

**Request for Bids**  
**Blanden Museum 'Flat Roof' Project Scope:**  
**Sealed Bids due 3/1/2024 by 10:00am CST**



BLANDEN  
Art Museum

**Bids may be hand delivered or mailed:**

Blanden Art Museum  
c/o Blanden Museum Flat Roof Project  
920 3<sup>rd</sup> Ave South  
Fort Dodge, IA 50501

**Point of contact:**

Eric Anderson, Director  
515.573.2316 ext.8107  
[eanderson@fortdodgeiowa.org](mailto:eanderson@fortdodgeiowa.org)

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**Summary of Project**

Perform a completed tear off of the existing flat roof (approximate 1097sf) on 1999 Blanden Museum addition. Replace with base layer of ISO insulation, tapered ISO insulation system, and 60 mil fully adhered EPDM roof system. EPDM must contain at minimum a 20-year No Dollar Limit Manufacturer's Warranty.

**Description of work**

- Furnish all permits, labor, materials, equipment, tools, transportation, and services necessary for, and incidental to, the proper installation and completion of the roof at the Blanden Art Museum / City of Fort Dodge. This work will include the installation of a 60 mil EPDM Roofing System per manufacturer's specifications to leave a long term, damage resistant, weatherproof roof.
- In addition to the new flat roof, the project will also include the removal and covering of the existing skylight located on the East side of the 1999 addition. This will include insulating interior space.
- All roofing work shall be executed such that the building is protected from water penetration. Additionally, allow the Museum to maintain normal hours of operation.
- Full tear off of existing roofing system down to existing roof deck.
- The repair or replacement of any damaged Insulation.
- Provide end of project inspection – quality check.
- Clean up – all debris shall be removed by selected roof contractor on a daily basis, this includes tools used; an onsite storage container/trailer can be left, but is the responsibility of the roof contractor, not the City of Fort Dodge / Blanden Museum.
- Any damage to landscape, turf, hard surfacing and/or the building to be returned to original staff at the contractor's expense.

## **Material Specifications**

- **Insulation**
  - Mechanically attach 0.5” Roof Board / Fire Barrier
  - Mechanically attach 2.5” ISO Insulation, as base layer
  - Mechanically attach tapered ISO Insulation at ¼” per foot
    - High end at 6” thick and low end 4” thick
- **EPDM**
  - EPDM shall be 60 mil and free of defects
  - All EPDM shall be from the same source: Versico; unless otherwise approved in writing by Owner.
  - EPDM shall be laid with a 4” minimum lap and fully adhered with Versico Bonding Adhesive, unless otherwise approved in writing by Owner.
  - All seams and penetrations shall be sealed to meet Versico specifications; unless otherwise approved by Owner.
  - Perimeter shall be terminated per Versico’s specifications with new cap metal and counterflashing, unless otherwise approved in writing by Owner.

## **Warranty**

- 20 Year, No Dollar Limit Manufacturer’s Warranty

## **Insurance**

- Selected roof vendor shall provide proof of insurance at or exceeding \$1,000,000 general aggregate. Certificates of Insurance must be shared with Owner with Owner named as Certificate Holder prior to the execution of any work.

## **Proposed Timeline**

- Friday, March 1, 2024 - Sealed Bids due by 10:00 am - 920 3rd Ave S / Fort Dodge, Iowa
- Wednesday, March 6, 2024 - Selected bid approved by the Blanden Museum Board
- Monday, March 11, 2024 – Selected big presented to City Council for approval
- Thursday, March 14, 2024 – Pre-Construction Meeting at the Blanden Museum @ 930am
- Friday, April 19, 2024 – Project Completion