence)
9. Contractor must be a Georgia licensed General Contractor and have Workers Compensation Insurance, General Liability Insurance and a valid E-Verify number.
10. Contractor must comply with the provisions of the Davis-Bacon Act with respect to wages and record keeping.

The current wage decision for this project is GA20240050 09/20/2024 shown in **Exhibit A**.

#### MATERIALS:

1. Shingles shall be 30 year Class A architectural type, fungus resistant.  
Approved manufacturers are:
  - a. GAF – Timberline 30
  - b. Owens Corning – Duration
  - c. Tamko – Heritage 30
2. Underlayment shall be 30# felt
3. Drip edge shall be minimum .032 Aluminum prefinished with Kynar finish
4. Primer shall be an exterior grade mildew resistant primer
5. Finish paint shall be an exterior grade latex paint to match color and quality of existing paint.
6. Contractor will ensure that **NO ASBESTOS** materials or products will be used on this project.

#### METHODS:

1. Nail guns ARE NOT to be used in the proposed work. Hand nailing only permitted.
2. All installation methods must comply with manufacturers' standards for installation and industry accepted standards of workmanship.
3. All building components altered or otherwise disturbed shall be returned to proper operating condition upon completion of work.

#### PRE-WORK CONFERENCE:

Prior to the start of the project, there shall be a conference attended by the contractor, his superintendent and Owner's representative at the work site for the purpose of reviewing the Scope, Specifications, Labor Standards, existing project conditions and resolving any questions.

#### GUARANTEE:

1. Contractor shall furnish a written guarantee that all work executed under the Scope and Specifications shall be free from defects in material and workmanship for a period of three years from the date of final acceptance and that all defects occurring within that period shall be replaced at no cost to Owner.
2. In case of work performed by his subcontractors and where warranties are required, Contractor shall secure warranties from said subcontractors and deliver them to Owner upon completion of the work.
3. Where guarantees are called for, for a period of more than three years, such longer terms shall apply.
4. Nothing in the above shall be deemed to imply this guarantee shall apply to work which has been abused or neglected by Owner or tenants.

CONTRACTOR USE OF PREMISES:

1. Operations of Contractor shall be limited to areas where work is indicated and allow for ongoing activities at the building and site.
2. Housing Authority tenants shall occupy the units during entire construction period. Contractor shall cooperate with Housing Authority in scheduling operations to minimize conflict and to facilitate tenant usage.
3. Contractor's Performance of Work:
  - a. Conduct work efficiently to cause least inconvenience to tenants in occupied dwelling units. Take precautions to protect tenants and public from injury from construction operations.
  - b. Contractor to keep premises free of debris and construction materials resulting from installation work.
  - c. Contractor is exclusively responsible for damage to grounds, contents of apartment units, planting, buildings, and any other facilities of property as a result of Contractor operations and shall pay for their repair or replacement in full.

## EXHIBIT A

"General Decision Number: GA20240050 09/20/2024

Superseded General Decision Number: GA20230050

State: Georgia

Construction Type: Residential

Counties: Chattahoochee, Harris, Marion and Muscogee Counties  
in Georgia.

RESIDENTIAL CONSTRUCTION PROJECTS (Consists of single family  
homes and apartments up to and including 4 stories)

Note: Contracts subject to the Davis-Bacon Act are generally  
required to pay at least the applicable minimum wage rate  
required under Executive Order 14026 or Executive Order 13658.  
Please note that these Executive Orders apply to covered  
contracts entered into by the federal government that are  
subject to the Davis-Bacon Act itself, but do not apply to  
contracts subject only to the Davis-Bacon Related Acts,  
including those set forth at 29 CFR 5.1(a)(1).

If the contract is entered  into on or after January 30,  2022, or the contract is  renewed or extended (e.g., an  option is exercised) on or  after January 30, 2022:       	. Executive Order 14026  generally applies to the  contract.  . The contractor must pay  all covered workers at  least \$17.20 per hour (or  the applicable wage rate  listed on this wage  determination, if it is  higher) for all hours  spent performing on the  contract in 2024.
If the contract was awarded on  or between January 1, 2015 and  January 29, 2022, and the  contract is not renewed or  extended on or after January  30, 2022:       	. Executive Order 13658  generally applies to the  contract.  . The contractor must pay all  covered workers at least  \$12.90 per hour (or the  applicable wage rate listed  on this wage determination,  if it is higher) for all  hours spent performing on  that contract in 2024.

The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at <http://www.dol.gov/whd/govcontracts>.

Modification Number	Publication Date
0	01/05/2024
1	09/20/2024

\* ENGI0474-010 07/01/2024

Chattahoochee and Marion Counties

	Rates	Fringes
Operating Engineers:		
Backhoe, Compactor, and		
Loader.....	\$ 30.17	17.70

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\* ENGI0926-012 07/01/2024

Harris and Muscogee Counties

	Rates	Fringes
Operating Engineers:		
Backhoe, Compactor, and		
Loader.....	\$ 28.00	12.03

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SHEE0085-004 08/01/2023

	Rates	Fringes
SHEET METAL WORKER		
Buildings up to 100,000		
square feet.....	\$ 32.60	15.52
Buildings over 100,000		
square feet.....	\$ 32.60	13.41

FOOTNOTE: Work on swinging stages, boatswains chairs or scaffolds, booms, or scissors lifts over 50 ft. high: \$1.25 per hour additional.

\* SUGA2008-106 08/14/2008

	Rates	Fringes
BRICKLAYER.....	\$ 13.83 **	0.00
CARPENTER.....	\$ 11.06 **	0.00
CEMENT MASON/CONCRETE FINISHER...	\$ 13.02 **	3.52
ELECTRICIAN.....	\$ 13.77 **	0.00
LABORER: Common or General.....	\$ 8.88 **	0.52



LABORER: Mason Tender.....	\$ 8.00 **	0.00
OPERATOR: Bulldozer.....	\$ 13.66 **	3.05
OPERATOR: Excavator.....	\$ 8.96 **	0.00
PAINTER: Brush, Roller and Spray.....	\$ 8.50 **	0.00
PLUMBER.....	\$ 10.86 **	0.00
ROOFER.....	\$ 9.47 **	0.00
TRUCK DRIVER.....	\$ 12.17 **	0.83

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WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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\*\* Workers in this classification may be entitled to a higher minimum wage under Executive Order 14026 (\$17.20) or 13658 (\$12.90). Please see the Note at the top of the wage determination for more information. Please also note that the minimum wage requirements of Executive Order 14026 are not currently being enforced as to any contract or subcontract to which the states of Texas, Louisiana, or Mississippi, including their agencies, are a party.

Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after

award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

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The body of each wage determination lists the classification and wage rates that have been found to be prevailing for the cited type(s) of construction in the area covered by the wage determination. The classifications are listed in alphabetical order of ""identifiers"" that indicate whether the particular rate is a union rate (current union negotiated rate for local), a survey rate (weighted average rate) or a union average rate (weighted union average rate).

#### Union Rate Identifiers

A four letter classification abbreviation identifier enclosed in dotted lines beginning with characters other than ""SU"" or ""UAVG"" denotes that the union classification and rate were prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2014. PLUM is an abbreviation identifier of the union which prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. 07/01/2014 is the effective date of the most current negotiated rate, which in this example is July 1, 2014.

Union prevailing wage rates are updated to reflect all rate changes in the collective bargaining agreement (CBA) governing this classification and rate.

#### Survey Rate Identifiers

Classifications listed under the ""SU"" identifier indicate that no one rate prevailed for this classification in the survey and the published rate is derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As this weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SULA2012-007 5/13/2014. SU indicates the rates are survey rates based on a weighted average calculation of rates and are not majority rates. LA indicates the State of Louisiana. 2012 is the year of survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. 5/13/2014 indicates the survey completion date for the classifications and rates under that identifier.

Survey wage rates are not updated and remain in effect until a new survey is conducted.

#### Union Average Rate Identifiers

Classification(s) listed under the UAVG identifier indicate that no single majority rate prevailed for those classifications; however, 100% of the data reported for the classifications was union data. EXAMPLE: UAVG-OH-0010 08/29/2014. UAVG indicates that the rate is a weighted union average rate. OH indicates the state. The next number, 0010 in the example, is an internal number used in producing the wage determination. 08/29/2014 indicates the survey completion date for the classifications and rates under that identifier.

A UAVG rate will be updated once a year, usually in January of each year, to reflect a weighted average of the current negotiated/CBA rate of the union locals from which the rate is based.

#### State Adopted Rate Identifiers

Classifications listed under the "SA" identifier indicate that the prevailing wage rate set by a state (or local) government was adopted under 29 C.F.R. 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. 01/03/2024 reflects the date on which the classifications and rates under the "SA" identifier took effect under state law in the state from which the rates were adopted.

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#### WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can be:

- \* an existing published wage determination
- \* a survey underlying a wage determination
- \* a Wage and Hour Division letter setting forth a position on a wage determination matter
- \* a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour National Office because National Office has responsibility for

the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations  
Wage and Hour Division  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

4.) All decisions by the Administrative Review Board are final.

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END OF GENERAL DECISION"

EXHIBIT B

Date: \_\_\_\_\_

Project: ~~Re Roofing Ten (10) Buildings Ables Homes~~  
~~The Housing Authority of Buena Vista, Georgia~~

Proposal of \_\_\_\_\_ (hereinafter called "Bidder")

To the Housing Authority of Buena Vista, Georgia (hereinafter called "Owner")

The Bidder, in compliance with your invitation for proposals for the \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Having examined the plans and specifications with related documents and the site of the proposed work, and being familiar with all of the conditions surrounding the construction of the proposed project including the availability of materials and labor, hereby proposes to furnish all labor, materials and supplies to construct the project in accordance with the Contract Documents, within the time set forth therein, and at the prices stated below. These prices are to cover all expenses incurred in performing the work required under the Contract Documents, of which this proposal is a part.

Bidder hereby agrees to commence work under this contract on or before a date to be specified in written "Notice to Proceed" of the Owner and to fully complete the project within 60 consecutive calendar days thereafter as stipulated in the specifications.

*Base Proposal:* Bidder agrees to perform all of the work as described in the Scope and Specifications for the sum of:

\_\_\_\_\_

(\$\_\_\_\_\_)

(Amount shall be shown in both words and figures. In case of discrepancy, the amount shown in words will govern.)

UNIT PRICES (for adding or deleting)

- A. Contractor shall include in his Base Proposal 3,000 (three thousand) square feet of existing decking repair. Contractor shall also include a Unit Price for adding or deleting damaged wood decking.  
(Replace with material to match existing).

(Price per Square Foot) \$ \_\_\_\_\_

- B. Contractor shall include in his Base Proposal a Unit Price for adding or deleting damaged fascia. (Price to include prepping, caulking and painting with exterior primer and two separate coats of finish paint to match existing.)

(Price per Linear Foot) \$ \_\_\_\_\_

# EXHIBIT C

THIS AGREEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by and between **The Housing Authority of Buena Vista, Georgia**, herewith called "OWNER",

acting herein through its **Executive Director, Mrs. Lisa Williams**, and

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STRIKE OUT INAPPLICABLE ITEMS: (a corporation) (a partnership)  
(an individual doing business as \_\_\_\_\_)

Of \_\_\_\_\_, County of \_\_\_\_\_, and State of \_\_\_\_\_, hereinafter called "CONTRACTOR".

WITNESSETH: That for and in consideration of the payments and agreements hereinafter mentioned, to be made and performed by the OWNER, the CONTRACTOR hereby agrees with the OWNER to commence and complete the construction described as follows:

~~Roof Replacement at 101, 102, 103, 104, 105, 106, 107, 108, 109, 113 Ables Homes~~

Hereinafter called the PROJECT, for the sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) and all extra work in connection therewith, and under the terms as stated in the General and Special Conditions of the Contract; and at CONTRACTOR's own proper cost and expense to furnish all the materials, supplies, machinery, equipment, tools, superintendence, labor, insurance, and other accessories and services necessary to complete the said PROJECT in accordance with the conditions and prices stated in the Proposal, Request for Proposal, General Conditions and Specifications, plans and other printed or written explanatory matter thereof as prepared by the OWNER.

The CONTRACTOR hereby agrees to commence work under this contract on or before a date to be specified in a written "Notice to Proceed" of the OWNER and to fully complete the project within **60** consecutive calendar days thereafter.

The OWNER agrees to pay the CONTRACTOR in current funds for the performance of the contract upon full and satisfactory completion of the PROJECT.

IN WITNESS WHEREOF, the parties to these present have executed this contract in the year and day first above mentioned.

(SEAL)  
GEORGIA

THE HOUSING AUTHORITY OF BUENA VISTA,

(OWNER)

ATTEST:

BY: \_\_\_\_\_

Lisa Williams

Executive Director

\_\_\_\_\_  
(Witness)

(SEAL)

\_\_\_\_\_  
(CONTRACTOR)

ATTEST:

BY: \_\_\_\_\_

(Signature)

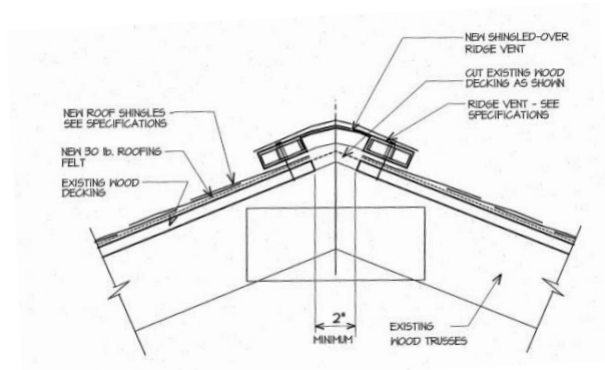
\_\_\_\_\_  
(Witness)

TITLE: \_\_\_\_\_

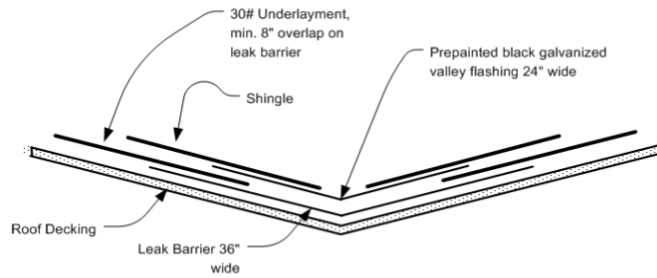


# EXHIBIT D DETAIL DRAWINGS

## FIGURE 1 – RIDGE VENT DETAIL



## FIGURE 2 – VALLEY DETAIL



## FIGURE 3 – DRIP EDGE DETAIL

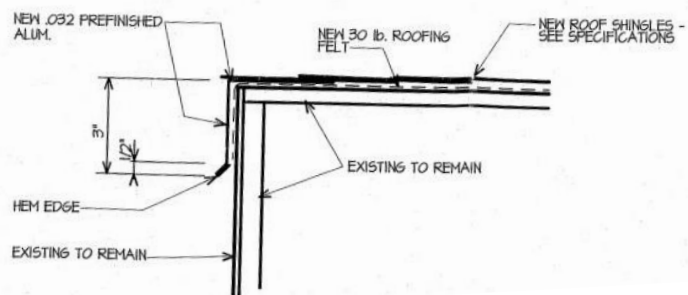


EXHIBIT D  
DETAIL DRAWINGS - CONTINUED

FIGURE 4 – PLUMBING VENT FLASHING

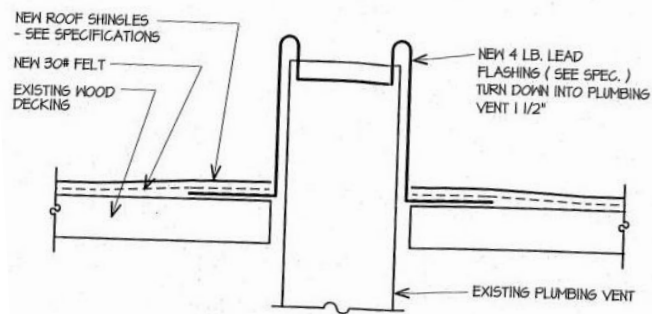


FIGURE 5 – WATER DIVERTER FLASHING

