

**CITY OF GREELEY
INVITATION FOR BID**

FAMILY FUNPLEX – RE-ROOFING - BID

BID #F25-04-023

DUE APRIL 28, 2025, BEFORE 9:00 A.M.



Serving Our
Community
It's A Tradition

*The Office of Purchasing Manager is a service division
established to build effective partnerships through efficient and responsive
procurement processes to obtain high quality
goods and services for the best value.*



Virtual Bid Opening Meeting

Monday, April 28, 2025, at 10:00 AM (MST)

F25-04-023 – FAMILY FUNPLEX RE-ROOF - BID

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 290 731 771 108

Passcode: wF3vW9hQ

Dial in by phone

[+1 347-966-8471,,603153143#](#) United States, New York City

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SECTION 00110

BID #F25-04-023

INVITATION FOR BID

The City of Greeley, Colorado is requesting **sealed** bids for **FAMILY FUNPLEX RE-ROOF-BID before April 28, 2025, at 9:00 a.m. (MST)** emailed to purchasing@greeleygov.com. No late or faxed bids will be accepted. It is the responsibility of the vendor to ensure the solicitation documents are delivered to the correct address as noted in the solicitation Documents. Solicitations delivered to other City of Greeley email addresses may be deemed as late and not accepted.

The City of Greeley disseminates all bids and requests for proposals through the Rocky Mountain E-Purchasing System site. Go to <https://www.bidnetdirect.com>, then "Bid Opportunities" and then select "The City of Greeley". Bids submitted to the City of Greeley must include Sections 00120, 00130, 00140 and 00160. Addenda must be acknowledged in Section 00120 of the bidding documents. Bidders failing to acknowledge any and all addenda may be considered non-responsive.

There is no DBE Goal established for this project.

Each bid shall be accompanied, by a certified check drawn on a bank which is insured by the Federal Deposit Insurance corporation or a bidder's bond executed by a surety company authorized to do business in Colorado, made payable to the City of Greeley, Colorado, in an amount not less than five percent (5%) of the proposal sum as security that the successful bidder will enter into a contract to construct this project in accordance with the plans and specifications, and give bonds in the sum as hereafter provided. Checks accompanying bids not accepted will be returned.

The successful responsive and responsible bidder will be required to furnish a satisfactory performance bond and payment bond in the amount of the contract sum.

No bid shall be withdrawn after the opening on the bids without the consent of the City of Greeley, Colorado, for a period of sixty (60) days after the scheduled time of the receiving the bids.

Bid acceptance and bid evaluation. Bids shall be evaluated based on the requirements set forth in the invitation for bids, which may include criteria to determine acceptability such as qualifications, past experience, inspection, testing, quality, workmanship, delivery and suitability for a particular purpose. Those criteria that will affect the bid price and be considered in evaluation for award shall be objectively measurable, such as discounts, transportation costs and total or life cycle costs. The invitation for bids shall set forth the evaluation criteria to be used. No criteria may be used in bid evaluation that are not set forth in the invitation for bids.

The City of Greeley retains the right to reject any and all bids and to waive any informality as deemed in the best interest of the city.

Questions pertaining to the project may be directed to purchasing@greeleygov.com before April 15, 2025, by 2:00 PM (MST).

Schedule of Events (subject to change)	All times are given in MST
Bid Proposal Issued	4/3/2025
Pre-Bid Conference include date/time and location (optional)	4/10/2025 at 10:00 a.m. via Microsoft Teams Meeting
Inquiry Deadline	4/15/2025 – by 2:00 p.m. MST via email to purchasing@greeleygov.com
Final Addendum Issued	4/21/2025
Bid Due Date and Time	4/28/2025 – By 9:00 a.m. MST via email to purchasing@greeleygov.com
Interviews	N/A
Notice of Award (tentative)	5/2/2025
Notice to Proceed (tentative)	5/14/2025

Invitation for you to attend a Pre-Bid conference via Microsoft Teams, Thursday, April 10, 2025, at 10:00 AM (MST)

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 297 329 027 641

Passcode: Rt7SD24b

Dial in by phone

[+1 347-966-8471](tel:+13479668471), [831505091#](tel:+1831505091) United States, New York City

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City of Greeley, Colorado
Purchasing Division

PROJECT SPECIFICATIONS

Family Funplex

1501 65th Ave

Greeley CO 80631

Summary:

EPDM to fully adhered TPO, Current system is EPDM over a sloped metal roof deck and insulation.

Work included:

- 1 Furnish and install a fully adhered single ply 60 mil TPO system.
- 2 The contractor will replace any damaged insulation then install a new mechanically attached Densdeck cover board (per manufactures guidelines) before installing the new TPO roof.
- 3 New TPO to be installed per City of Greeley Building Inspections wind speed and exposure requirements.
- 4 Remove and Install new Metal coping (parapet cap). Match color of existing top cap termination bar, 24ga for 8', 22ga for 10'. Coping should include drip edge and proper slope for drainage. Adequate overlap on each vertical face to prohibit moisture infiltration.
- 5 Furnish and install single ply 60 mil TPO system accessories to achieve manufactures requirements. Seal for water tightness
- 6 This includes attaching the membrane to the parapet walls.
- 7 Approx. total square footage is 41,000 not including parapet walls (measurements to be verified)
- 8 Project to be completed by August 29th 2025, unless impeded by inclement weather.
- 9 Protect all interior and exterior surfaces from damage.
- 10 All measurements must be verified by the contractor.
- 11 Tear off all existing roofing and dispose of properly. The contractor is to propose the method of tear-off of existing materials, transference of materials to the ground and removal from the site. This method shall be subject to approval by the owner rep.
- 12 Access to the roof will be done from the inside of building or with a ladder on the East side of building.
- 13 Craning may be done; all surfaces must be protected from damage.
- 14 Building to remain open during project.
- 15 All walking pads will be replaced with new ones. Follow the pad placement from the aerial view document
- 16 All penetrations will be resealed with new material.

- 17 The city requires the Manufactures rep walk site during installation process with the City Project Manager to ensure proper installation to achieve the maximum manufacture warranty.
- 18 Bid format document give cost to replace the EPDM with TPO white, give per ft cost to replace any damaged cover board or insulation.

System Requirements:

- 1 Completed roofing system shall comply with local building codes **1504.3.1 Other roof systems**. Roof systems with built-up, modified bitumen, fully adhered or mechanically attached single ply through fastened metal panel roof systems, and other types of membrane roof coverings shall also be tested in accordance with FM 4474, UL 580 or UL 1897 and UL Class A.

2.

Physical Properties*	Test Method	Requirement	45-mil	60-mil
Thickness Tolerance on nominal, %	ASTM D-751	+15, -10	±10	±10
Thickness over scrim, in. (mm) (avg. of 3 areas)	ASTM D-6878 Optical Method	0.015 min. (0.380)	0.018 typical (0.457)	0.024 typical (0.610)
Breaking Strength, lbf (kN)	ASTM D-751 (Grab Method)	220 (976 N) minimum	225 (1.0) min. 320 (1.4) typical	250 (1.1) min. 360 (1.6) typical
Elongation at break of fabric, %	ASTM D-751 (Grab Method)	15 minimum	15 minimum 25 typical	15 minimum 25 typical
Tear Strength, lbf (N) 8 by 8 in. specimen	ASTM D-751 (B Tongue Tear)	55 (245) minimum	55 (245) min. 130 (578) typical	55 (245) min. 130 (578) typical
Brittleness point, °F (°C)	ASTM D-2137	-40 (-40) maximum	-40 °F (-40 °C) max. -50 °F (-46) °C typical	-40 °F (-40 °C) max. -50 °F (-46 °C) typical
Linear Dimensional Change (shrinkage) % change	ASTM D-1204 6 hours @ 158° F (70° C)	±1 maximum	+/-1 max - 0.2 typical	+/-1 max - 0.2 typical
Ozone resistance, 100 pphm, 168 hrs.	ASTM D-1149	PASS	PASS	PASS
UV Exposure (Xenon Arc), no cracks 7x min. exposure 10,080 kJ/m ² (4,000 hrs – 0.70W/m ²)	ASTM G155	PASS	PASS	PASS
Factory seam strength, lbf/in (kN/m)	ASTM D-751	66 (290) min	66 (290) minimum	66 (290) minimum
Field seam strength, lbf/in. (kN/m) Seams tested in peel	ASTM D-1876	No requirement	25 (4.4) min. 50 (8.8) typical	25 (4.4) min. 60 (10.5) typical
Water vapor permeance, Perms	ASTM E-96 proc. B	No requirement	0.10 max. 0.05 typical	0.10 max. 0.05 typical
Water Absorption Resistance, mass % Top surface only @ 158°F, 166 hours	ASTM D-471	No requirement	3.0 max. 0.90 typical	3.0 max. 0.90 typical
Puncture resistance, lbf (N)	FTM 101C Method 2031	No requirement	250 (1.1) min. 325 (1.4) typical	300 (1.3) min. 350 (1.6) typical
Properties after heat aging	ASTM D573, 32 weeks at 240°F or 8 weeks at 275 °F No cracking when bent around 3" dia. Mandrel Weight change, %	PASS No Cracking ±1.0 max	PASS No Cracking ±1.0 max	PASS No Cracking ±1.0 max
Typical Weights lb/ft ² (kg/m ²)	N/A	N/A	0.25	0.33

*Typical properties and characteristics are based on samples tested and are not guaranteed for all samples of this product. This data and information is intended as a guide and does not reflect the specification range for any particular property of this product.

Flashing Membrane:

Typical Properties and Characteristics*		
Colors	White, Tan and gray	
Tensile Strength, psi (MPa)	ASTM D412	2,500 (17.2) minimum 2,900 (20.0) typical
Elongation, %	ASTM D412	600 minimum 750 typical
Hardness, Shore A	ASTM D2240	Typical 80
Base	Membrane – Non-reinforced TPO Adhesive – Synthetic Rubber with clear release liner	
Solids	100%	
Nominal Thickness:	0.060" (1.52 mm)	
Nominal Width	Membrane – 6" (152 mm) Adhesive – 6 ¼" (159 mm)	
Nominal Length	100 ft (30.5 m)	
Net Weight per Roll	22 lbs (10 kg)	
Shelf Life	One year	
* Typical properties and characteristics are based on samples tested and are not guaranteed for all samples of this product. This data and information is intended as a guide and does not reflect the specification range for any particular property of this product.		

Prefabricated Pipe Flashing:

Pre-molded TPO, size as required, with stainless steel clamps.

Seams and Splices:

As recommended by the membrane manufacturer and approved for use under the specified manufacturers' warranty.

Sealers and Adhesives:

As recommended by the roof manufacturer. A low **VOC bonding adhesive** is needed as this building will remain open and operational during the project.

Termination Bars:

Nominal 1-1/2" X 0.10" aluminum bars as recommended by the membrane manufacturer.

Installation:

Install membrane in accordance with the manufacturers' written specifications and installation instructions.

Acceptable manufactures:

1. Mule-Hide
2. Carlisle-Syn Tec Systems Division, Carlisle Corp
3. Firestone Building Products Company
4. GenFlex Roofing System
5. Johns-Manville Corp
6. Versico, Inc
7. Owner Approved substitute.
8. Damaged Sheathing shall be replaced like for like.

General:

All materials used in the roofing and the flashing shall be the products of a single manufacturer.

Field Inspection

1. The owner reserves the right to inspect and have free access to the work area at all times.
2. The contractor shall arrange for the membrane manufacturer to provide inspection of the roofing system upon completion, an inspection shall be made by the manufacturer at no cost to the owner. The inspection is to ascertain that the visible elements of the system have been installed in accordance with the manufacturer's specifications.

Defective work

Should the manufacturer's technician not approve the roofing system, correcting the work shall be done by the contractor until the system meets all the manufacturer's requirements, at no cost to the owner.

Special Considerations

Contractor will field verify all measurements.

This level is approximately 30 feet off the ground.

Access to level A is from the exterior with a ladder, or interior roof access.

Access to level B and C are ladder access only.

Environmental Conditions

1. Weather: Proceed with roofing work when existing and forecasted weather conditions permit.
2. Roofing systems shall not be applied when surface temperatures, relative humidity or wind velocity is not within range acceptable under the manufacturers' recommendations.
3. Roof removal and replacement shall be done in sections as to not leave the building exposed to weather conditions which may cause damage to structure.

Protection

1. Prior to starting work, protect all areas in an approved manner. Provide special protection to the parking lot, face of the building walls, during the stocking process.
2. Pads shall be of sufficient size to accommodate tools and weights used during the hoisting operations. The crane operator is to protect the parking lot or sidewalk with the use of pads for the crane supports.

3. Repair or clean surfaces damaged or soiled by the roofing project to the satisfaction of the owner without additional cost to the owner. This would include but not limited to windows, doors, floors, walls, stairs, elevators, steps curbs, lawn areas, other buildings, or roofs.

Materials

1. All membrane components. Including pipe and curb flashings must be from the same fabric material as used on the deck.
2. In making field welds, make sure all edges are clean and free of tar, mastic or other foreign items.
3. Sealants and adhesives should be applied according to the manufacturer's specifications and all containers shall be disposed of properly.
4. The membrane shall be applied according to the manufacturer's specifications.
5. Deliver all materials to the job site in manufacturer's original, unopened package. All rolls of membrane shall be stored, lying down.
6. Insulation shall be stored on pallets and secured in a manner that high winds will not blow it off the roof.
7. Storing, wheeling, or trucking directly on the roof insulation or membrane surface is not acceptable, plywood, walkways or platforms shall be used.

Other Materials

1. Provide other materials not specifically described which are required for a complete and proper installation. Those materials must meet the manufacturer's specification for performance and compatibility. Selections made by the Contractor are subject to approval by the Owner.

Edge Detail

1. Roof material shall extend up and over the parapet wall per manufactures specifications. Attach the top cap and seal all seams with an approved sealer. Vertical edges shall be terminated per manufacturer's specifications.

Roof Drains

1. Re-work and seal all roof scuppers. Replace old drain baskets with new.

Snow Bars

Supply and install standing seam metal Snow bars. Needs to be installed on the metal roof that is above level C, 2 rows, each row 33 feet in length, field verify length

Samgov.com

Potential Vendors are required to register on the SAM website. Prior to issuance of any Purchase Order or contract above \$25,000.00. Provide documentation to the City of Greeley

Clean-Up

1. It is the responsibility of the contractor to do a daily cleanup of the job site; this includes all fasteners and material used. Dispose of in a safe and proper manner.
2. Upon completion of the installation, the contractor shall remove all foreign matter, rubbish and scrap material from the roof as well as any material that may fall from the roof as well as mastic or adhesive that is on the building.
3. The owner reserves the right to enforce more than one daily cleanup of the job site.
4. It is the responsibility of the contractor to supply a dumpster for debris.

Completion

1. It is the responsibility of the contractor to inspect all field welds, seams, and terminations, make repairs as needed.
2. Remove any dumpsters, or any other equipment that may have been used by the contractor.
3. The owner will inspect and issue a punch list if needed to the contractor.

Safety

1. Take all necessary precautions regarding worker health and safety.
2. Comply with all OSHA requirements for construction.
3. Select and operate all equipment in a safe manner.
4. Be aware of foot traffic below.

Warranty

1. Upon receipt of required materials, certifying inspection and acceptance of the system by the roof manufacturer a minimum 20-year manufacturer warranty will be issued to the owner.
2. The contractor will issue a minimum 2-year workmanship warranty to the owner.
3. Qualifying vendors are required to submit a sample of the manufacturer's warranty for review by the City of Greeley.

Permits

1. Contractor will be responsible for pulling a permit; a fee will not be charge.
2. Contractor will call for final inspection.

Timeline

Completion Date August 29th 2025

Communication

All inquires will be sent to purchasing only purchasing@greeleygov.com

VENDOR NAME:

AUTHORIZED SIGNATURE:

PRINTED SIGNATURE:

PHONE NUMBER: _____ EMAIL: _____

Section 00120
BID PROPOSAL

PROJECT: FAMILY FUNPLEX RE-ROOF – BID – #F25-04-023

The Undersigned, having become familiar with the local conditions affecting the cost of the work, plans, drawings, and specifications attached herewith, and with advertisement for bids, the form of bid and proposal, form of bond, all of which are issued and attached and on file in the office of the Project Manager, hereby bid and propose to furnish all the labor, materials, necessary tools, and equipment and all utility and transportation service necessary to perform and complete in a workmanlike manner all of the work required in connection with the construction of the items listed on the bidding schedule in accordance with the plans and specifications as prepared by the City of Greeley, Colorado, for the sums set forth in the Bidding Schedule.

The total bid shall be the basis for establishing the amount of the Performance and Payment Bond for this project. The total bid is based on the quantities shown in the bid proposal form and the dimensions shown on the plans.

This Contract work includes a base bid and a bid alternate for concrete pavement. Contractor to complete the base bid form and the alternate bid form for concrete pavement as shown in the alternate bid plan set. Owner will determine if the contract proceeds with the base bid or bid alternate.

The undersigned has carefully checked the Bidding Schedule quantities against the plans and specifications before preparing this proposal and accepts the said quantities as substantially correct, both as to classification and the amounts, and as correctly listing the complete work to be done in accordance with the plans and specifications.

The undersigned, agrees to complete and file a Performance and Payment Bond within seven (7) calendar days of Section 00210: Notice of Award and further agrees to complete the contract within the dates as described in the Specifications Section 00620 Special Provisions. Official notice to proceed will not be issued until adequate Performance and Payment Bonds and other required documents are on file with the City of Greeley.

NOTE: Bidders should not add any conditions or qualifying statements to this bid as otherwise the bid may be declared irregular as being non responsive to the Invitation for bids. The following numbered Addenda have been received and the bid, as submitted, reflects any changes resulting from those Addenda: _____

ATTEST

DATE

COMPANY NAME

BY

SIGNATURE

Section 00130
 BID SCHEDULE
FAMILY FUNPLEX RE-ROOF – BID – #F25-04-023

Bid Item	Description	Quantity	Unit	Unit Cost	Total Cost
	Roof				
	cover board (per foot cost)		per ft		NA
	insulation (per foot cost)		per ft		NA

TOTAL PROPOSAL

dollars

Total Proposal (Written Out)

Company Name:

Submitted By:

FAMILY FUNPLEX RE-ROOF – BID – #F25-04-023
For
FIXED PRICING

The City of Greeley is accepting bids for re-roof of the Family Funplex. The current roofing system have some leaks and have been patched to make them watertight. This building has several roof levels over metal decks. This project will consist of replacing the 3 EPDM roofs with Fully adhered TPO .60 thick membrane, the approx. size of the main roof level A is 41,000 square feet (to be verified by contractor). Parapet walls have approx. 623 linear feet 4 feet high roof level B is 1139 square feet with 101 linear feet of parapet wall, level C is 561 square feet, all the wall cap shall be replaced with new, matching color and specifications as well. The contractor will replace any damaged insulation then install a cover board per manufactures guidelines then install the new TPO. The new TPO will be the color, white. This process will be done in accordance with manufactured standards to achieve a 20-year manufacturer’s warranty.

The vendor must provide the information requested set forth in herein. Please fill out completely. Failure to complete bid form will result in a “NO BID”

COOPERATIVE PURCHASING STATEMENT

The City of Greeley encourages and participates in cooperative purchasing endeavors undertaken by or on behalf of other governmental jurisdictions. To the extent, other governmental jurisdictions are legally able to participate in cooperative purchasing endeavors; the City of Greeley supports such cooperative activities. Further, it is a specific requirement of this proposal or Request for Proposal that pricing offered herein to the City of Greeley may be offered by the vendor to any other governmental jurisdiction purchasing the same products. The vendor(s) must deal directly with any governmental agency concerning the placement of purchase orders, contractual disputes, invoicing, and payment. The City of Greeley shall not be liable for any costs or damages incurred by any other entity.

SECTION 00140

BID BOND

KNOW ALL MEN BY THESE PRESENT, that we, the undersigned _____ as Principal, and _____ as Surety, are hereby held and firmly bound unto the City of Greeley, Colorado, as Owner, in the penal sum of _____ for the Payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, successors, and assigns.

THE CONDITION of this obligation is such that whereas the Principal has submitted to the City of Greeley, Colorado, the accompanying bid and hereby made a part hereof to enter into a Contract Agreement for the construction of City of Greeley Project,

FAMILY FUNPLEX RE-ROOF – BID – #F25-04-023

WHEREAS, the Owner, as condition for receiving said bid, requires that the Principal to deposit with the Owner as Bid Guaranty equal to five percent (5%) of the amount of said bid.

NOW, THEREFORE,

(a) If said bid shall be rejected; or in the alternate,

(b) If said bid shall be accepted and the Principal shall execute and deliver a Contract Agreement (properly completed in accordance with said bid) and shall furnish a Performance and Payment Bond upon the forms prescribed by the Owner for the faithful performance of said Agreement; and shall in all other respects perform the agreement created by the acceptance of said bid; then this obligation shall be void, otherwise the same shall remain in force and effect; it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its bond shall be in no way impaired or affected by any extension of the time within which the Owner may accept such bid; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals this _____ day of _____, 20_____, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

PRINCIPAL

SURETY

Name: _____

Address: _____

By: _____

Title: _____ Attorney _____

In-Fact:

(Seal)

(Seal)

NOTE: Surety Companies executing bonds must be authorized to transact business in the State of Colorado and be accepted to the Owner.

SECTION 00160
NOTICE OF PRE-BID CONFERENCE

PROJECT: FAMILY FUNPLEX RE-ROOF – BID – #F25-04-023

A pre-bid conference will be held:

On 4/10/2025, at 10:00 a.m., via Microsoft Teams Meeting. All bidders are encouraged to attend.

Join Teams Meeting

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 297 329 027 641

Passcode: Rt7SD24b

Dial in by phone

[+1 347-966-8471,,831505091#](#) United States, New York City

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City of Greeley staff will be present to answer questions.

Each bidder shall submit the following declaration of attendance, along with the other bid documents.

I have attended the pre-bid conference _____

I have not attended the pre-bid conference _____

Name of Contracting Organization

Authorized Signature Date

SECTION 00210

NOTICE OF AWARD

DATE:

TO:

Re: **FAMILY FUNPLEX RE-ROOF – BID – #F25-04-023**

Dear Contractor:

The City of Greeley, Colorado (hereinafter called "the Owner") has considered the bids submitted for referenced work in response to its Invitation for Bids. You are hereby notified that your bid has been accepted for items and prices stated in the Bid Schedule in the amount of \$_____. You are required to execute the Contract Agreement, provide the necessary insurance certificates, the Performance and Payment Bonds within ten (10) days from the date of this Notice. If you fail to execute said Contract Agreement and furnish the necessary insurance certificates and bonds within the time allotted from this date, the Owner will be entitled to consider your rights arising out of the Owner's acceptance of your bid as abandoned and to demand payment of bid guaranty as damages. The Owner will be entitled to such other rights as may be granted by law. You are required to return an acknowledged copy of this Notice of Award and enclosures to Purchasing.

CITY OF GREELEY, COLORADO

By: Paul Trombino III, P.E.*

Title: Managing Director, City of Greeley

ACKNOWLEDGMENT: Receipt of the foregoing Notice of Award accompanied with a Performance and Payment Bond form and a signed copy of the Contract Document is hereby acknowledged this _____ day of _____, 20_____.

Bidder: _____

By: _____

SECTION 00310

CONTRACT

THIS AGREEMENT made and entered into this _____ day of _____, 20____, by and between the City of Greeley, Colorado, and under the laws of the state of Colorado, party of the first part, termed in the Contract Documents as the "Owner" and _____ party of the second part, termed in the Contract Documents as "Contractor."

WITNESSETH: In consideration of monetary compensation to be paid by the Owner to the Contractor at the time and in the manner hereinafter provided, the said Contractor has agreed, and does hereby agree, to furnish all labor, tools, equipment and material and to pay for all such items and to construct in every detail, to wit:

PROJECT: FAMILY FUNPLEX RE-ROOF – BID – #F25-04-023

at the price bid on the Proposal Form of \$ _____ all to the satisfaction and under the general supervision of the Project Manager for the City of Greeley, Colorado.

The Contract Documents consist of this Agreement, the Conditions of the Contract (General, Supplementary and other Conditions), the Drawings, the Specifications, all Addenda issued prior to and all Modifications issued after execution of this Agreement. These form the Contract, and all are as fully a part of the Contract as if attached to this Agreement or repeated herein.

The Project Manager named herein shall interpret and construe the Contract Documents, reconciling any apparent or alleged conflicts and inconsistencies therein; and all of the work and all details thereof shall be subject to the approval and determination of the Project Manager as to whether or not the work is in accordance with Contract Documents. Said City Project Manager shall be the final arbiter and shall determine any and all questions that may arise concerning the Contract Documents, the performance of the work, the workmanship, quality of materials and the acceptability of the completed project. The decision of the Project Manager on all questions shall be final, conclusive and binding.

AND FOR SAID CONSIDERATION IT IS FURTHER PARTICULARLY AGREED BETWEEN THE PARTIES TO THIS AGREEMENT.

1. That construction and installation of the above enumerated work for the Owner shall be completed and ready for use in accordance with the time of completion described in the Bid form of this Contract. That the above enumerated work shall begin within ten (10) days of the official "Notice to Proceed". (Contract shall become void if work is not started at specified time.)

2. That said work and materials for the project covered by the Contract Documents shall be completely installed and delivered to the Owner, within the time above stated, clear and free from any and all liens, claims, and demands of any kind.
3. The full compensation to be paid the Contractor by the Owner pursuant to the terms of this Contract shall be payable as provided in the Contract Documents.
4. This Contract consists of the following component parts, all of which are as fully a part of the Contract as herein set out verbatim, or if not attached, as if hereto attached:

- Section 00110: Invitation for Bid
- Section 00120: Bid Proposal
- Section 00130: Bid Schedule
- Section 00140: Bid Bond
- Section 00160: Pre-bid meeting
- Section 00210: Notice of Award
- Section 00310: Contract
- Section 00320: Performance Bond
- Section 00330: Payment Bond
- Section 00340: Certificate of Insurance
- Section 00350: Lien Waiver Release
- Section 00360: Debarment/Suspension Certification Statement
- Section 00410: Notice to Proceed
- Section 00420: Project Manager Notification
- Section 00430: Certificate of Substantial Completion
- Section 00440: Final Completion
- Section 00510: General Conditions of the Contract
- Section 00520: Subcontractors List
- Section 00620: Special Provisions

Addenda Number _____ Inclusive

Any modifications, including change orders, duly delivered after execution of this Agreement.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed as of the day and year first above written.

EXECUTED:

CONTRACTOR:

The City of Greeley

Approved as to Substance

Signed:

Signed:

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

ENDORSED:

The City of Greeley

Approved as to Legal Form

Signed:

Name: _____

Title: _____

Date: _____

ENDORSED:

The City of Greeley

Certification of Contract Funds Availability

Signed:

Name: _____

Title: _____

Date: _____

SECTION 00320
PERFORMANCE BOND

Bond No. _____

KNOWN ALL MEN BY THESE PRESENTS: that

(Firm) _____
(Address) _____

(an Individual), (a Partnership), (a Corporation), hereinafter referred to as "the Principal", and

(Firm) _____
(Address) _____

hereinafter referred to as "the Surety", are held and firmly bound unto the CITY OF GREELEY, 1000 10th Street, Greeley, Colorado 80631, a Municipal Corporation, hereinafter referred to as "the Owner" in the penal sum of _____ in lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, successors and assigns, jointly and severally, firmly by these present.

THE CONDITIONS OF THIS OBLIGATION are such that whereas the Principal entered into a certain Contract Agreement with the Owner, dated the _____ day of _____, 20____, a copy of which is hereto attached and made a part hereof for the performance of City of Greeley Project,

FAMILY FUNPLEX RE-ROOF – BID – #F25-04-023

NOW, THEREFORE, if the Principal shall well, truly and faithfully perform its duties, all the undertakings, covenants, terms, conditions and agreements of said Contract Agreement during the original term thereof, and any extensions thereof which may be granted by the Owner, with or without Notice to the Surety and during the life of the guaranty period, and if he shall satisfy all claims and demands incurred under such Contract Agreement, and shall fully indemnify and save harmless the Owner from all cost and damages which it may suffer by reason of failure to do so, and shall reimburse and repay the Owner all outlay and expense which the Owner may incur in making good any default, and then this obligation shall be void; otherwise to remain in full force and effect.

PROVIDED, FURTHER, that the said Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract Agreement or to the work to be performed thereunder or the specifications accompanying the same shall in any way affect its obligation on this bond; and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract Agreement or to the work or to the specifications.

IN WITNESS WHEREOF, this instrument is executed this _____ day of _____, 20____.

PROVIDED, FURTHER, that no final settlement between the Owner and Contractor shall abridge the right of any beneficiary hereunder, whose claims may be unsatisfied.

IN PRESENCE OF:

(Corporate Seal)

PRINCIPAL

By: _____

(Address)

IN PRESENCE OF:

OTHER PARTNERS

By: _____

By: _____

By: _____

IN PRESENCE OF:

(Attorney-in-Fact)

SURETY

By: _____

(SURETY SEAL)

(Address)

NOTE: Date of Bond must not be prior to date of Contract Agreement. If Contractor is Partnership, all partners should execute bond.

IMPORTANT: Surety Company must be authorized to transact business in the State of Colorado and be acceptable to the Owner.

SECTION 00330
PAYMENT BOND

Bond No. _____

KNOWN ALL MEN BY THESE PRESENT: that

(Firm) _____

(Address) _____

(an Individual), (a Partnership), (a Corporation), hereinafter referred to as "the Principal", and

(Firm) _____

(Address) _____

hereinafter referred to as "the Surety", are held and firmly bound unto the CITY OF GREELEY, 1000 10th Street, Greeley, Colorado 80631, a Municipal Corporation, hereinafter referred to as "the Owner", in the penal sum of

_____ in lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITIONS OF THIS OBLIGATION are such that whereas the Principal entered into a certain Contract Agreement with the Owner, dated the _____ day of _____, 20_____, a copy of which is hereto attached and made a part hereof for the performance of

FAMILY FUNPLEX RE-ROOF – BID – #F25-04-023

NOW, THEREFORE, if the Principal shall make payment to all persons, firms, subcontractors and corporations furnishing materials for or performing labor in the prosecution of the work provided for in such Contract Agreement, and any equipment and tools, consumed, rented or used in connection with the construction of such work and all insurance premiums on said work, and for all labor, performed in such work whether by subcontractor or otherwise, then this obligation shall be void; otherwise to remain in full force and effect.

PROVIDED, FURTHER, that the said Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract Agreement or to the work to be performed thereunder or the specifications accompanying the same shall in any way affect its obligation on this bond; and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract Agreement or to the work or to the specifications.

IN WITNESS WHEREOF, this instrument is executed this _____ day of _____,
20____.

PROVIDED, FURTHER, that no final settlement between the Owner and Contractor shall abridge the right of any beneficiary hereunder, whose claim may be unsatisfied.

IN PRESENCE OF:

PRINCIPAL

(Corporate Seal)

By: _____

(Address)

IN PRESENCE OF:

OTHER PARTNERS

By: _____

By: _____

By: _____

IN PRESENCE OF:

SURETY

(Attorney-in-Fact)

By: _____

(SURETY SEAL)

(Address)

NOTE: Date of bond must not be prior to date of Contract Agreement. If Contractor is Partnership, all partners should execute Bond.

IMPORTANT: Surety Company must be authorized to transact business in the State of Colorado and be acceptable to the Owner.

SECTION 00350
LIEN WAIVER RELEASE

TO: City of Greeley, Colorado (hereinafter referred to as "the OWNER".)

FROM: (hereinafter referred to as "the CONTRACTOR")

PROJECT: **FAMILY FUNPLEX RE-ROOF – BID – #F25-04-023**

1. The CONTRACTOR does hereby release all Mechanic's Liens Rights, Miller Act Claim (40 USCA 270), Stop Notice, Equitable Liens and Labor and Material Bond Rights resulting from labor and/or materials, subcontract work, equipment or other work, rents, services or supplies heretofore furnished in and for the construction, design, improvement, alteration, additions to or repair of the above described project.
2. This release is given for and in consideration of the sum of \$ and other good and valuable consideration. If no dollar consideration is herein recited, it is acknowledged that other adequate consideration has been received by the CONTRACTOR for this release.
3. In further consideration of the payment made or to be made as above set forth, and to induce the OWNER to make said payment, the CONTRACTOR agrees to defend and hold harmless the OWNER, employees, agents and assigns from any claim or claims hereinafter made by the CONTRACTOR and/or its material suppliers, subcontractors or employees, servants, agents or assigns of such persons against the project. The CONTRACTOR agrees to indemnify or reimburse all persons so relying upon this release for any and all sums, including attorney's fees and costs, which may be incurred as the result of any such claims.
4. It is acknowledged that the designation of the above project constitutes an adequate description of the property and improvements for which the CONTRACTOR has received consideration for this release.
5. It is further warranted and represented that all such claims against the CONTRACTOR or the CONTRACTOR's subcontractors and/or material suppliers have been paid or that arrangements, satisfactory to the OWNER and CONTRACTOR, have been made for such payments.
6. It is acknowledged that this release is for the benefit of and may be relied upon by the OWNER, the CONTRACTOR, and construction lender and the principal and surety on any labor and material bond for the project.

Certificate of Substantial Completion

7. In addition to the foregoing, this instrument shall constitute a *** (full, final and complete) ***(partial) release of all rights, claims and demands of the CONTRACTOR against the OWNER arising out of or pertaining to the above referenced project. If partial, all rights and claims on the project are released up to and including the day of Month, 20 .

Dated this _____ day of _____, 20_____.

CONTRACTOR

By: _____

Title: _____

STATE OF _____)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____,
20___ by _____.

My Commission expires:

Notary Public

***Strike when not applicable

SECTION 00360
FAMILY FUNPLEX RE-ROOF – BID – #F25-04-023
Debarment/Suspension Certification Statement

The proposer certifies that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal, State, County, Municipal or any other department or agency thereof. The proposer certifies that it will provide immediate written notice to the City if at any time the proposer learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstance.

UEI # (Optional) _____

Name of Organization _____

Address _____

Authorized Signature _____

Title _____

Date _____

SECTION 00410
NOTICE TO PROCEED

Month , 20

TO: NAME

PROJECT: **FAMILY FUNPLEX RE-ROOF – BID – #F25-04-023**

To Whom It May Concern:

You are hereby notified to commence work on the above-referenced project in accordance with the Contract Agreement dated Month , 20 .

You are to complete this project by Month , 20

CITY OF GREELEY, COLORADO

By: _____

Title: _____

Signature

SECTION 00420
PROJECT MANAGER NOTIFICATION

_____, 20____

TO:

PROJECT: FAMILY FUNPLEX RE-ROOF – BID – #F25-04-023

The Owner hereby designates Roch Labossiere as its Project Manager and authorizes this individual, under the authority of the Director of Public Works & Transportation Department to make all necessary and proper decisions with reference to the project. Contract interpretations, change orders and other requests for clarification or instruction shall be directed to the Project Manager. The Director of Public Works shall be authorized to bind the Owner with respect to any decision made in accordance with the contract document.

CITY OF GREELEY, COLORADO

By: _____

Title: _____

SECTION 00430
CERTIFICATE OF SUBSTANTIAL COMPLETION

TO: CONTRACTOR

PROJECT: FAMILY FUNPLEX RE-ROOF – BID – #F25-04-023

Project or designated portion shall include:

The work performed under this contract has been reviewed and found to be substantially complete. The Date of Substantial Completion of the Project or portion thereof designated above is hereby established as “Month, __, 2024”.

The date of commencement of applicable warranties required by the Contract Documents is stipulated in Section 00440 - Certificate of Final Acceptance.

DEFINITION OF DATE OF SUBSTANTIAL COMPLETION

The Date of Substantial Completion of the Work or designated portion thereof is the date certified by the Project Manager when construction is sufficiently complete, in accordance with the Contract Documents, so the Owner can occupy or utilize the Work or designated portion thereof for the use for which it is intended, as expressed in the Contract Documents.

A list of items to be completed or corrected, prepared by the Contractor and verified and amended by the Project Manager is attached hereto. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. The date of commencement of warranties for items on the attached list is as stipulated in Section 00440 – Certificate of Final Acceptance.

The Owner shall operate and maintain the Work or portion of the Work described above from the Date of Substantial Completion and be responsible for all costs associated with the completed work excluding cost related to warrantee work.

The Contractor will complete or correct the Work on the Punch List of items attached hereto within the specified scheduled completion dates.

Contractor

Owner

(Note--Owner's and Contractor's legal and insurance counsel should review and determine insurance requirements and coverage; Contractor shall secure consent of surety company, if any.)

SECTION 00510
CITY OF GREELEY
GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION
(Enter Reference)

Please click the link below to access Section 00510

[SECTION 00510 General Conditions.pdf](#)

SECTION 520

SUBCONTRACTORS/MATERIALS SUPPLIERS AND RELATED DATA

Firm Name: _____ City Contractors License # _____

Primary Contractor _____

PROJECT: _____ Address: _____

(For each Subcontractor and/or Materials Suppliers to be utilized, please provide the following information (use additional sheets as necessary)

Phone Number: _____ Fax Number: _____

Proposed work and percentage of total work be assigned _____
Percentage: _____ %

Firm Name: _____ City Contractors License # _____

Address: _____

Phone Number: _____ Fax Number: _____

Proposed work and percentage of total work be assigned _____
Percentage: _____ %

Firm Name: _____ City Contractors License # _____

Address: _____

Phone Number: _____ Fax Number: _____

Proposed work and percentage of total work be assigned _____
Percentage: _____ %

Firm Name: _____ City Contractors License # _____

Address: _____

Phone Number: _____ Fax Number: _____

Proposed work and percentage of total work be assigned _____
Percentage: _____ %

Firm Name: _____ City Contractors License # _____

Address: _____

Phone Number: _____ Fax Number: _____

Proposed work and percentage of total work be assigned _____
Percentage: _____ %

If the Primary Contractor adds any Subcontractors or Materials Suppliers during the duration of the project, the Primary Contractor will supply the City with an updated form before the Subcontractor or Materials Supplier will be allowed to work on the project.

DR 160 (9/87)
DEPARTMENT OF REVENUE
1375 SHERMAN STREET
DENVER, COLORADO 80281

State of Colorado

CERTIFICATE OF EXEMPTION FOR SALES AND USE TAX ONLY

THIS LICENSE IS NOT TRANSFERABLE

GREELEY CITY OF
1000 10TH ST.
GREELEY CO 80631-3982



ACCOUNT NUMBER	LIABILITY INFORMATION	ISSUE DATE
	98-03320	03 057 8600 9 120180
1000 10TH ST		GREELEY CO


Executive Director
Department of Revenue

**SECTION 00620
SPECIAL PROVISIONS
FAMILY FUNPLEX RE-ROOF – BID – #F25-04-023
Roof Replacement
Greeley, Colorado**

DESCRIPTION OF THE PROJECT:

Current roofing system have some leaks and have been patched to make them watertight. This building has several roof levels over metal decks. This project will consist of replacing the 3 EPDM roofs with Fully adhered TPO .60 thick membrane, the approx. size of the main roof level A is 41,000 square feet (to be verified by contractor). Parapet walls have approx. 623 linear feet 4 feet high roof level B is 1139 square feet with 101 linear feet of parapet wall, level C is 561 square feet, all the wall cap that shall be replaced with new, matching color and specifications as well. The contractor will replace any damaged insulation then install a cover board before adding the new TPO. The new TPO will be the color, white. This process will be done in accordance with manufactured standards to achieve a 20-year manufacturer's warranty.

LOCATION OF WORK:

All work is located at the City of Greeley Family Funplex 1501 65th Ave, Greeley CO 80631.

Additional Items:

- 1. Construction scheduled time frame to be completed by August 29, 2025.**
2. Work hours are 7:00 AM to 8:00 pm, unless coordinated with Facilities Division.
3. Restroom will be available within the facility.
4. Parking will be available in south parking lot,
prox cards will be issued by the City's Project Manager and must be returned at the end of the project.
5. Contractor must obtain all necessary permits.
- 6. Contact person for Facilities Division. (Terry Griebe @ 970-539-6232) for issues during project.**
7. Per-bid meeting and walk-through is highly recommended to bid this project.
8. Construction work area shall be cleaned up at the end each workday.

PERMITS:

The Contractor must be licensed with City of Greeley. Contractor will obtain necessary permits for work in public facilities. City will waive permit fees.

CONTRACT TIME, LIQUIDATED DAMAGES, DELAYS:

Work shall be completed within (45) days, calendar days of the Notice to Proceed. The Notice to Proceed will be issued after a meeting with the selected contractor, and that contractor has an opportunity to schedule this work.

Liquidated damages will be withheld from the final payment to the Contractor for each day that the project's substantial completion is delayed beyond the contract completion date (60 calendar days plus any additional time allowed by the City per change orders).

Liquidated damage amount will be \$500.00 per calendar day.

Liquidated damages are based on additional costs to the City of Greeley for delay of project completion and are not a "late penalty".

Additional time will be allowed for formal seasonal "bad weather" days. The Contractor shall provide documentation of weather history as described below when submitting requests for additional time for severe weather. An actual adverse weather day must prevent work for 50 percent or more of the CONTRACTOR'S workday, delay work critical to the timely completion of the project and must be documented by the CONTRACTOR. The OWNER'S representative observing the construction shall determine on a daily basis whether or not work can proceed or if work is delayed due to adverse weather or the effects thereof. The CONTRACTOR shall notify the OWNER'S representative in writing of any disagreement as to whether or not work can proceed on a given date, within two (2) calendar days of that date. The OWNER'S representative will use the above written notification in determining the number of working days for which work was delayed during each month.

While extensions of time shall be granted for "unusually severe" weather or climate conditions, no monetary compensations shall be made by the OWNER for any costs to the CONTRACTOR arising out of such delays. The CONTRACTOR shall comply with the portions of these contract documents relating to his project schedule and amendments thereto which result from "unusual severe" weather condition.

Work Hours:

The Contractor is limited to working between 7.00 am to 8:00 pm or per-determined after hours. The work must be coordinated with Jaime Gonzalez-Diaz@ 970.539.6230 Project Manager or Janet Timko @ 970.350.9334 Facilities Manager.

MEASUREMENT AND PAYMENTS:

This contract is a Lump sum price for construction, etc. No additional payment for work not described in these documents will be allowed, whether a bid item exists or not. The Contractor shall include the costs of all incidentals of construction, labor, equipment, and materials in the appropriate bid item.

FINAL CLEAN UP:

At the completion of the contract and prior to submittal of final pay request, the Contractor shall clean up all construction material and debris. The Contractor shall notify the City when final cleanup is ready for inspection.

POST CONSTRUCTION INSPECTION AND WARRANTY:

Please see General conditions 510 article 11

END OF SECTION 00620

Roof

