

INVITATION TO BID
for
Bristlecone Apartments roof and siding replacement project
Issued: 12/13/2024
Due: 2/06/2025

Proposals Due:

2/06/2025 by 4:00 P.M. MST/MDT

Overview

The Summit County Housing Department (“County”) is soliciting bids from qualified contractors to provide services for the following. The scope of this project is a roof replacement and siding replacement at the Bristlecone Apartments located at 446 Brian Ave. in Silverthorne Colorado. The building is a 3 story, 8-unit apartment building with approximately 3,700 sq.ft. of roof area and an exterior footprint of 3,052 sq.ft.. The request is for one general contractor to bid and manage the entire project. Please see additional details below.



Elevation facing Brian Avenue



Copies of the request are available at www.SummitCountyCO.gov under 'Bids & Proposals' or by request at the Summit County Housing Department. Contact Don Bantam, Project Manager, for additional project information at don.bantam@summitcountyco.gov or 970-668-4182.

Scope of Services

Roof - Contractor shall furnish all labor, permits, transportation, and incidentals necessary to perform the removal and dispose of all roofing materials, replace any damages or decayed roof sheathing, install new roof jacks on all roof penetrations, install new ridge and soffit venting, install ice and water shield or equivalent self-adhering polymer modified bitumen underlayment on 100% of the roof, install new flashing and drip edges (black), extend underlayment 3' up all roof to vertical wall interfaces and install a minimum of Timberline HDZ or equivalent 25 year architectural class A shingles.

Siding - Contractor shall furnish all labor, transportation, and incidentals necessary to perform the removal and dispose of all existing siding and trim, verify and install all shear sheathing as indicated in the provided engineers evaluation, once the sheathing is verified and/or installed per the engineers evaluation, install 1" John Manville foil faced polyiso foam insulation board or equivalent (minimum R-6) over all existing ½" polyiso foam board and sheer sheathing, tape all seams to meet the water resistance barrier requirements of the IRC, properly tape and seal all windows (outside windows replaced within last 10 years), install door and window flashing to accommodate the extended insulation and furring strips, tape all flashing with zip tape, install 1"x4" furring strips around all windows and studs @ 16" O.C. per siding manufactures requirements. Install 8" LP cedar texture 38 series smart siding expert finish pre-painted siding (color tundra grey) and 4" 540 series LP smart siding expert cedar texture finish

trim around all windows and openings (color midnight shadow). Replace all fascia with 540 series smart siding expert finish cedar texture fascia boards (color midnight shadow).

Samples of the siding and trim shall be submitted to the Housing Department for approval prior to ordering materials. The 1st floor CMU walls will be furred out with horizontal pressure treated 2"x2" or 2"x4" @ 4' O.C. and infilled with 1 ½" John Manville foil face polyiso insulation board or equivalent (minimum R-9.3). Install non-galvanized corrugated steel wainscot and flashing over the CMU wall foam board. Install LP 540 series smart siding expert finish 4" cedar texture trim around window (color midnight shadow) and properly flash and tape. Insulation board and wainscot should extend 6" below grade. No additional insulation is needed at the entry door bump outs (entries are not heated). Reinstall or replace all bath fan and dryer duct terminations per code. Paint the exterior entry columns, beams and entry doors to match the trim and fascia. The contractor will need to coordinate the removal of all operable exterior cable and internet wiring (will need to work with comcast for installation). The existing wiring that is still in use will need to be reinstalled in a professional manner that is hidden (preferable below the overhang above the CMU basement wall). All satellite dishes will be required to be removed from the building by the tenant(s) prior to construction and will not be allowed to be reattached to the new siding. Install (3) 4"x4" pressure treated posts in the yard for remote wireless satellite dish installations by tenants, if needed. Replace the (3) exterior light fixtures with LED dark sky compliant light fixtures. Work shall be completed as set forth in a contract for this project to be negotiated with the County based upon the contractor's written proposal.

Conceptual design:



Engineer's Details:



G3 Consulting, LLC
P.O. Box 2933
Breckenridge, CO 80424
970-485-2073

STRUCTURAL DRAWINGS AND GENERAL NOTES FOR:

**446 BRIAN AVENUE WALL SHEATHING
SILVERTHORNE, COLORADO
(G3 # 24110)**

THIS PACKAGE CONTAINS THE FOLLOWING ITEMS:

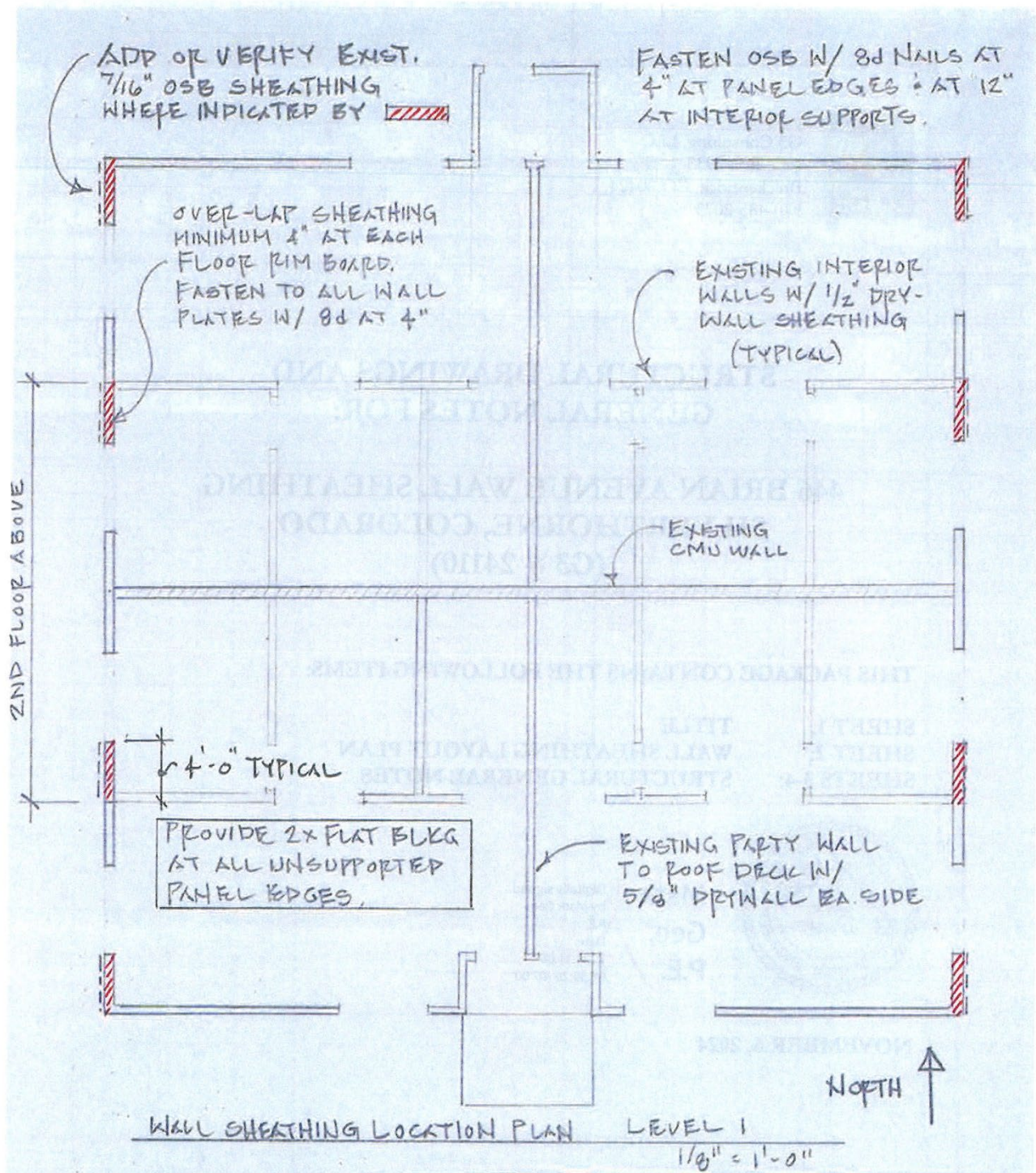
SHEET 1:	TITLE
SHEET 2:	WALL SHEATHING LAYOUT PLAN
SHEETS 3-4:	STRUCTURAL GENERAL NOTES



**Mark
Gee,
P.E.**

Digitally signed
by Mark Gee,
P.E.
Date:
2024.11.06
08:35:26 -07'00'

NOVEMBER 6, 2024



Date: 11/6/24
 Drawn by: MG
 Checked by: MG
 Project #: 24110
 Revisions:

PROJECT: 446 BRIAN AVE, WALL SHEATHING
 LOCATION: SILVERTHORPE, CO
 SHEET 2 OF 4



G3 Consulting, LLC
 P.O. Box 2933
 Breckenridge, CO 80424
 970-485-2073

STRUCTURAL GENERAL NOTES

PROJECT: 446 BRIAN AVENUE WALL SHEATHING ANALYSIS
G3 # 24110
DATE: NOVEMBER 6, 2024

1. LIVE LOADS USED IN DESIGN:

A.	ROOF:	75 PSF
B.	TYPICAL FLOOR:	40 PSF
C.	IMPORTANCE FACTORS	
	RISK CATEGORY:	II
	SEISMIC FACTOR (I_e):	1.0
	SNOW FACTOR (I_s):	1.0
	WIND FACTOR (I_w):	1.0
D.	WIND	
	Vult:	115 MPH
	Vasd:	89.1 MPH
E.	SNOW	
	GROUND SNOW LOAD (P_g):	75 PSF
	FLAT ROOF SNOW LOAD (P_f):	75 PSF
	EXPOSURE FACTOR (C_e):	1.0
	THERMAL FACTOR (C_r):	1.0
F.	SEISMIC:	
	SITE CLASS:	D
	DESIGN CATEGORY:	B
	S_s :	0.35
	S_1 :	0.07
	S_{ps} :	0.35
	S_{d1} :	0.111
	SEISMIC RESPONSE COEFFICIENT (C_s):	0.08
	RESPONSE MODIFICATION FACTOR (R):	6
	ANALYSIS PROCEDURE:	SIMPLIFIED METHOD

BASIC SEISMIC FORCE RESISTING SYSTEM IS LIGHT FRAME WOOD SHEAR WALLS

G.	BUILDING CODE USED IN DESIGN:	2018 IBC
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2. TESTING, INSPECTIONS AND OBSERVATIONS:

- A. THE STRUCTURAL ENGINEER DOES NOT PROVIDE INSPECTIONS OF CONSTRUCTION. PERIODIC OBSERVATIONS OF CONSTRUCTION BY THE STRUCTURAL ENGINEER SHALL NOT REPLACE REQUIRED INSPECTIONS BY THE GOVERNING AUTHORITY OR SERVE AS "SPECIAL INSPECTIONS" AS MAY BE REQUIRED BY CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE.

3. WOOD

- A. ALL FRAMING AND TRUSS LUMBER SHALL BE DRY HEM-FIR GRADED BY WESTERN WOOD PRODUCTS ASSOCIATION AND CONFORMING TO THE INTERNATIONAL BUILDING CODE AS FOLLOWS:

2" TO 4" THICK / 6" AND WIDER #2 $F_b =$ 850 PSI

- B. PLYWOOD AND/OR ORIENTED STRAND BOARD SHEATHING

- PANEL THICKNESS SHALL BE AS SHOWN ON THE DRAWING. APPLICATION SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION.
- EACH PANEL SHALL BE IDENTIFIED WITH THE GRADE-TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION AND SHALL MEET THE REQUIREMENTS OF U.S. PRODUCTS STANDARD PSI, LATEST EDITION FOR PLYWOOD. ALL PANELS HAVING ANY SURFACE OR EDGE PERMANENTLY EXPOSED TO THE WEATHER SHALL BE OF THE EXTERIOR TYPE.
- EXTERIOR WALLS SHALL HAVE ONE LAYER OF 7/16" OSB SHEATHING FASTENED WITH 8D NAILS AT 4" ALONG PANEL EDGES AND AT 12" ALONG INTERMEDIATE SUPPORTS WHERE INDICATED ON PLAN. PROVIDE 2 x BLOCKING AT ALL UNSUPPORTED PANEL EDGES.

4. NON-STRUCTURAL ELEMENTS

- A. FIRE PROTECTION FOR ALL STRUCTURAL ITEMS SHALL MEET CODE REQUIREMENTS FOR THE TYPE OF CONSTRUCTION SPECIFIED ON THE ARCHITRECTORAL DRAWINGS. STRUCTURAL STEEL MEMBERS SHALL BE CONSIDERED UNRESTRAINED UNLESS NOTED OTHERWISE.

5. GENERAL

- A. ENGINEER'S ACCEPTANCE SHALL BE SECURED FOR ALL STRUCTURAL SUBSTITUTIONS.
- B. WATERPROOFING, VAPOR BARRIERS, WATERSTOP, ETC. SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS AND AS INDICATED IN THE SPECIFICATIONS.
- C. ALL DIMENSIONS ON STRUCTURAL DRAWINGS SHALL BE CHECKED AGAINST FIELD AND ARCHITECTURAL DRAWINGS. DO NOT SCALE DRAWINGS.
- D. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS. IF CONDITIONS ARE DIFFERENT THAN ASSUMED, NOTIFY ENGINEER.



Date and time of service:

Service will be performed on an ongoing daily basis beginning in May of 2025. Service will be performed on a regular daily schedule per the Town of Silverthorne's allowed work hours. Potential schedule should be included in contractor's written proposal.

Indemnification and Insurance

Contractor shall indemnify and hold harmless the County from and against all claims, damages, losses, and expenses arising out of or resulting from acts or omissions of the Contractor, Contractor's sub-contractors or otherwise arising out of the performance of services by Contractor. No later than seven (7) days following the execution of an Independent Contractor Agreement between the County and Contractor, the Contractor shall provide the County with certificates of insurance evidencing the types and amounts of insurance specified below:

- a. Worker's Compensation and Employer's Liability:
 - i. Worker's Compensation must be maintained with the statutory limits.
 - ii. Employer's liability is required for minimum limits of:
 - \$1,000,000 Each Accident
 - \$500,000 Disease Policy
 - \$1,000,000 Disease Each Employee
- b. Commercial General Liability:
 - i. \$1,000,000 Each Occurrence

- ii. \$2,000,000 General Aggregate
 - iii. \$2,000,000 Products Completed Operations Aggregate
- c. Automobile Liability: Contractor will maintain business auto liability coverage covering liability arising out of any auto (including owned, hired and non-owned autos) used in the performance of services under this Agreement.
 - i. \$1,000,000 Combined Single Limit Each Accident

Insurance coverage shall not be reduced below the limits described above or cancelled without the County's written approval of such reduction or cancellation. Certificates of such insurance, of agents and subcontractors, shall be provided to the County upon request. With regard to all insurance, such insurance shall:

- Be primary insurance to the full limits of liability herein before stated and, should County have other valid insurance, County insurance shall be excess insurance only; and
- Not cancelled without thirty (30) days prior written notice to the County.

Refinements and Improvements

Applicants should feel free during the proposal submission process to provide any suggestions or comments that might be advantageous for the County to consider in terms of any efficiencies, issues or processes. The County is not committed to any single scenario, but efficiency of resources and minimizing impacts are critical in completing this work.

The following pages contain the Invitation to Bid instructions and owners requirements.

Part I - ADMINISTRATIVE INFORMATION

A. Issuing Officer

This request for bidding is issued by the Summit County Housing Department. For questions, please contact Don Bantam, Project Manager, at don.bantam@summitcountyco.gov or 970-668-4182.

B. Purpose

This Invitation to Bid provides prospective contractors with sufficient information to prepare and submit proposals for consideration by the County. To be considered responsive, each proposal must provide for completion of the tasks outlined in the Invitation to Bid.

C. Scope

This Invitation to Bid contains the instructions governing the proposals to be submitted and the materials to be included therein. These are mandatory requirements that must be met to be eligible for consideration.

D. Scheduling

Bids must be submitted via email to **housingdepartment@summitcountyco.gov** to the **Summit County Housing Department** by **2/06/2025** no later than **4:00 P.M. MST/MDT**. The bid should outline the schedule for commencement of service.

E. Inquiries and Questions

Prospective applicants are welcome to make inquiries and ask questions concerning the Invitation to Bid to obtain clarification of the any requirements or schedule a site visit to the properties. Direct all inquiries to:

Don Bantam-Project Manger
Summit County Housing Department
970-668-4182
don.bantam@summitcountyco.gov

Bidding Timeline:

Invitation to Bid publicly advertised and posted on County website:
Deadline for all Questions:
Q & A response @ www.SummitCountyCO.gov
Bids Due:
Interview contractors:
Select and award of contract:

December 13, 2024
January 29, 2025
January 30, 2025
February 6, 2025 at 4 p.m. MST
February 10-13, 2025
February 13, 2025

F. Instructions for Submission of Bids

It is imperative, when submitting a bid, that the outside of the submission email be addressed as follows and with appropriate text in the email subject line and text in the top few lines of the body of the email:

Email Address:

housingdepartment@summitcountyco.gov

Subject Line Text:

Vendor's Name - Proposal for: Bristlecone Apartments roof and siding replacement.

Body Text:

ATTN: Don Bantam-Project Manager
Summit County Housing Department
Proposal for: Bristlecone roof and siding replacement

1. Contractor's company name
2. Contact name and phone number

G. Late Bids

It is the responsibility of each vendor submitting a bid to ensure that emailed bids arrive to the **Summit County Housing Department** by 4:00 P.M. MST/MDT on **February 6, 2025**.

H. Proprietary Information

Any restrictions on the use of data contained within a proposal must be clearly stated in the proposal itself.

I. Response Material Ownership

All materials submitted regarding this Invitation to Bid become the property of the County and will only be returned at the County's option.

J. Incurring Costs

The County is not liable for any costs incurred by those who have submitted proposals prior to issuance of a signed contract.

K. Acceptance of Proposal Content

The contents from the selected contractor's proposal will become contractual obligations if a subsequent agreement is reached. Failure of the successful contractor to accept these obligations may result in cancellation of the award and such contractor may be removed from future solicitations.

L. Acceptance Time

The County intends to make a proposal selection within 20 business days after the closing date for receipt of proposals.

M. Budget

Costs for performing services must be included in the proposals and should be clearly stated to allow the County to effectively evaluate each proposal.

PART II – PROPOSAL CONTENT

The proposal submitted must clearly address the requirements outlined in the Invitation to Bid. Any concerns that the

contractor may have about meeting these requirements shall be specifically identified in the proposal.

Scope of Work

Provide a narrative of the contractor's understanding of the project. Summarize the basic approach to providing the services, and any recommendations on improving efficiencies in the process.

Qualifications

Contractor shall furnish a summary of experience on similar projects and be prepared to provide examples. Include a brief description of past and current projects. Each summary shall include a brief project description and name, address and phone number of a local contact person involved in the project. The statement of qualifications should also provide a summary of contractor's ability to successfully complete the requirements of this Invitation to Bid. The statement of qualification shall be brief but shall include at a minimum the following:

1. Description of similar projects
2. Capabilities (including equipment) and staff

Project Costs

Include an itemized budget and estimated costs for the project.

Schedule

Include a timeline for beginning and completing the project.

PART III – BID EVALUATION AND SELECTION

The County intends to engage the most qualified contractor available for this assignment while minimizing the costs to the County. Responsiveness to the Invitation to Bid will be a principal basis for evaluation. Bids shall provide a straightforward and concise presentation adequate to satisfy the requirements of the Invitation to Bid. The proposal should clearly express the contractor's understanding of the County's specific requirements, indicating the contractor's qualifications to conduct this service in a thorough and efficient manner.

Failure to disclose a conflict of interest is a misdemeanor criminal offense under Colorado Law. Such conflict may arise if any public official exercises any substantial discretionary function in connection with a government contract, purchase, payment or other pecuniary transaction without necessary disclosures as defined by Colorado Revised Statutes (C.R.S.) Section 18-8-308 as amended.

Selection Process.

1. The County reserves the right to reject any and all proposals, to consider alternatives, to waive irregularities and to re-solicit proposals.
2. The County reserves the right to conduct such investigations of, and discussions with, those who have submitted proposals ("Proponents") or other entities as it deems necessary to assist in the evaluation of any proposal or to secure maximum clarification and completeness of any proposal.
3. All proposals submitted must be valid for a minimum period of ninety (90) days after the date of the proposal opening. Each Proponent must submit with the proposal a list of all subcontractors, independent contractors or sub-consultants employed or proposed to be employed by the Proponent in the performance of the contract.
4. Selection of a contractor will be made at the sole discretion of the County. The County may consider the following criteria when evaluating bids that includes but is not limited to :
 - a. Cost;
 - b. The reputation, experience and efficiency of the Proponent;
 - c. The ability of the Proponent to perform the contract or provide the goods and services within the time specified;
 - d. The comparative quality of the goods and services bid;
 - e. The Proponent's performance under previous contracts with Summit County;
 - f. The number and scope of conditions attached to the proposal;

- g. The Proponent's interest in the project, as well as their understanding of the project scope and the specific requirements of Summit County; and
 - h. The application of all of the above criteria to any sub-consultants, subcontractors or products to be utilized by the Proponent.
5. Contract negotiations will take place with the most qualified contractor. The County reserves the right to incorporate specific contract provisions into the Proponent's standard contract if the County's standard contract cannot be used. Such provisions include but are not limited to insurance and indemnification provisions and governmental immunity provisions. If a contract cannot be negotiated, the negotiations will be terminated in writing and negotiations will begin with the next most qualified contractor.