



REQUEST FOR PROPOSALS (RFP)

Roof Replacement – Our Lady of Perpetual Help School

1752 Scheller Lane, New Albany, Indiana 47150

Date: 10/23/2026

Issued By: Our Lady of Perpetual Help Parish

The Owner is requesting proposals for the removal and replacement of the existing low-slope roofing systems at Our Lady of Perpetual Help School.

The project includes six identified roof sections consisting of existing ballasted and non-ballasted membrane roofing systems in varying condition. The Base Bid is based on complete removal of the existing roofing assemblies to the structural roof deck, inspection and repair of the exposed deck, installation of new insulation and drainage improvements, and installation of a new single-ply membrane roofing system with associated flashings, perimeter conditions, penetrations, rooftop equipment coordination, and drainage components.

The intent of the project is to provide a durable, watertight, low-maintenance roofing system intended to serve as a long-term capital improvement and reduce the need for recurring repair work.

Roof coatings and spray-applied restoration systems shall not be considered acceptable roofing alternatives for this project. Roofing re-cover assemblies may be considered only where specifically identified as an Alternate and where the existing roof assembly and structural deck are verified as suitable for the proposed system.

Project Award Intent

The Owner's preference is to award and complete the **entire roofing project as one coordinated construction effort**. Bidders shall therefore provide a complete-project price for all six roof sections as the primary proposal.

Because available funding or project timing may require the Work to be divided, bidders shall also provide supplemental phasing pricing for planning purposes.

If phasing becomes necessary:

- Section 2 shall be considered the first and highest-priority phase.
- Sections 1, 3, and 4 may follow in a sequence coordinated with the Owner.
- Sections 5 and 6 may be incorporated into whichever phase or mobilization provides the greatest efficiency and lowest overall cost.

Phasing pricing is requested as a contingency and shall not be interpreted as the Owner's preferred delivery method.



Contractors are invited to submit proposals in accordance with the enclosed Scope of Work, Bid Form, and requirements of this RFP.

KEY DATES:

Site Visits Completed by: 11/11/26

Questions Due: 11/13/26 @ 4pm

Responses Issued by Addendum: 11/17/26

Proposals Due: 11/23/26 @ 4pm

SUBMISSION REQUIREMENTS & INQUIRIES:

Please submit questions by email to Father Doug Marcotte, with Rick Rush copied.

Proposals shall be submitted electronically in PDF format to Father Doug Marcotte, with Rick Rush copied.

Proposals shall be submitted electronically in PDF format to:

Father Doug Marcotte, Pastor

Our Lady of Perpetual Help Parish

frdoug@olphna.org

Archdiocesan Office of Capital Projects

Rick Rush, Director of Capital Projects

rrush@archindy.org



SECTION 2 – INSTRUCTIONS TO BIDDERS & BID REQUIREMENTS

2.1 GENERAL

Bidders shall carefully review all RFP documents and shall be responsible for understanding the full scope of work, existing conditions, project requirements, and potential phasing requirements prior to submitting a proposal.

Submission of a proposal indicates that the Bidder has:

- Reviewed all available project information.
- Attended the required site visit.
- Become familiar with existing roof conditions.
- Evaluated staging, access, material handling, equipment, and protection requirements.
- Reviewed rooftop mechanical equipment, piping, penetrations, drainage components, walls, parapets, and edge conditions.
- Included all labor, materials, equipment, supervision, coordination, and temporary protection required to complete the Work.

It is the intent of this project to provide a long-term roofing solution. Roof coatings and spray-applied restoration systems will not be considered. Roofing re-cover systems will be considered only where specifically identified as an Alternate in this RFP.

2.2 SITE VISIT

A site visit is required prior to submission of a proposal. Site visits shall be coordinated in advance with Father Doug Marcotte.

Bidders shall:

- Verify existing conditions.
- Review each of the six identified roof sections.
- Confirm roof access and staging requirements.
- Evaluate material handling and debris-removal routes.
- Review rooftop equipment and service piping.
- Review school circulation and occupied-building protection requirements.
- Evaluate temporary weather protection requirements.
- Review areas of known ponding and drainage deficiencies.
- Identify conditions requiring clarification prior to bidding.

Failure to adequately review visible site conditions shall not be justification for additional compensation.

Concealed conditions that could not reasonably have been observed prior to demolition shall be handled as provided under the Unit Pricing and Concealed Conditions provisions of this RFP.



Roof core samples are planned at selected roof sections to assist in identifying the existing roofing assembly and structural roof deck. Results of this investigation will be provided to all known bidders by Addendum when available. Bidders shall incorporate the information issued by Addendum into their proposals.

Photographs, diagrams, and descriptions of existing conditions are provided to assist bidders but shall not be interpreted as a complete inventory of roof conditions. Bidders are responsible for field verification of all visible conditions prior to submitting a proposal.

2.3 PROJECT AWARD & PHASING

The Owner intends to first evaluate the project as a **single complete roofing project**. The primary bid shall therefore include all six roof sections under one coordinated construction award.

Bidders shall provide:

- Total project pricing for all six roof sections.
- Proposed most economical construction sequence.
- Total mobilization and general conditions for a complete-project award.
- Estimated duration for the complete project.

Contingency Phasing

Supplemental phasing pricing shall also be provided in the event the Owner determines that completing the entire project at one time is not financially or operationally feasible.

If phasing is required:

Section 2 shall be the first-priority phase.

Sections 1, 3, and 4 shall be priced separately and may be completed in a sequence coordinated with the Owner.

Sections 5 and 6 are smaller ancillary roof areas and may be incorporated into another phase where doing so reduces mobilization, staging, equipment, or general-condition costs.

Bidders shall identify:

- Proposed sequencing if the project is phased.
- Number of mobilizations anticipated.
- Sections included in each mobilization.
- Proposed incorporation of Sections 5 and 6.
- Estimated duration of each phase.
- Additional remobilization and general-condition costs associated with phasing.

The Owner reserves the right to award the entire project, award portions of the project, or defer portions of the Work based upon funding, schedule, and operational needs.



2.4 ANTICIPATED CONSTRUCTION SCHEDULE

For purposes of this RFP, bidders shall assume that roofing construction will be performed during the **school summer break, anticipated from May 26 through July 30, 2027.**

Bidders shall identify:

- Earliest available start date.
- Anticipated duration of the complete project.
- Anticipated duration of Section 2 if performed as a standalone Phase 1.
- Required material lead times.
- Any schedule constraints affecting completion during the school summer break.
- Any work that would need to occur while the school is occupied.

Final construction dates and phasing shall be coordinated with the Owner.

2.5 BID FORMAT

Proposals shall be submitted using the Bid Form included in Section 4.

Pricing shall be organized in the following order.

A. Primary Base Bid – Complete Project

Provide one total price for completion of all six roof sections as a single coordinated project, including all costs required by this RFP.

B. Roof Section Cost Breakdown

Provide separate values for Sections 1 through 6 for evaluation and possible contingency phasing.

C. Contingency Phasing Pricing

Provide supplemental pricing showing the cost impact if the project cannot proceed as a single complete award.

Section 2 shall be priced as a standalone first phase.

Additional mobilization and general-condition costs shall be identified for later phases or remobilizations.

2.6 MOBILIZATION & GENERAL CONDITIONS

The Complete Project Base Bid shall include all mobilization and general-condition costs associated with completing the project under one coordinated award.

For contingency phasing purposes, bidders shall separately identify additional mobilization and general-condition costs that would result from dividing the Work into multiple construction periods.

These costs may include:



- Site supervision.
- Temporary facilities.
- Staging and material handling.
- Lifts, cranes, and hoisting.
- Dumpsters and debris removal.
- Temporary weather protection.
- Safety systems.
- Site protection.
- Mobilization and demobilization.
- Remobilization for later phases.

The intent is to allow the Owner to understand the cost premium associated with phasing compared with completing the project under one coordinated construction award.

2.7 UNIT PRICING

Bidders shall provide unit pricing for potential additional work associated with concealed conditions.

At minimum:

Item	Unit
Structural roof deck repair/replacement	Per Square Foot
Deteriorated wood blocking/nailers	Per Linear Foot
Additional insulation required due to unforeseen substrate conditions	Per Square Foot
Roof drain replacement beyond Base Bid requirements	Each
Additional penetration flashing not identified at bidding	Each
RTU curb extension/modification	Each

Unit prices shall include all labor, materials, equipment, overhead, and profit necessary to complete the indicated work.

2.8 CONTRACTOR QUALIFICATIONS

Bidders shall meet the following minimum qualifications:

- Minimum five years' experience installing the proposed roofing systems.
- Current certification or approval from the proposed membrane manufacturer.
- Successful completion of at least three comparable institutional or commercial reroofing projects.
- Demonstrated experience with occupied institutional or school facilities.
- Ability to provide the specified manufacturer warranty.

The Owner reserves the right to request references and supporting documentation.



2.9 SUBSTITUTIONS

Substitutions of materials, manufacturers, or roofing systems other than those identified in this RFP will not be considered unless submitted in writing prior to the question deadline.

Requests shall include:

- Complete product data.
- Proposed system assembly.
- Manufacturer warranty information.
- Documentation of equivalency.
- List of comparable installations.

The Owner reserves the right to reject substitutions that do not meet the performance or long-term durability intent of the project.

2.10 INCLUSIONS

Bidders shall include all work necessary to provide a complete and functional roofing system, including but not limited to:

- Tear-off and disposal.
- Structural deck exposure.
- New insulation.
- Tapered insulation and drainage improvements.
- Roofing membrane.
- Flashings and terminations.
- Parapets and coping.
- Edge metal.
- Roof drains and drainage components.
- Rooftop equipment coordination.
- Equipment curbs.
- Pipe, conduit, and service-line supports.
- Penetration flashing.
- Walkway pads where required.
- Temporary protection.
- Required roofing manufacturer inspections.
- Final cleanup.

No additional compensation will be provided for work reasonably inferable from the project scope.

2.11 EXCLUSIONS

Any exclusions shall be clearly identified within the Bidder's proposal.

Unstated exclusions may be interpreted as included in the Bid.



2.12 QUESTIONS & ADDENDA

All questions shall be submitted in writing by the date indicated in Section 1.

Responses affecting scope, pricing, or contract requirements will be distributed to all known bidders by addendum.

Bidders are responsible for incorporating all issued addenda into their proposals.

2.13 BID VALIDITY

Proposals shall remain valid for a period of 60 days from the proposal due date.

2.14 RIGHT TO REJECT

The Owner reserves the right to:

- Reject any or all proposals.
- Waive informalities or irregularities.
- Accept or reject alternates.
- Award the entire project or portions of the project.
- Modify anticipated phasing.
- Accept the proposal deemed to be in the best interest of the Owner and not necessarily the lowest proposal.

SECTION 3 – SCOPE OF WORK

3.1 PROJECT DESCRIPTION

The Work consists of the removal and replacement of existing low-slope roofing systems across six roof sections at Our Lady of Perpetual Help School.

Existing roofing conditions vary by section and include ballasted and non-ballasted membrane systems, extensive patching and prior repairs, rooftop mechanical equipment and service piping, parapets, masonry wall transitions, roof drains, and areas exhibiting evidence of ponding.

A prior exploratory opening within Section 3 revealed deterioration and apparent moisture damage within the existing roof assembly. Existing concealed conditions may vary across the project.

The Base Bid requires complete removal of existing roof assemblies to the structural deck, evaluation of concealed conditions, repair of deteriorated deck where required, improvement of roof drainage, and installation of complete new roofing assemblies intended to provide durable, long-term service.

The existing roof shall not be relied upon as part of the performance of the new roof system.





3.2 GENERAL ROOFING SCOPE

Contractor shall provide all labor, materials, equipment, supervision, coordination, and temporary protection necessary to complete the Work.

Demolition

- Remove ballast where present.
- Remove existing roofing membrane.
- Remove existing insulation and cover boards.
- Remove existing patching and repair materials.
- Remove existing flashings and terminations scheduled for replacement.
- Remove roofing materials down to the structural roof deck.
- Dispose of removed materials off-site.

Structural Deck Exposure and Review

- Expose and clean the structural roof deck sufficiently for review.
- Identify deteriorated, wet, damaged, corroded, or otherwise unsuitable areas.
- Deck repairs shall proceed only after Owner authorization and shall be compensated using applicable unit prices unless included in the Base Bid.

Do not install new insulation over areas of questionable structural deck until disposition of those conditions has been determined.

3.3 ROOF DECK HOLD POINT

Following tear-off and exposure of representative areas of structural deck, the Contractor shall provide notice to the Owner before installation of the new roofing assembly.

The purpose of this hold point is to permit review of exposed conditions and determination of required deck repairs.

Contractor shall coordinate demolition sequencing so that this review can occur without unnecessarily exposing the building to weather.

The Contractor remains responsible for temporary weather protection and maintaining the building in a watertight condition.

3.4 ROOFING SYSTEM

Basis of Design

- 60 mil PVC single-ply membrane roofing system.
- Fully adhered installation.

Acceptable Manufacturers



- Sika Sarnafil.
- Carlisle SynTec Systems.
- IB Roof Systems.
- Approved equal.

Alternates

Bidders shall provide add/deduct pricing for:

- **Alternate 1:** EPDM Roofing System.
- **Alternate 2:** TPO Roofing System.
- Alternates 1 and 2 shall maintain the fully adhered attachment method of Base Bid.

All proposed systems shall be installed in accordance with manufacturer requirements and shall qualify for the specified warranty.

3.4.1 ALTERNATE 3 – SECTION 1 RECOVER ASSEMBLY

In lieu of the Base Bid full tear-off at Section 1, provide an alternate price to:

- Remove existing ballast and roof membrane.
- Verify that existing insulation/substrate proposed to remain is dry, sound, and suitable for a warranted recover system.
- Remove and replace localized unsuitable materials as required, using applicable unit prices where authorized.
- Install minimum 1/4-inch DensDeck Roof Board, or approved equal, mechanically attached to the structural roof deck where deck type and concealed utility conditions permit.
- Install the specified membrane roofing system over the new cover board.

The Contractor shall identify the materials proposed to remain, the method used to verify their suitability, and any deck or fastening limitations affecting this Alternate.

The completed system shall qualify for the same manufacturer warranty required for the Base Bid.

Price as an add or deduct relative to the Complete Project Base Bid.

3.4.2 ALTERNATE 4 – MECHANICALLY FASTENED MEMBRANE SYSTEM

Provide an alternate price to change the membrane system attachment method from fully adhered to a **mechanically fastened PVC or TPO roofing system with heat-welded seams**, where existing deck conditions, concealed utilities, manufacturer requirements, and required fastening criteria permit. Contractor shall identify the proposed system, attachment method, deck assumptions, and any limitations affecting use of this Alternate.



The completed system shall qualify for the same manufacturer warranty required for the Base Bid.

Price as an add or deduct relative to the Complete Project Base Bid.

3.4.3 OPTIONAL CONTRACTOR-PROPOSED ALTERNATES

Bidders may submit additional voluntary alternates that provide a meaningful improvement in cost, durability, constructability, sequencing, or long-term performance.

Such alternates shall be clearly separated from the required Base Bid and shall include sufficient technical information for evaluation.

Submission of an optional alternate does not relieve the Bidder from providing the required Base Bid and required alternates.

3.5 INSULATION & DRAINAGE

Provide a new polyisocyanurate insulation system meeting applicable energy and roofing-system requirements.

- Minimum average **R-value: R-20**, subject to applicable code requirements.
- Install insulation in multiple layers with joints offset where applicable.
- Verify existing structural slope and drainage configuration.
- Utilize existing structural slope where suitable.
- Provide tapered insulation, crickets, and saddles as required to achieve positive drainage to existing drainage components.
- Identify any area where positive drainage cannot reasonably be achieved.
- Target slope shall be **1/4 inch per foot**.
- Provide minimum 1/4-inch DensDeck Roof Board, or approved equal, above the insulation system and below the roofing membrane unless the approved roofing assembly requires a more stringent product or thickness.
- Address existing ponding conditions.

3.6 ROOF DRAINS & DRAINAGE COMPONENTS

Contractor shall:

- Field verify the configuration, condition, and compatibility of all roof drains, gutters, scuppers, and overflow drainage serving the Work.
- Replace deteriorated strainers.
- Properly integrate drains with the new membrane system.
- Provide tapered sump areas where required.
- Ensure positive flow to drains.



- Coordinate existing overflow drainage conditions.
- Notify Owner of deteriorated, undersized, or otherwise unsuitable drainage components.

Drain components incorporated into the roofing system shall comply with manufacturer warranty requirements.

3.7 PARAPETS, COPING & EDGE CONDITIONS

Contractor shall:

- Remove existing roofing flashings at parapets.
- Provide new membrane flashing.
- Remove and replace coping where required by the Scope.
- Provide new prefinished edge metal compatible with the roofing system.
- Coordinate final coping and edge elevations with increased insulation thickness.
- Provide edge-metal systems compliant with applicable ANSI/SPRI requirements.
- Provide watertight transitions at all wall and parapet intersections.

3.8 ROOFTOP EQUIPMENT & CURBS

Numerous rooftop HVAC units are located throughout the project.

Contractor shall:

- Coordinate roofing work around all rooftop equipment.
- Maintain required manufacturer flashing heights.
- Extend or modify existing curbs where required by the new roof elevation.
- Provide compatible flashing systems at all equipment curbs.
- Coordinate temporary lifting or resetting where required.
- Protect equipment from damage.
- Maintain required building systems during construction.

Required curb extensions or modifications shall be identified by the Contractor and priced using the applicable Unit Price.

Where mechanical or electrical disconnection/reconnection is necessary, Contractor shall coordinate qualified trades and clearly identify any proposed exclusions.

3.9 PIPING, CONDUIT & ROOFTOP SERVICES

Existing gas lines, refrigerant lines, electrical conduit, condensate piping, and other services cross portions of the existing roofs.

Contractor shall:



- Protect existing services.
- Temporarily support and coordinate piping as necessary for roofing installation.
- Replace deteriorated or unsuitable roof-mounted supports with non-penetrating supports compatible with the roofing system.

Basis of Design: MIFAB C-Port, PHP Systems/Design, or approved equal.

- Maintain clearance required for roof installation, drainage, inspection, and maintenance.
- Do not install service lines directly on the new membrane.
- Coordinate penetrations and supports with roofing-system warranty requirements.

3.10 PENETRATIONS

Contractor shall provide new manufacturer-approved flashing at all roof penetrations included within the work area.

Penetrations include:

- Plumbing vents.
- Mechanical penetrations.
- Exhaust fans.
- Electrical penetrations.
- Pipe penetrations.
- Miscellaneous existing roof penetrations.

Pitch pockets shall not be used unless no manufacturer-approved alternative is available.

Abandoned penetrations shall be removed and properly infilled where directed by the Owner.

3.11 WALL TRANSITIONS

Roofing transitions at masonry walls, window-wall conditions, higher roof walls, and miscellaneous vertical interfaces shall be fully watertight and compatible with the roofing manufacturer's requirements.

Where roofing terminates at masonry or other vertical wall surfaces above the roof plane, extend membrane flashing a minimum of 24 inches above the finished roof surface. Secure with termination bar and provide reglet-mounted metal counterflashing to conceal the termination bar and provide a finished, durable weathering condition. Where existing openings or other fixed conditions prevent the required 24-inch flashing height, notify the Owner and provide a manufacturer-approved alternate detail for review prior to installation.



Contractor shall field verify existing conditions and submit proposed details for unusual conditions prior to installation.

3.12 SCHOOL OPERATIONS & PROTECTION

The project is located at an operating parish school.

Contractor shall plan and execute the Work to protect building occupants, students and staff, adjacent walks and entrances, play and parking areas, landscaping, adjacent buildings, vehicles, and personal property.

Contractor shall:

- Maintain required emergency egress.
- Provide barricades and controlled construction zones.
- Prevent roofing debris from entering occupied areas.
- Protect the building interior from water intrusion.
- Coordinate HVAC intake shutdowns where roofing fumes or demolition debris may enter the building.
- Protect rooftop and ground-level equipment from debris and damage.
- Maintain daily housekeeping.

Primary roofing work is anticipated during the school summer break; however, Contractor shall coordinate all site operations with the Owner.

3.13 TEMPORARY WEATHER PROTECTION

Contractor shall maintain the building watertight throughout construction.

Do not remove more roofing than can be protected against weather during the same working period.

Provide temporary closures and waterproofing at incomplete work.

Damage to the building or contents resulting from inadequate temporary protection shall be corrected by the Contractor.

3.14 SECTION-SPECIFIC CONDITIONS

The general Scope of Work applies to all roof sections unless specifically modified below.

Section 2 – Kitchen Roof

If contingency phasing is required, Section 2 shall be the first-priority phase.

Section 3 – School Roof

A prior exploratory opening identified deterioration and apparent moisture within the



existing roof assembly. Contractor shall anticipate concealed deterioration and comply with the deck-review and unit-price provisions of this RFP.

Sections 5 and 6

If contingency phasing is required, these smaller roof areas may be incorporated into another phase or mobilization where doing so provides the greatest economy and efficiency.

3.15 WARRANTY

The Owner's design objective is a roofing system capable of approximately 25–30 years of service with appropriate maintenance; this objective does not modify the specified warranty periods.

Provide:

- Minimum **20-year NDL manufacturer warranty** covering membrane, flashing, and roofing-system components.
- Minimum **2-year contractor workmanship warranty**.
- Manufacturer final inspection prior to acceptance.

3.16 EXECUTION REQUIREMENTS

- Contractor shall be certified by the membrane manufacturer.
- All roofing work shall comply with manufacturer's requirements.
- Contractor shall anticipate irregular existing substrate conditions.
- Contractor shall provide all required final roofing-system documentation.

3.17 CLOSEOUT & MAINTENANCE

Upon completion, Contractor shall provide:

- Manufacturer warranty.
- Contractor warranty.
- Maintenance recommendations.
- Roofing-system product information.
- Record of manufacturer inspection.
- Recommended inspection frequency.
- Instructions regarding allowable future roof penetrations and repairs.



SECTION 4 – BID FORM

This Bid Form shall be completed based on the Scope of Work outlined in Section 3.

Project: Roof Replacement – Our Lady of Perpetual Help School

Property: Our Lady of Perpetual Help Catholic Parish

Location: 1752 Scheller Lane, New Albany, Indiana 47150

BIDDER INFORMATION

Company Name: _____

Contact Name: _____

Phone: _____

Email: _____

A. PRIMARY BASE BID – COMPLETE PROJECT

Provide one total price for completion of all six roof sections under one coordinated project award.

The Base Bid shall include all roofing work, mobilization, general conditions, supervision, staging, equipment, temporary protection, debris removal, and demobilization required to complete the entire project.

COMPLETE PROJECT BASE BID:

\$ _____

Proposed Construction Sequence:

Number of Anticipated Mobilizations: _____

Estimated Complete Project Duration: _____

B. ROOF SECTION COST BREAKDOWN

Provide individual section values for evaluation and possible contingency phasing.

Section	Description	Amount
Section 1	Gym Roof	\$ _____
Section 2	Kitchen Roof	\$ _____
Section 3	School Roof	\$ _____
Section 4	School Roof	\$ _____
Section 5	Walkway / Connector Roof	\$ _____
Section 6	Ancillary Roof	\$ _____
Roof Section Subtotal:		\$ _____



The section cost breakdown is provided for evaluation purposes and shall reconcile with the Complete Project Base Bid when combined with applicable project-wide mobilization and general conditions.

C. COMPLETE PROJECT MOBILIZATION & GENERAL CONDITIONS

Mobilization and General Conditions included in Complete Project Base Bid:

\$ _____

This amount shall represent project-wide mobilization, supervision, staging, temporary facilities, equipment, safety provisions, temporary protection, and demobilization associated with completing the entire project under one coordinated award.

D. CONTINGENCY PHASING PRICING

The following pricing is requested only in the event the Owner elects not to proceed with the Complete Project Base Bid.

Phase 1 – Section 2

Section 2 Roofing Work: \$ _____

Standalone Mobilization & General Conditions: \$ _____

TOTAL CONTINGENCY PHASE 1 – SECTION 2:

\$ _____

Estimated Duration: _____

REMAINING WORK

Provide the Contractor's recommended grouping and sequencing for Sections 1, 3, 4, 5, and 6.

Proposed Later Phase / Mobilization 1

Sections Included: _____

Additional Mobilization & General Conditions: \$ _____

Proposed Later Phase / Mobilization 2

Sections Included: _____

Additional Mobilization & General Conditions: \$ _____

Proposed Later Phase / Mobilization 3, if required

Sections Included: _____

Additional Mobilization & General Conditions: \$ _____

TOTAL ADDITIONAL MOBILIZATION COST IF PROJECT IS PHASED:

\$ _____

TOTAL PROJECT COST IF COMPLETED IN CONTINGENCY PHASES:

\$ _____



E. ROOFING SYSTEM ALTERNATES

Base Bid: 60 mil fully adhered PVC roofing system. All roofing-system alternates shall be priced as an add or deduct relative to the Complete Project Base Bid unless specifically noted otherwise.

Alternate Description		Add / Deduct Amount
1	EPDM Roofing System – Full Project	_____ \$_____
2	TPO Roofing System – Full Project	_____ \$_____
3	Section 1 Recover Assembly	_____ \$_____
4	Mechanically Fastened PVC or TPO System – Full Project	_____ \$_____

Optional Contractor-Proposed Alternate(s):

Description: _____

Add / Deduct: \$_____

F. UNIT PRICING

Item	Unit Price
Structural roof deck repair/replacement SF	\$_____
Deteriorated wood blocking/nailers LF	\$_____
Additional insulation SF	\$_____
Additional roof drain replacement EA	\$_____
Additional penetration flashing EA	\$_____
RTU curb extension/modification EA	\$_____

G. SCHEDULE

Estimated Complete Project Duration: _____

Estimated Duration – Section 2 if performed separately: _____

Earliest Available Start Date: _____

Required Material Lead Time: _____

Can the Complete Project be completed during the anticipated school summer break?

Yes / No

If no, explain:



H. ADDENDA

The Bidder acknowledges receipt of:

Addendum No. ____ Date: _____

Addendum No. ____ Date: _____

Addendum No. ____ Date: _____

I. BID CERTIFICATION

The undersigned certifies that:

- The Bidder has reviewed all RFP documents and understands the Scope of Work.
- The Bidder has attended the required site visit.
- The Complete Project Base Bid includes all labor, materials, equipment, supervision, coordination, mobilization, general conditions, and protection required to complete the Work except for specifically stated exclusions.
- The Bidder understands that contingency phasing pricing is requested only as an alternative if the Owner elects not to proceed with the entire project at one time.
- The Bidder has reviewed existing conditions.
- The Bid shall remain valid for 60 days.

Authorized Signature: _____

Printed Name: _____

Title: _____

Date: _____



APPENDIX A – ROOF AREA PLAN

Roof-area boundaries are provided for bidding reference. Contractor shall field verify roof dimensions, quantities, equipment, penetrations, perimeter conditions, and existing construction.



APPENDIX B – EXISTING CONDITION PHOTOGRAPHS

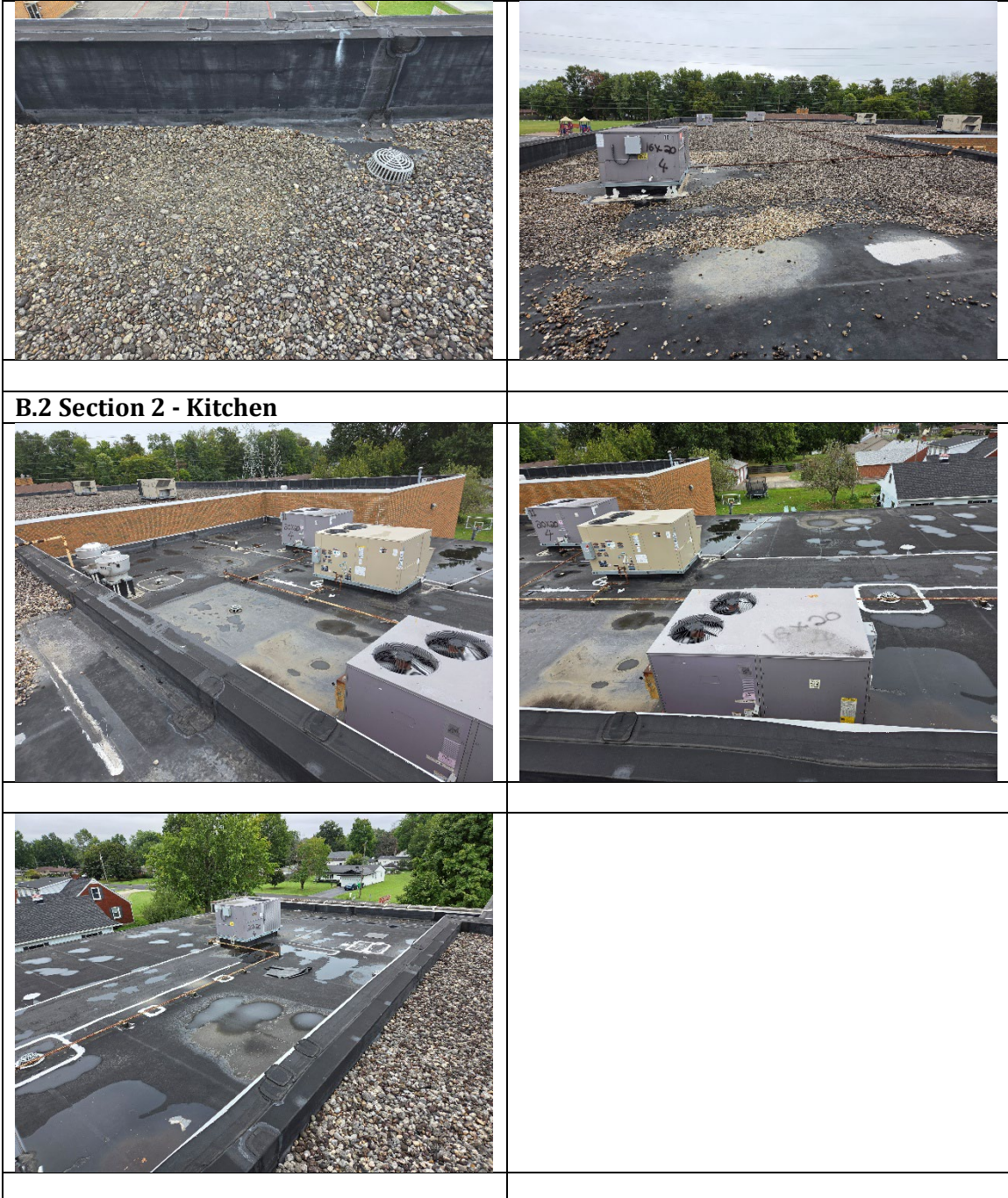
Photos are for reference only. The contractor is responsible for field verification of all conditions.

B.1 Section 1 – Gym	
 Oct 3, 2025 at 13:52:15 38.320238° N 85.807598° W Oct 3, 2025 at 13:52:36 38.320544° N 85.807847° W Oct 3, 2025 at 13:52:51 38.320651° N 85.807424° W	 Oct 3, 2025 at 13:52:37 38.320473° N 85.807395° W
 Oct 3, 2025 at 13:52:30 38.320490° N 85.808431° W Oct 3, 2025 at 13:52:41 38.320200° N 85.805480° W	 Oct 3, 2025 at 13:52:41 38.320200° N 85.805480° W

OUR LADY
 of PERPETUAL HELP
 CATHOLIC CHURCH



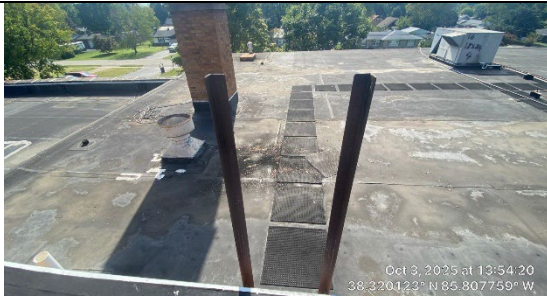
OUR LADY
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CATHOLIC CHURCH



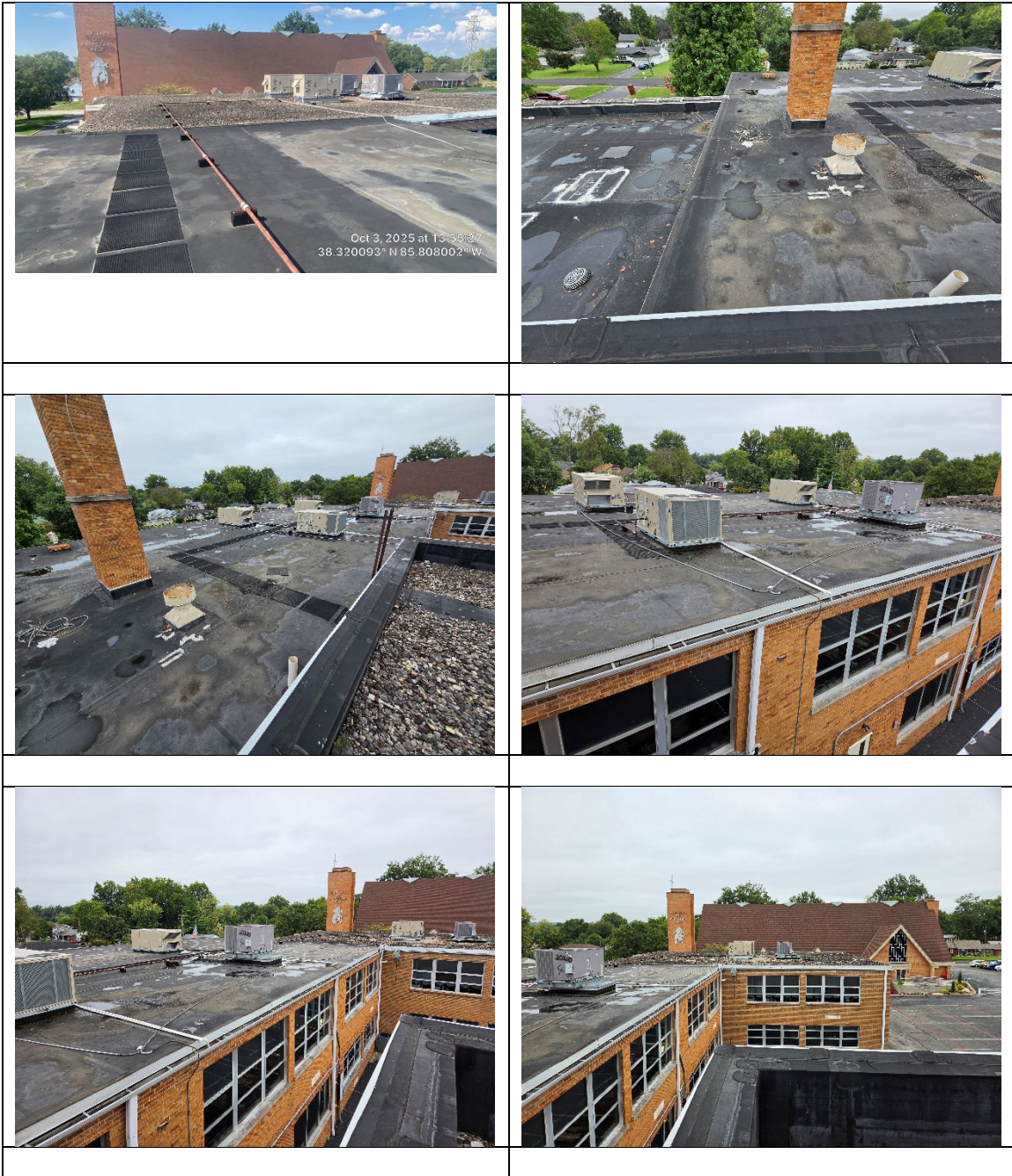
 OUR LADY

 of PERPETUAL HELP

 CATHOLIC CHURCH

B.3 Section 3 – School  Oct 3, 2025 at 13:54:20 38.320123° N 85.807759° W	 Oct 3, 2025 at 13:54:43 38.319987° N 85.807769° W
 Oct 3, 2025 at 13:55:08 38.320037° N 85.807719° W	 Oct 3, 2025 at 13:55:24 38.320084° N 85.807949° W  Oct 3, 2025 at 13:55:00 38.320033° N 85.807737° W  Oct 3, 2025 at 13:56:34 38.320101° N 85.808013° W

OUR LADY
of PERPETUAL HELP
CATHOLIC CHURCH



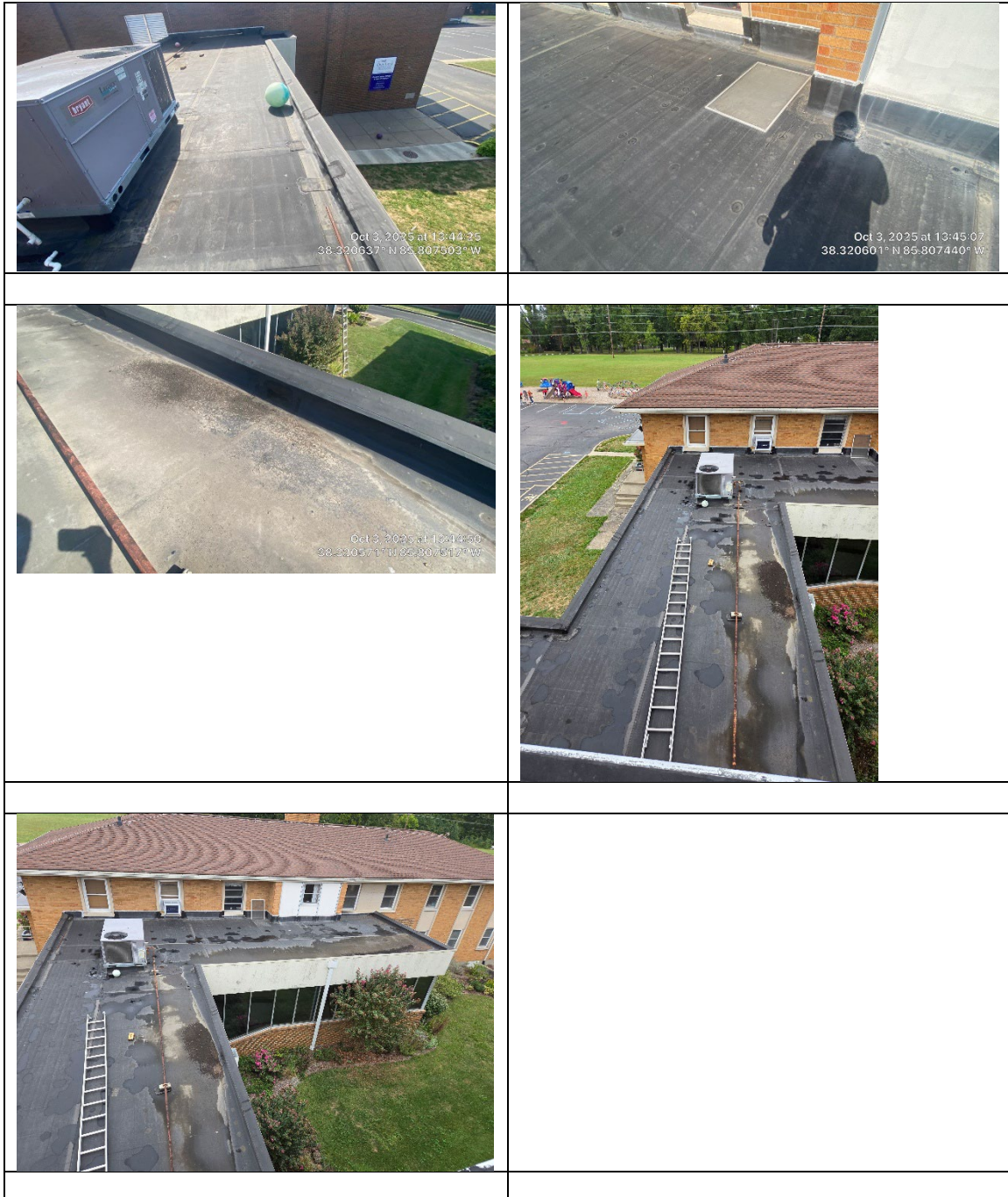
OUR LADY

 of PERPETUAL HELP

 CATHOLIC CHURCH

B.4 Section 4 - School 	
B.5 Section 5 - Walkway / Connector 	
	
	

OUR LADY
PERPETUAL HELP
CATHOLIC CHURCH



B.6 Section 6 	
B.7 Section 3 - Exploratory Opening - ZONE 3 	

OUR LADY
PERPETUAL HELP
CATHOLIC CHURCH

