



**PURCHASING ITEM
FOR
COUNCIL AGENDA**

1. Agenda Item Number:

15

2. Council Meeting Date:

July 10, 2014

TO: MAYOR & COUNCIL

3. Date Prepared: June 30, 2014

THROUGH: CITY MANAGER

4. Requesting Department:
City Manager

5. SUBJECT: Agreement BF4-910-3394 for Roof Replacement & Restoration at the Police Property and Evidence, Information Technology and Fire Station #8 buildings

6. RECOMMENDATION: Approval of Agreement BF4-910-3394 with VIP Roofing Services, LLC, for Roof Replacement & Restoration at the Police Property and Evidence, Information Technology and Fire Station #8 buildings in an amount not to exceed \$267,087.14.

7. BACKGROUND/DISCUSSION: For the past several years Building and Facilities has implemented a roofing maintenance and monitoring program. The program includes a comprehensive inspection of the existing roof conditions and prioritizes when a roof needs to be replaced or restored. For this year the City has identified the Police Property and Evidence building, the lower roof of the Information Technology building and Fire Station #8 buildings for replacement and or restoration.

The Police Property and Evidence building consists of four separate roofs. The largest portion of the project at this facility will be the replacement of the asphalt built up roof with a new single ply roofing membrane. The three remaining roofs will receive a new coating that will be applied over the existing membrane.

The Information Technology building lower roof and Fire Station #8 roofs will have the existing gravel ballasted and asphalt built up roof replaced with a new single ply membrane. All three new roofing systems will come with a twenty (20) year warranty and the recoated roofs will have a twelve (12) year warranty.

Completion time for the work is sixty (60) calendar days after issuance of a purchase order.

8. EVALUATION PROCESS: An Invitation for Bid (IFB) was issued on June 5, 2014. The bid was advertised and all registered vendors were notified. Six (6) responses were received and evaluated as listed below. City staff is recommending award to VIP Roofing Services, LLC the lowest, responsive and responsible bidder.

VIP Roofing	\$267,087.14	Tecta America	\$300,622.00
Star Roofing	\$282,086.00	Jim Brown & Sons	\$305,534.10
Progressive	\$293,694.00	Starkweather	\$315,581.04

9. FINANCIAL IMPLICATIONS:

Costs	\$ 267,087.14
Savings	N/A
Long Term Costs	N/A

<u>Account Name</u>	<u>Fund Number</u>	<u>Project #</u>	<u>Funds</u>
Existing Bldg & Renovations & Repairs	401.3210.6210	6GG628	\$267,084.14

10. PROPOSED MOTION: Move to approve Agreement BF4-910-3394 with VIP Roofing Services, LLC, for Roof Replacement & Restoration at the Police Property and Evidence, Information Technology and Fire Station #8 buildings in an amount not to exceed \$267,087.14.

APPROVALS

11. Requesting Department



Kris Kircher, Facilities Maintenance Manager

12. Department Head



Marsha Reed, Assistant City Manager

13. Procurement Officer



Raquel McMahon, CPPB

14. City Manager



Rich Dlugas

**CITY OF CHANDLER SERVICES AGREEMENT
ROOF REPLACEMENT/RESTORATION @ VARIOUS CITY BUILDINGS
AGREEMENT NO.: BF4-910-3394**

THIS AGREEMENT is made and entered into this ____ day of _____, 2014, by and between the City of Chandler, a Municipal Corporation of the State of Arizona, hereinafter referred to as "CITY", and **VIP ROOFING SERVICES, LLC**, hereinafter referred to as "CONTRACTOR".

WHEREAS, CONTRACTOR represents that CONTRACTOR has the expertise and is qualified to perform the services described in the Agreement.

NOW THEREFORE, in consideration of the mutual promises and obligations set forth herein, the parties hereto agree as follows:

1. CONTRACT ADMINISTRATOR:

- 1.1. Contract Administrator.** CONTRACTOR shall act under the authority and approval of the Facilities Maintenance Manager/designee (Contract Administrator), to provide the services required by this Agreement.
- 1.2. Key Staff.** This Contract has been awarded to CONTRACTOR based partially on the key personnel proposed to perform the services required herein. CONTRACTOR shall not change nor substitute any of these key staff for work on this Contract without prior written approval by CITY.
- 1.3. Subcontractors.** During the performance of the Agreement, CONTRACTOR may engage such additional SUBCONTRACTORS as may be required for the timely completion of this Agreement. In the event of subcontracting, the sole responsibility for fulfillment of all terms and conditions of this Agreement rests with CONTRACTOR.
- 1.4. Subcontracts.** CONTRACTOR shall not enter into any Subcontract under this Contract for the performance of this Contract without the advance written approval of CITY. The subcontract shall incorporate by reference the terms and conditions of this Contract.

2. SCOPE OF WORK: CONTRACTOR shall perform Roof Replacements & Restorations at Various City Buildings all as more specifically set forth in the Scope of Work, labeled Exhibit B, attached hereto and made a part hereof by reference and as set forth in the Specifications and details included therein.

- 2.1. Non-Discrimination.** The CONTRACTOR shall comply with State Executive Order No. 99-4 and all other applicable City, State and Federal laws, rules and regulations, including the Americans with Disabilities Act.
- 2.2. Licenses.** CONTRACTOR shall maintain in current status all Federal, State and local licenses and permits required for the operation of the business conducted by the CONTRACTOR as applicable to this contract.
- 2.3. Advertising, Publishing and Promotion of Contract.** The CONTRACTOR shall not use, advertise or promote information for benefit concerning this Contract without the prior written approval of the CITY.
- 2.4. Compliance With Applicable Laws.** CONTRACTOR shall comply with all applicable Federal, state and local laws, and with all applicable licenses and permit requirements.

- 2.4.1** Pursuant to the provisions of A.R.S. § 41-4401, the Contractor hereby warrants to the City that the Contractor and each of its subcontractors ("Subcontractors") will comply with all Federal Immigration laws and regulations that relate to the immigration status of their employees and the requirement to use E-Verify set forth in A.R.S. §23-214(A) (hereinafter "Contractor Immigration Warranty").
- 2.4.2** A breach of the Contractor Immigration Warranty (Exhibit A) shall constitute a material breach of this Contract that is subject to penalties up to and including termination of the contract.
- 2.4.3** The City retains the legal right to inspect the papers of any Contractor or Subcontractor employee who works on this Contract to ensure that the Contractor or Subcontractor is complying with the Contractor Immigration Warranty. The Contractor agrees to assist the City in the conduct of any such inspections.
- 2.4.4** The City may, at its sole discretion, conduct random verifications of the employment records of the Contractor and any Subcontractors to ensure compliance with Contractors Immigration Warranty. The Contractor agrees to assist the City in performing any such random verifications.
- 2.4.5** The provisions of this Article must be included in any contract the Contractor enters into with any and all of its subcontractors who provide services under this Contract or any subcontract. "Services" are defined as furnishing labor, time or effort in the State of Arizona by a contractor or subcontractor. Services include construction or maintenance of any structure, building or transportation facility or improvement to real property.
- 2.4.6** In accordance with A.R.S. §35-393.06, the Contractor hereby certifies that the Offeror does not have scrutinized business operations in Iran.
- 2.4.7** In accordance with A.R.S. §35-391.06, the Contractor hereby certifies that the Offeror does not have scrutinized business operations in Sudan.
- 2.4.8 Warranty (Period of Time).** Each Bid must provide a warranty/guarantee against defects in materials, workmanship and/or performance for all items listed as follows per location:

Police Property and Evidence East Low Roof. 576 W. Pecos	CONTRACTOR shall provide to the City of Chandler Republic's 20 year Labor and Material warranty on the Cooley C3 60 mil RAM single ply membrane.
Police Property and Evidence Middle and West Roof Restoration. 576 W. Pecos	CONTRACTOR shall provide to the City of Chandler, Republic's 12 Year Material Warranty. CONTRACTOR shall provide a 5 Year Labor Warranty.
Information Technology Southeast Low Roof 275 E. Buffalo	CONTRACTOR shall provide to the City of Chandler Republic's 20 year Labor and Material warranty on the Cooley C3 60 mil RAM single ply membrane.
Fire Station #8 711 W. Frye	CONTRACTOR shall provide to the City of Chandler Republic's 20 year Labor and Material warranty on the Cooley C3 60 mil RAM single ply membrane.
Police Property and Evidence Foam Re-roof at NW Metal Roofing 576 W. Pecos	CONTRACTOR shall provide to the City of Chandler Pro-Tech Products 10 year Labor and Material warranty.

3. **ACCEPTANCE AND DOCUMENTATION:** Each task shall be reviewed and approved by the Contract Administrator to determine acceptable completion.
- 3.1. **Records.** The CONTRACTOR shall retain and shall contractually require each SUBCONTRACTOR to retain all data and other "records" relating to the acquisition and performance of the Contract for a period of five years after the completion of the Contract.
- 3.2. **Audit.** At any time during the term of this Contract and five (5) years thereafter, the CONTRACTOR'S or any SUBCONTRACTOR'S books and records shall be subject to audit by the City to the extent that the books and records relate to the performance of the Contract or Subcontract. Upon request, the CONTRACTOR shall produce a legible copy of any or all such records.
- 3.3. **New/Current Products.** All equipment, materials, parts and other components incorporated in the work or services performed pursuant to this Contract shall be new, or the latest model and of the most suitable grade for the purpose intended. All work shall be performed in a skilled and workmanlike manner.
- 3.4. **Property of CITY.** Any materials, including reports, computer programs and other deliverables, created under this Contract are the sole property of CITY. CONTRACTOR is not entitled to a patent or copyright on those materials and may not transfer the patent or copyright to anyone else. CONTRACTOR shall not use or release these materials without the prior written consent of CITY.
4. **PRICE:** CITY shall pay to CONTRACTOR an amount not to exceed **TWO HUNDRED SIXTY SEVEN THOUSAND EIGHTY SEVEN DOLLARS FOURTEEN CENTS (\$267,087.14)** for the completion of all the work and services described herein, which sum shall include all costs or expenses incurred by CONTRACTOR, payable as set forth in Exhibit C, attached hereto and made a part hereof by reference.
- 4.1. **Taxes.** CONTRACTOR shall be solely legally responsible for any and all tax obligations, which may result out of CONTRACTOR'S performance of this Contract. CITY shall have no legal obligation to pay any amounts for taxes, of any type, incurred by CONTRACTOR. City agrees that Contractor may bill the City for applicable privilege license taxes which are paid for by Contractor and that the City will reimburse Contractor for privilege license taxes actually paid by Contractor. If Contractor obtains any refund of privilege license taxes paid, City will be entitled to a refund of such amounts.
- 4.2. CONTRACTOR shall be solely responsible for any and all tax obligations, which may result out of the CONTRACTOR'S performance of this Agreement. The CITY shall have no obligation to pay any amounts for taxes, of any type, incurred by the CONTRACTOR.
- 4.3. **Payment.** A separate invoice shall be issued for each shipment of material or service performed, and no payment will be issued prior to receipt of material and/or completion of specified services and receipt of a correct invoice.
- 4.4. **Estimated Quantities.** The quantities shown on Exhibit C (the Price List) are estimates only, based upon available information. Payment shall be based on actual quantities and there is no guarantee that any certain quantity shall be required by CITY. City reserves the right to increase or decrease the quantities actually required.
- 4.5. **IRS W9 Form.** In order to receive payment CONTRACTOR shall have a current I.R.S. W9 Form on file with CITY, unless not required by law.
- 4.6. **Acceptance by City.** CITY reserves the right to accept or reject the request for a price increase. If CITY approves the price increase, the price shall remain firm for the renewal term for which it was requested. If a price increase is agreed upon a written Contract Amendment must be approved and executed by the Parties.

5. **TERM:** The work must be completed within **SIXTY (60)** days from the Notice to Proceed.
6. **USE OF THIS CONTRACT:** The Contract is for the sole convenience of the City of Chandler. CITY reserves the rights to obtain like services from another source to secure significant cost savings or when timely completion cannot be met by CONTRACTOR.
- 6.2. **Emergency Purchases:** CITY reserves the rights to purchase from other sources those items, which are required on an emergency basis and cannot be supplied immediately by the CONTRACTOR.
7. **CITY'S CONTRACTUAL REMEDIES:**
 - 7.1. **Right to Assurance.** If the City in good faith has reason to believe that the CONTRACTOR does not intend to, or is unable to perform or continue performing under this Contract, the Contract Administrator may demand in writing that the CONTRACTOR give a written assurance of intent to perform. Failure by the CONTRACTOR to provide written assurance within the number of Days specified in the demand may, at the City's option, be the basis for terminating the Contract in addition to any other rights and remedies provided by law or this Contract.
 - 7.2. **Stop Work Order.** The City may, at any time, by written order to the CONTRACTOR, require the CONTRACTOR to stop all or any part, of the work called for by this Contract for period(s) of days indicated by the City after the order is delivered to the CONTRACTOR. The order shall be specifically identified as a stop work order issued under this clause. Upon receipt of the order, the CONTRACTOR shall immediately comply with its terms and take all reasonable steps to minimize the incurrence of costs allocable to the work covered by the order during the period of work stoppage.
 - 7.3. If a stop work order issued under this clause is canceled or the period of the order or any extension expires, the CONTRACTOR shall resume work. The Contract Administrator shall make an equitable adjustment in the delivery schedule or Contract price, or both, and the Contract shall be amended in writing accordingly.
 - 7.4. **Non-exclusive Remedies.** The rights and the remedies of the City under this Contract are not exclusive.
 - 7.5. **Nonconforming Tender.** Services and materials supplied under this Contract shall fully comply with Contract requirements and specifications. Services or materials that do not fully comply constitute a breach of contract.
 - 7.6. **Right of Offset.** The City shall be entitled to offset against any sums due CONTRACTOR, any expenses or costs incurred by the City, or damages assessed by the City concerning the CONTRACTOR'S non-conforming performance or failure to perform the Contract, including expenses to complete the work and other costs and damages incurred by CITY.
8. **TERMINATION:**
 - 8.1. **Termination for Convenience:** CITY reserves the right to terminate this Agreement or any part thereof for its sole convenience with thirty (30) days written notice. In the event of such termination, CONTRACTOR shall immediately stop all work hereunder, and shall immediately cause any of its suppliers and subCONTRACTORS to cease such work. As compensation in full for services performed to the date of such termination, the CONTRACTOR shall receive a fee for the percentage of services actually performed. This fee shall be in the amount to be mutually agreed upon by the CONTRACTOR and CITY, based on the agreed Scope of Work. If there is no mutual agreement, the Management Services Director shall determine the percentage of work performed under each task detailed in the Scope of Work and the CONTRACTOR'S compensation shall be based upon such determination and CONTRACTOR'S fee schedule included herein.

- 8.2. Termination for Cause:** City may terminate this Agreement for Cause upon the occurrence of any one or more of the following events:
- 1) If CONTRACTOR fails to perform pursuant to the terms of this Agreement
 - 2) If CONTRACTOR is adjudged a bankrupt or insolvent;
 - 3) If CONTRACTOR makes a general assignment for the benefit of creditors;
 - 4) If a trustee or receiver is appointed for CONTRACTOR or for any of CONTRACTOR'S property;
 - 5) If CONTRACTOR files a petition to take advantage of any debtor's act, or to reorganize under the bankruptcy or similar laws;
 - 6) If CONTRACTOR disregards laws, ordinances, rules, regulations or orders of any public body having jurisdiction;
 - 7) Where Agreement has been so terminated by CITY, the termination shall not affect any rights of CITY against CONTRACTOR then existing or which may thereafter accrue.
- 8.3. Cancellation for Conflict of Interest.** Pursuant to A.R.S. § 38-511, CITY may cancel this Contract after Contract execution without penalty or further obligation if any person significantly involved in initiating, negotiating, securing, drafting or creating the Contract on behalf of the City is or becomes at any time while this Contract or an extension of this Contract is in effect, an employee of or a consultant to any other party to this Contract. The cancellation shall be effective when the CONTRACTOR receives written notice of the cancellation unless the notice specifies a later time.
- 8.4. Gratuities.** CITY may, by written notice, terminate this Contract, in whole or in part, if CITY determines that employment or a Gratuity was offered or made by CONTRACTOR or a representative of CONTRACTOR to any officer or employee of CITY for the purpose of influencing the outcome of the procurement or securing this Contract, an amendment to this Contract, or favorable treatment concerning this Contract, including the making of any determination or decision about contract performance. The CITY, in addition to any other rights or remedies, shall be entitled to recover exemplary damages in the amount of three times the value of the Gratuity offered by CONTRACTOR.
- 8.5. Suspension or Debarment.** CITY may, by written notice to the CONTRACTOR, immediately terminate this Contract if CITY determines that CONTRACTOR has been debarred, suspended or otherwise lawfully prohibited from participating in any public procurement activity, including but not limited to, being disapproved as a SUBCONTRACTOR of any public procurement unit or other governmental body. Submittal of an offer or execution of a contract shall attest that the CONTRACTOR is not currently suspended or debarred. If CONTRACTOR becomes suspended or debarred, CONTRACTOR shall immediately notify CITY.
- 8.6. Continuation of Performance Through Termination.** The CONTRACTOR shall continue to perform, in accordance with the requirements of the Contract, up to the date of termination, as directed in the termination notice.
- 8.7. No Waiver.** Either party's failure to insist on strict performance of any term or condition of the Contract shall not be deemed a waiver of that term or condition even if the party accepting or acquiescing in the nonconforming performance knows of the nature of the performance and fails to object to it.
- 8.8. Availability of Funds for the next Fiscal Year.** Funds may not presently be available under this agreement beyond the current fiscal year. No legal liability on the part of the CITY for services may arise under this agreement beyond the current fiscal year until funds are made available for performance of this agreement. The CITY may reduce services or terminate this agreement without further recourse, obligation, or penalty in the event that insufficient funds are appropriated. The City Manager shall have the sole and unfettered discretion in determining the availability of funds.

9. **FORCE MAJEURE:** Neither party shall be responsible for delays or failures in performance resulting from acts beyond their control. Such acts shall include, but not be limited to, acts of God, riots, acts of war, epidemics, governmental regulations imposed after the fact, fire, communication line failures, power failures, or earthquakes.
10. **DISPUTE RESOLUTION:**
- 10.1. **Arizona Law.** This Agreement shall be governed and interpreted according to the laws of the State of Arizona.
- 10.2. **Jurisdiction and Venue.** The parties agree that this Agreement is made in and shall be performed in Maricopa County. Any lawsuits between the Parties arising out of this Agreement shall be brought and concluded in the courts of Maricopa County in the State of Arizona, which shall have exclusive jurisdiction over such lawsuits.
- 10.3. **Fees and Costs.** Except as otherwise agreed by the parties, the prevailing party in any adjudicated dispute relating to this Agreement is entitled to an award of reasonable attorney's fees, expert witness fees and costs including, as applicable, arbitrator fees; provided, however, that no award of attorney's fees shall exceed ten percent (10%) of the damages awarded the prevailing party unless the non-prevailing party has been determined to have acted in bad faith or in a frivolous manner during the adjudication.
11. **INDEMNIFICATION:** To the fullest extent permitted by law, CONTRACTOR, its successors, assigns and guarantors, shall defend, indemnify and hold harmless City and any of its elected or appointed officials, officers, directors, commissioners, board members, agents or employees from and against any and all allegations, demands, claims, proceedings, suits, actions, damages, including, without limitation, property damage, environmental damages, personal injury and wrongful death claims, losses, expenses (including claim adjusting and handling expenses), penalties and fines (including, but not limited to, attorney fees, court costs, and the cost of appellate proceedings), judgments or obligations, which may be imposed upon or incurred by or asserted against the City by reason of this Agreement or the services performed or permissions granted under it, or related to, arising from or out of, or resulting from any negligent or intentional actions, acts, errors, mistakes or omissions caused in whole or part by CONTRACTOR, or any of its subcontractors, or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, relating to the discharge of any duties or the exercise of any rights or privileges arising from or incidental to this Agreement, including but not limited to, any injury or damages claimed by any of CONTRACTOR's and subcontractor's employees
12. **INSURANCE:**
1. General.
- A. At the same time as execution of this Agreement, the CONTRACTOR shall furnish the City of Chandler a certificate of insurance on a standard insurance industry ACORD form. The ACORD form must be issued by an insurance company authorized to transact business in the State of Arizona possessing a current A.M. Best, Inc. rating of A-7, or better and legally authorized to do business in the State of Arizona with policies and forms satisfactory to CITY. Provided, however, the A.M. Best rating requirement shall not be deemed to apply to required Workers' Compensation coverage.
- B. The CONTRACTOR and any of its subcontractors, subconsultants or sublicensees shall procure and maintain, until all of their obligations have been discharged, including any warranty periods under this Agreement are satisfied, the insurances set forth below.
- C. The insurance requirements set forth below are minimum requirements for this Agreement and in no way limit the indemnity covenants contained in this Agreement.

- D. The City in no way warrants that the minimum insurance limits contained in this Agreement are sufficient to protect CONTRACTOR from liabilities that might arise out of the performance of the Agreement services under this Agreement by CONTRACTOR, its agents, representatives, employees, subcontractors, sublicensees or subconsultants and the CONTRACTOR is free to purchase any additional insurance as may be determined necessary.
- A. Failure to demand evidence of full compliance with the insurance requirements in this Agreement or failure to identify any insurance deficiency will not relieve the CONTRACTOR from, nor will it be considered a waiver of its obligation to maintain the required insurance at all times during the performance of this Agreement.
- F. Use of SubContractors: If any work is subcontracted in any way, the CONTRACTOR shall execute a written agreement with Subcontractor containing the same Indemnification Clause and Insurance Requirements as the City requires of the CONTRACTOR in this Agreement. The CONTRACTOR is responsible for executing the Agreement with the Subcontractor and obtaining Certificates of Insurance and verifying the insurance requirements.
2. Minimum Scope And Limits Of Insurance. The CONTRACTOR shall provide coverage with limits of liability not less than those stated below.
- A. *Commercial General Liability-Occurrence Form.* CONTRACTOR must maintain "occurrence" form Commercial General Liability insurance with a limit of not less than \$2,000,000 for each occurrence, \$4,000,000 aggregate. Said insurance must also include coverage for products and completed operations, independent contractors, personal injury and advertising injury. If any Excess insurance is utilized to fulfill the requirements of this paragraph, the Excess insurance must be "follow form" equal or broader in coverage scope than underlying insurance.
- B. *Automobile Liability-Any Auto or Owned, Hired and Non-Owned Vehicles Vehicle Liability:* CONTRACTOR must maintain Business/Automobile Liability insurance with a limit of \$1,000,000 each accident on CONTRACTOR owned, hired, and non-owned vehicles assigned to or used in the performance of the CONTRACTOR's work or services under this Agreement. If any Excess or Umbrella insurance is utilized to fulfill the requirements of this paragraph, the Excess or Umbrella insurance must be "follow form" equal or broader in coverage scope than underlying insurance.
- C. *Workers Compensation and Employers Liability Insurance:* CONTRACTOR must maintain Workers Compensation insurance to cover obligations imposed by federal and state statutes having jurisdiction of CONTRACTOR employees engaged in the performance of work or services under this Agreement and must also maintain Employers' Liability insurance of not less than \$1,000,000 for each accident and \$1,000,000 disease for each employee.
- D. *Builders' Risk Insurance (Course of Construction).* The CONTRACTOR bears all responsibility for loss to all Work being performed and to buildings under construction. Unless waived in writing by the City of Chandler, the CONTRACTOR will purchase and maintain in force Builders' Risk-Installation insurance on the entire Work until completed and accepted by the City. This insurance will be Special Causes of Loss policy form, (minimally including perils of fire, flood, lightning, explosion, windstorm and hail, smoke, aircraft and vehicles, riot and civil commotion, theft, vandalism, malicious mischief, and collapse), completed value, replacement cost policy form equal to the GMP and all subsequent modifications. The CONTRACTOR's Builders' Risk-Installation insurance must be primary and not contributory.
1. Builders' Risk-Installation insurance must name the City of Chandler, the CONTRACTOR and all tiers of Sub Contractors as Additional Insured's and must contain a provision that this insurance will not be canceled or materially altered without at least 30 days advance notice to the City. The City must also be named as a Loss Payee under Builders' Risk-Installation coverage.

2. Builders' Risk-Installation insurance must cover the entire Work including reasonable compensation for architects and engineers' services and expenses and other "soft costs" made necessary by an insured loss. Builders' Risk-Installation insurance must provide coverage from the time any covered property comes under the CONTRACTOR's control and or responsibility, and continue without interruption during course of construction, renovation and or installation, including any time during which any project property or equipment is in transit, off site, or while on site for future use or installation. Insured property must include, but not be limited to, scaffolding, false work, and temporary buildings at the site. This insurance must also cover the cost of removing debris, including demolition as may be legally required by operation of any law, ordinance, regulation or code.

3. The CONTRACTOR must also purchase and maintain Boiler and Machinery insurance with the same requirements as Builders' Risk-Installation insurance cited above if the Work to be performed involves any exposures or insurable property normally covered under a Boiler and Machinery insurance policy or made necessary as required by law or testing requirements in the performance of this Agreement. The CONTRACTOR will be responsible for any and all deductibles under these policies and the CONTRACTOR waives all rights of recovery and subrogation against the City under the CONTRACTOR-provided Builders' Risk-Installation insurance described above.

4. Builders' Risk Insurance must be maintained until whichever of the following first occurs: (i) final payment has been made; or, (ii) until no person or entity, other than the City, has an insurable interest in the property required to be covered.
 - a. The Builders' Risk insurance must be endorsed so that the insurance will not be canceled or lapse because of any partial use or occupancy by the City.
 - b. This insurance must include as named insureds, the City, the CONTRACTOR, SubContractors, Subconsultants and others with an insurable interest in the Work who will be named as additional insureds unless they are able to provide some level of coverage with the City and CONTRACTOR named as additional insureds. Certificates must contain a provision that the insurance will not be canceled or materially altered without at least 30 days advance notice to the City. The City must also be named as a Loss Payee under the Builders' Risk-Installation coverage.
 - c. This insurance must be written using the Special Causes of Loss policy form, replacement cost basis.
 - d. All rights of subrogation are, by this Agreement, waived against the City of Chandler, its officers, officials, agents and employees.
 - e. The CONTRACTOR is responsible for payment of all deductibles under the Builders' Risk policy.

3. Additional Policy Provisions Required.
 - A. *Self-Insured Retentions Or Deductibles.* Any self-insured retentions and deductibles must be declared and approved by the City. If not approved, the City may require that the insurer reduce or eliminate any deductible or self-insured retentions with respect to the City, its officers, officials, agents, employees, and volunteers.
 - B. *City as Additional Insured.* The policies are to contain, or be endorsed to contain, the following provisions:
 1. The Commercial General Liability and Automobile Liability policies are to contain, or be endorsed to contain, the following provisions: The City, its officers, officials, agents, and employees are additional insureds with respect to liability arising out of activities performed by, or on behalf of, the

CONTRACTOR including the City's general supervision of the CONTRACTOR; Products and Completed operations of the CONTRACTOR; and automobiles owned, leased, hired, or borrowed by the CONTRACTOR.

2. The CONTRACTOR's insurance must contain broad form contractual liability coverage and must not exclude liability arising out of explosion, collapse, or underground property damage hazards ("XCU") coverage.
 3. The City, its officers, officials, agents, and employees must be additional insureds to the full limits of liability purchased by the CONTRACTOR even if those limits of liability are in excess of those required by this Agreement.
 4. The CONTRACTOR's insurance coverage must be primary insurance with respect to the City, its officers, officials, agents, and employees. Any insurance or self-insurance maintained by the City, its officers, officials, agents, and employees shall be in excess of the coverage provided by the CONTRACTOR and must not contribute to it.
 5. The CONTRACTOR's insurance must apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
 6. Coverage provided by the CONTRACTOR must not be limited to the liability assumed under the indemnification provisions of this Agreement.
 7. The policies must contain a severability of interest clause and waiver of subrogation against the City, its officers, officials, agents, and employees, for losses arising from Work performed by the CONTRACTOR for the City.
 8. The CONTRACTOR, its successors and or assigns, are required to maintain Commercial General Liability insurance as specified in this Agreement for a minimum period of 3 years following completion and acceptance of the Work. The CONTRACTOR must submit a Certificate of Insurance evidencing Commercial General Liability insurance during this 3 year period containing all the Agreement insurance requirements, including naming the City of Chandler, its agents, representatives, officers, directors, officials and employees as Additional Insured as required.
 9. If a Certificate of Insurance is submitted as verification of coverage, the City will reasonably rely upon the Certificate of Insurance as evidence of coverage but this acceptance and reliance will not waive or alter in any way the insurance requirements or obligations of this Agreement. If any of the required policies expire during the life of this Agreement, the CONTRACTOR must forward renewal or replacement Certificates to the City within 10 days after the renewal date containing all the necessary insurance provisions.
13. **NOTICES:** All notices or demands required to be given pursuant to the terms of this Agreement shall be given to the other party in writing, delivered by hand or registered or certified mail, at the addresses set forth below, or to such other address as the parties may substitute by written notice given in the manner prescribed in this paragraph.

In the case of the CITY

Contract Administrator: Facilities Maint. Mgr.
Contact: Kris Kircher
Mailing Address: PO Box 4008 MS 906
Physical Address: 650 E. Ryan Rd.
City, State, Zip: Chandler, AZ 85225
Phone: 480-782-2407
FAX: 480-782-2560

In the case of the CONTRACTOR

Firm Name: VIP Roofing Services, LLC
Contact: Octavio "Tavo" Ortega
Address: 520 W. Warner Rd.
City, State, Zip: Tempe, AZ 85284
Phone: 480-961-7663
FAX: 480-961-8790
info@viproofingservices.com

Notices shall be deemed received on date delivered, if delivered by hand, and on the delivery date indicated on receipt if delivered by certified or registered mail.

14. CONFLICT OF INTEREST:

- 14.1. No Kickback.** CONTRACTOR warrants that no person has been employed or retained to solicit or secure this Agreement upon an agreement or understanding for a commission, percentage, brokerage or contingent fee; and that no member of the City Council or any employee of the CITY has any interest, financially or otherwise, in the firm unless this interest has been declared pursuant to the provisions of A.R.S. Section 38-501. Any such interests were disclosed in CONTRACTOR'S proposal to the CITY.
- 14.2. Kickback Termination.** CITY may cancel any contract or agreement, without penalty or obligation, if any person significantly involved in initiating, negotiating, securing, drafting or creating the agreement on behalf of the CITY is, at any time while the Agreement or any extension of the Agreement is in effect, an employee of any other party to the Agreement in any capacity or a CONTRACTOR to any other party to the Agreement with respect to the subject matter of the Agreement. The cancellation shall be effective when written notice from CITY is received by all other parties, unless the notice specifies a later time (A.R.S. §38-511).
- 14.3. No Conflict:** CONTRACTOR stipulates that its officers and employees do not now have a conflict of interest and it further agrees for itself, its officers and its employees that it will not contract for or accept employment for the performance of any work or services with any individual business, corporation or government unit that would create a conflict of interest in the performance of its obligations pursuant to this project.

15. GENERAL TERMS:

- 15.1. Ownership.** All deliverables and/or other products of the Contract (including but not limited to all software documentation, reports, records, summaries and other matter and materials prepared or developed by CONTRACTOR in performance of the Contract) shall be the sole, absolute and exclusive property of CITY, free from any claim or retention of right on the part of CONTRACTOR, its agents, sub-contractors, officers or employees.
- 15.2. Performance and Payment Bonds.**

Within fifteen (15) days from the time a Contract is awarded, CONTRACTOR shall furnish fully executed Performance and Payment Bond (Labor and Materials) in such form and context as determined by CITY from a surety approved by CITY. Said bonds shall be in a sum no less than one hundred (100%) of the Contract price.

CITY has the option to forfeit said bonds if the Contract is terminated by the default of CONTRACTOR or if CITY determines that CONTRACTOR is unable or unwilling to complete the work as specified in the Contract Documents.

If the Contract schedule is not adhered to, and CITY determines that the work is unlikely to be completed within a reasonable time after the original target date, then CITY may terminate the Contract and collect the Performance Bond.

The Performance Bond will be reviewed annually and any increases in the contract amount will require bond to be increased and reissued.

- 15.3. Entire Agreement.** This Agreement, including all Exhibits attached hereto, constitutes the entire understanding of the parties and supersedes all previous representations, written or oral, with respect to the services specified herein. This Agreement may not be modified or amended except by a written document, signed by authorized representatives or each party.

- 15.4. **Arizona Law.** This Agreement shall be governed and interpreted according to the laws of the State of Arizona.
- 15.5. **Assignment:** Services covered by this Agreement shall not be assigned in whole or in part without the prior written consent of the CITY.
- 15.6. **Amendments.** The Contract may be modified only through a written Contract Amendment executed by authorized persons for both parties. Changes to the Contract, including the addition of work or materials, the revision of payment terms, or the substitution of work or materials, directed by a person who is not specifically authorized by the City in writing or made unilaterally by the CONTRACTOR are violations of the Contract. Any such changes, including unauthorized written Contract Amendments shall be void and without effect, and the CONTRACTOR shall not be entitled to any claim under this Contract based on such changes.
- 15.7. **Independent CONTRACTOR.** The CONTRACTOR under this Contract is an independent CONTRACTOR. Neither party to this Contract shall be deemed to be the employee or agent of the other party to the Contract.
- 15.8. **No Parole Evidence.** This Contract is intended by the parties as a final and complete expression of their agreement. No course of prior dealings between the parties and no usage of the trade shall supplement or explain any terms used in this document and no other understanding either oral or in writing shall be binding.
- 15.9. **Authority:** Each party hereby warrants and represents that it has full power and authority to enter into and perform this Agreement, and that the person signing on behalf of each has been properly authorized and empowered to enter this Agreement. Each party further acknowledges that it has read this Agreement, understands it, and agrees to be bound by it.

IN WITNESS WHEREOF, the parties have hereunto subscribed their names to this ____ day of _____, 2014.

FOR THE CITY OF CHANDLER

FOR THE CONTRACTOR

Mayor

By: 
Signature Octavio R. Ortega

ATTEST:

SEAL

ATTEST: If Corporation

City Clerk

Secretary Zona Michelena

Approved as to form:

City Attorney


EXHIBIT A

**Contractor Immigration Warranty
To Be Completed by Contractor Prior to Execution of Contract**

A.R.S. § 41-4401 requires as a condition of your contract verification of compliance by the contractor and subcontractors with the Federal Immigration and Nationality Act (FINA), all other Federal immigration laws and regulations, and A.R.S. § 23-214 related to the immigration status of its employees.

By completing and signing this form the contractor shall attest that it and all subcontractors performing work under the cited contract meet all conditions contained herein.

Contract Number: BF4-910-3394		
Name (as listed in the contract): VIP Roofing Services, LLC		
Street Name and Number: 520 W. Warner Rd.		
City: Tempe	State: AZ	Zip Code: 85284

I hereby attest that:

1. The contractor complies with the Federal Immigration and Nationality Act (FINA), all other Federal immigration laws and regulations, and A.R.S. § 23-214 related to the immigration status of those employees performing work under this contract;
2. All subcontractors performing work under this contract comply with the Federal Immigration and Nationality Act (FINA), all other Federal immigration laws and regulations, and A.R.S. § 23-214 related to the immigration status of their employees.

Signature of Contractor (Employer) or Authorized Designee:



Printed Name: Octavio R. Ortega

Title: President

Date (month/day/year): 7/02/2014

EXHIBIT B SCOPE OF WORK

GENERAL INFORMATION

Contractor shall provide Roof Replacement/Restoration services at Various City Buildings.

GENERAL VENDOR QUALIFICATIONS

The Contractor shall be in compliance with all applicable Federal, State, Local, ANSI and OSHA laws, rules and regulations and all other applicable regulations for the term of this contract.

The Contractor, without additional expense to the City, shall be responsible for obtaining and maintaining any necessary licenses and permits required in connection with the completion of the required services herein.

The Bidder must hold a valid license issued by the State of Arizona Registrar of Contractors prior to submission of a bid and must maintain same throughout the duration of the contract term and any subsequent contract extensions. Failure to maintain said license may be grounds for default of the contract and subsequent termination.

The Contractor may not subcontract any segment or services covered herein, without prior approval of the Contract Administrator. All subcontractors used under the scope of this contract shall meet all requirements, terms and conditions set forth herein. All subcontracted services shall be warranted by and be the responsibility of the Contractor.

GENERAL PRODUCT AND MATERIAL REQUIREMENTS

All components (parts / products) furnished under the scope of this contract shall be new and shall be the standard product of a manufacturer, who is fully experienced, reputable, qualified and regularly engaged in the manufacture of the component to be furnished.

All products supplied by the Contractor shall meet all applicable Federal, State, Local, ANSI, and OSHA laws, rules, and regulations pertaining to the products covered under the scope of this contract.

SCHEDULE

Day to day work shall generally take place between 6 AM and 5 PM. Work outside of these times shall be discussed and approved by the City's Contract Administrator prior to commencement of the work.

The day to day installation must be coordinated with the Contract Administrator or assigned designee to avoid interference with normal business operations of each facility. No daily work will commence unless the work can be completed as agreed upon in order to not interfere with daily business.

It may be discovered that particular aspects of the work need to be performed after normal business hours. Typical conditions, warranting after normal business hours work, are factors such as too much construction noise, safety issues, air pollution, operational restrictions, the inability to shutdown particular City equipment during typical business hours or any other condition that may negatively affect the City staff and citizens near the work area. Any after-hours work shall be approved by the City's Contract Administrator before the contractor proceeds with any requested after hours work.

SCHEDULE (continued)

Contractor shall have access to perform work during the following hours. Any deviations must be pre-approved by the Contract Administrator.

LOCATION	HOURS
Police Property & Evidence East Roof Restoration. 576 W. Pecos	Monday-Friday 5:00am-4:30pm
Police Property & Evidence Middle and West Roof. 576 W. Pecos	Monday-Friday 5:00am-4:30pm
Information Technology Southeast Low Roof. 275 E. Buffalo	Monday-Friday 5:00am-4:30pm
Fire Station 8. 711 W. Frye	Monday-Friday 7:00am-4:30pm
Police Property & Evidence Foam Re-roof at NW Metal Roofing. 576 W. Pecos	Monday-Friday 5:00am-4:30pm

RESPONSE TIME TO JOB SITE

Contractor shall have a representative on site within two hours of contact from Contract Administrator, or as otherwise directed, to address issues that require immediate attention.

CONTRACTOR AND EMPLOYEE IDENTIFICATION

Contractor, contractor's employees and subcontractors shall wear a uniform shirt with company logo and/or name emblazoned on the shirt. And / or in lieu of shirts with logo or company name, the contractor, contractor's employees and subcontractors shall wear photo identification badges, with company name and or logo, and with the individuals name on the badge. Identification must be visible on their person at all times.

Any employee found working on the site without proper identification shall be removed from the work site by the Contractor, or Contract Administrator until proper identification is worn by the employee.

Contractor shall provide samples of employee identifying items at the Preconstruction meeting.

SAFETY

The contractor shall follow all established safety rules on site at all times.

No equipment, materials, products, or debris will be handled, or allowed to be handled in such a way as to allow harm to any persons.

The contractor shall not leave any hand tools, power tools, chemical products, and debris unattended. When not on the work site, the contractor shall properly store and secure all hand tools, power tools, equipment, associated devices, chemical products, and debris, restricting use or access by the public, and users of the building.

The work site shall be left in a safe and protected state, at all times. No holes or trenches will be left open when workers are not on the job site.

All Local, State, Federal, and OSHA safety requirements shall be followed in all aspects of the performance of the contract work.

Contractor shall follow NFPA 70E standards for electrical safety in the workplace. It is highly recommended that the contractor refresh knowledge of this standard or become familiar with the standard before proceeding with the on-site work.

SAFETY (continued)

Contractor shall have the appropriate fire extinguishers, classified for the task they are performing, at a proper distance and readily accessible from the work site at all times. If required, the contractor shall obtain a written "Hot Work Permit" from the City's Contract Administrator prior to the commencement of any welding, cutting, torching, soldering, brazing or any other construction method that may produce sparks.

Contractor shall not use City of Chandler owned equipment, tools, portable ladders or vehicles at any time.

Contractor may use building power outlets to power tools, lighting, and such, during the performance of the work of the contract.

Contractor may use building water bibs, as needed, in the performance of the work of the contract.

MSDS, for all materials requiring MSDS information, will be kept on site and a copy submitted to the Contract Administrator prior to application or use.

BARRICADING

It shall be the responsibility of the contractor to properly barricade construction zones and areas of concern with caution cones, tape and/or temporary fencing, in order to make safe areas for the public and building users and properly preventing unauthorized entry.

Do not block driveways and parking areas from ingress and egress. Temporary closures of driveways and parking areas shall be approved by the Contract Administrator before proceeding to barricade.

CLEAN UP

Contractor shall clean up the work site daily, removing all spent materials and other waste and debris. Leave the work site in safe manner free of debris as such to provide a safe site, free of being a safety or fire hazard.

Do not leave any solvents, mastics, glues, paints, cleaning rags , et cetera on the work site unattended and shall be properly stored and secured at the end of the day.

Leave work site clean, ready for use, at the end of the installation process.

CONTRACTOR'S DAMAGE

Damage to turf, landscaping items, irrigation equipment, paved surfaces, concrete surfaces, interior surfaces, furnishings, equipment, and all other associated appurtenances to be restored, by contractor, to existing conditions, at no additional expense to the City of Chandler. Repair work to be approved by the contract administrator prior to acceptance.

ADD ALTERNATES

The City intends to proceed with award recommendation of Locations 1, 2 and 3 on the Price page. Funds permitting the City will also recommend award of Locations 4 and/or 5. The City reserves the right to award any combination of locations 1-3, 1-4 or 1-5 based on available funds.

SPECIFICATIONS

Section 1-Police Property and East Low Roof 576 W. Pecos

CONTRACTOR shall provide a new roof as follows.

1. CONTRACTOR shall have a Registered Contractor Agreement with Republic Powdered Metals, Inc. in order to bid this scope of work.
2. CONTRACTOR shall have an infrared scan conducted to ensure existing insulation contains no trapped moisture prior to the re-roofing application.
3. CONTRACTOR shall spud all crushed granite aggregate from existing built-up roofing membrane and haul away.
4. CONTRACTOR shall thoroughly clean existing built-up roofing membrane in preparation of adhering Hunter Panels .5" H-Shield HD high density cover board.
5. CONTRACTOR shall number and remove all existing counter flashings and store for reinstallation at the completion of the new single ply roofing membrane. This process will facilitate in proper placement of counter flashings to their original position.
6. CONTRACTOR shall remove all existing built-up roofing base flashings from around parapet walls, pipe penetrations, and mechanical equipment cubs and haul away.
7. CONTRACTOR shall cut back existing built-up roofing membrane approximately 6" from the north, south and east perimeter edges and haul away.
8. CONTRACTOR shall mechanically attach a new 1/2" X 6" wood nailer along prepared perimeter edge. New wood nailer shall be set in beads of Liquid Nails adhesive prior to attachment.
9. CONTRACTOR shall install new 22 gauge metal strapping at all existing gutters so as to not interfere with new coated metal drip edge at all perimeter edge details.
10. CONTRACTOR shall utilize a low rise adhesive and adhere Hunter Panels .5" H-Shield HD high density cover board in preparation of new single ply membrane.
11. CONTRACTOR shall install Republic's Cooley C3 60 mil RAM fully adhered single ply membrane per manufacturers installation instructions.
12. CONTRACTOR shall install new coated metal drip edge to all perimeter edge details. Drip edge shall have a 4" return with a minimum 4" face. Refer to Republic's detail drawing RAM-210 in Exhibit E for more information.
13. CONTRACTOR shall apply a new one part moisture cured sealant to top of metal counter flashing on west parapet wall and allow to cure.
14. CONTRACTOR shall waterproof the west parapet wall with Republic's Solargard Hy-Build acrylic elastomer coating at the minimum rate of 2 gallons per 100 sq ft. Color to be Spiced Tan as manufactured by Republic.
15. CONTRACTOR shall clean and detail premises of all roofing related debris and haul away.
16. CONTRACTOR shall provide to the City of Chandler Republic's 20 year Labor and Material warranty on the Cooley C3 60 mil RAM single ply membrane.

SEE EXHIBIT E

Section 2- Police Property and Evidence Middle and West Roof Restoration 576 W. Pecos

CONTRACTOR shall provide the following:

1. CONTRACTOR shall have a Registered Contractor Agreement with Republic Powdered Metals, Inc. in order to bid this scope of work.
2. CONTRACTOR shall pressure wash clean all existing roof areas in preparation for Republic's full fabric Geogard Urethane Restoration Coating System.
3. CONTRACTOR shall number and remove all existing counter flashings at all roof areas and store for reinstallation after the roof restoration coating system is complete. This shall insure counter flashings are reinstalled as to where counter flashing were removed.
4. CONTRACTOR shall remove all drain baskets and clamping rings from existing interior roof drains and store for reinstallation at the completion of the roof restoration project.
5. CONTRACTOR shall mask off all adjacent areas as necessary that should not be coated with the Geogard roof restoration coating system.
6. CONTRACTOR shall cut and remove all existing blisters in the existing granulated capsheet roof and three coarse with Republic's Geogard LO basecoat and Tietex reinforcing fabric.
7. CONTRACTOR shall apply Republic's Geogard LO basecoat to the horizontal field of the existing roof at the rate of 2 gallons per 100 sq. ft. (32 wet mils) and immediately imbed 40" wide Tietex reinforcing fabric and allow to dry. Work fabric smooth allowing no wrinkles or voids and insure a minimum 2" overlap to all previous coases.
8. CONTRACTOR shall apply Republic's Geogard LO basecoat to vertical wall flashings and equipment curbs at the minimum rate of 1.5 gallons per 100 sq. ft. (24 wet mils) and immediately imbed 12" wide Tietex reinforcing fabric and allow to dry.
9. CONTRACTOR shall apply Republic's Geogard LO intermediate basecoat to all vertical wall flashings, equipment curbs, and field of the roof at the minimum rate of 1 gallon per 100 sq. ft. and allow to dry.
10. CONTRACTOR shall three coarse all pipe penetrations utilizing Republic's Geogard Seam Sealer and Tietex reinforcing fabric and allow to dry.
11. Roofing Contractor shall apply Republic's Geogard Finish Energy Star White at the rate of 1 gallon per 100 sq. ft. Geogard Finish shall only be roller applied, no spray application is permitted.
12. CONTRACTOR shall remove all old deteriorated sealant at tilt up wall joints **and install new backer rod** and apply a one part moisture cured urethane sealant. Color shall be concrete grey.
13. CONTRACTOR shall apply a new bead of a one part moisture cured sealant to the top of the metal counter flashing reglet at all parapet walls. Color to be concrete grey.
14. CONTRACTOR shall apply Republic's Solargard Hy-Build acrylic elastomer coating at the minimum rate of 2 gallons per 100 sq. ft. to the masonry wall adjacent to east low roof. Color shall be Spiced Tan.
15. CONTRACTOR shall clean and detail premises of all roofing related debris.
16. CONTRACTOR shall issue to the City of Chandler, Republic's 12 Year Material Warranty. CONTRACTOR shall provide an option for a 5 Year Labor Warranty.

Section 3-Information Technology Southeast Low Roof 275 E. Buffalo

CONTRACTOR shall provide a new roof as follows:

1. CONTRACTOR shall have a Registered Contractor Agreement with Republic Powdered Metals, Inc. in order to bid this scope of work.
2. CONTRACTOR shall number and remove all existing counter flashings and store for reinstallation at the completion of the new single ply roofing membrane. This process will facilitate in proper placement of counter flashings to their original position.
3. CONTRACTOR shall remove existing drain baskets and clamping rings and store for reinstallation at the completion of new single ply roofing membrane.
4. CONTRACTOR shall remove all existing ballast, single ply membranes, and insulation down to the structural concrete substrate and haul away.
5. CONTRACTOR shall clean existing structural concrete substrate of all roofing related debris and haul away.
6. CONTRACTOR shall utilize a low rise adhesive and fully adhere a **base layer of Hunter Panels 3' H-Shield polyiso and an additional layer of Hunter Panels .5" H-Shield HD high density** insulation in preparation of new single ply roofing membrane.
7. CONTRACTOR shall install Republic's Cooley C3 60 mil RAM fully adhered single ply membrane per manufacturers installation instructions.
8. CONTRACTOR shall reinstall clamping rings, drain baskets, and counter flashings to their original positions.
9. CONTRACTOR shall apply a new one part moisture cured sealant to top of metal counter flashing on all parapet walls.
10. CONTRACTOR shall clean and detail premises of all roofing related debris and haul away.
11. CONTRACTOR shall provide to the City of Chandler Republic's 20 year Labor and Material warranty on the Cooley C3 60 mil RAM single ply membrane.

Section 4-Fire Station #8 711 W. Frye

CONTRACTOR shall provide a new roof as follows:

1. CONTRACTOR shall have a Registered Contractor Agreement with Republic Powdered Metals, Inc. in order to perform this scope of work.
2. CONTRACTOR shall number and remove all existing counter flashings and store for reinstallation at the completion of the new single ply roofing membrane. This process will facilitate in proper placement of counter flashings to their original position.
3. CONTRACTOR shall remove all existing built-up roofing base flashings from around parapet walls and mechanical equipment and haul away.
4. CONTRACTOR shall remove existing built-up roofing at all interior roof drains and pipe penetrations and haul away.
5. CONTRACTOR shall clean and prepare the remaining field of the existing built-up roof in preparation of the new single ply roofing membrane.
6. CONTRACTOR shall mechanically fasten Hunter Panels .5" H-Shield HD high density cover board in preparation of new single ply membrane. Core samples indicate 6" of existing insulation and built-up roofing membrane.
7. CONTRACTOR shall install Republic's Cooley C3 60 mil RAM fully adhered single ply membrane per manufacturers recommendations.
8. CONTRACTOR shall apply Republic's Geogard LO Basecoat and LV Finish Coat urethane elastomer coating in a three coarse application to the base flashings on all existing solar tube skylights.
9. CONTRACTOR shall waterproof the inside of all existing stucco parapet walls with Republic's Solargard Hy-Build acrylic elastomer coating at the minimum rate of 2 gallons per 100 sq ft. Color to be Spiced Tan as manufactured by Republic.
10. CONTRACTOR Shall apply Republic's Sealskin water repellant to the inside masonry block walls at a 20% concentration rate. Sealskin shall be applied in two (2) applications at the total rate of one (1) gallon per 100 sq ft of surface area.
11. CONTRACTOR shall clean and detail premises of all roofing related debris and haul away.
12. CONTRACTOR shall provide to the City of Chandler Republic's 20 year Labor and Material warranty on the Cooley C3 60 mil RAM single ply membrane.

Section 5- Police Property and Evidence Foam Re-roof at NW Metal Roofing 576 W. Pecos

CONTRACTOR shall provide the following:

1. CONTRACTOR shall be a Qualified Applicator for Pro-Tech Products in order to bid this scope of work.
2. CONTRACTOR shall clean and prepare existing metal roofing of all roofing related debris and haul away.
3. CONTRACTOR shall mask off all adjacent areas as necessary to protect from overspray.
4. CONTRACTOR shall prime existing metal substrate with Pro-Tech Products Acrylic Prime at the rate of 400 sq. ft. per gallon and allow to dry.
5. CONTRACTOR shall spray apply a minimum 1.5" thickness of Pro-Tech Products Spray System 2.8 lb foam to prepared substrate. Foam shall be feathered to zero inches one foot back of north perimeter edge.
6. CONTRACTOR shall spray apply Pro-Tech Products EC-100 acrylic elastomer basecoat at the minimum rate of 1.5 gallons per 100 sq. ft. and allowed to dry. Color shall be Energy Star Tan.
7. CONTRACTOR shall spray apply Pro-Tech Products EC-100 acrylic elastomer topcoat at the minimum rate of 1.75 gallons per 100 sq. ft. Color shall be Energy Star White.
8. CONTRACTOR shall clean and detail premises of all roofing related debris and haul away.
9. CONTRACTOR shall provide to the City of Chandler Pro-Tech Products 10 year Labor and Material warranty.

**EXHIBIT C
PRICING**

BASE BID

Item	Description	Unit Price
1.	Police Property & Evidence East Roof Restoration. 576 W. Pecos	\$ 78,985.15
2.	Police Property & Evidence Middle and West Roof. 576 W. Pecos	\$ 93,280.00
3.	Information Technology Southeast Low Roof. 275 E. Buffalo	\$ 21,174.12
	OWNER ALLOWANCE	\$10,000.00
	SUB-TOTAL	\$ 203,439.27
	SALES TAX	\$10,314.37
	GRAND TOTAL	\$ 213,753.64
	Optional 5 Year Labor Warranty for Police Property & Evidence Middle and West Roof. 576 W. Pecos	\$ Included

ADD ALTERNATES

Item	Description	Unit Price
4.	Fire Station 8. 711 W. Frye	\$ 40,999.97
5.	Police Property & Evidence Foam Re-roof at NW Metal Roofing. 576 W. Pecos	\$ 4,760.00
	OWNER ALLOWANCE	\$5000.00
	SUB-TOTAL	\$ 50,759.97
	SALES TAX	\$ 2573.53
	GRAND TOTAL	\$ 53,333.50

GRAND TOTAL

Description	Price
BASE BID GRAND TOTAL	\$ 213,753.64
ADD ALTERNATES GRAND TOTAL	\$ 53,333.50
GRAND TOTAL	\$ 267,087.14

**EXHIBIT D1
PERFORMANCE BOND**

STATUTORY PERFORMANCE BOND PURSUANT TO
TITLE 34, CHAPTER 2, ARTICLE 2,
OF THE ARIZONA REVISED STATUTES
(Penalty of this bond must be 100% of the Bond amount)

KNOW ALL MEN BY THESE PRESENTS: That, _____ (hereinafter called the Principal), as Principal, and _____ a corporation organized and existing under the law of the State of _____ with its principal office in the City of _____, (hereinafter called the Surety), as Surety, are held and firmly bound unto the City of Chandler, County of Maricopa, State of Arizona, in the amount of _____ Dollars (\$ _____), for the payment whereof, the said Principal and Surety bind themselves, and their heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has entered into a certain written Contract with the City of Chandler, Dated the _____ day of _____, _____, for **ROOF REPLACEMENTS – BF4-910-3394**, which Contract is hereby referred to and made a part hereof as fully and to the same extent as if copies at length herein.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall faithfully perform and fulfill all the undertakings, covenants terms, conditions, and agreements of said contract during the original term of said Contract and any extensions thereof, with or without notice to the Surety, and during the life of any warranty required under the contract, and shall also perform and fulfill all the undertakings, covenants, terms, conditions, and agreements of any and all duly authorized modifications of conditions of said Contract that may hereafter be made, notice of which modifications to the Surety being hereby waived; then the above obligations shall be void, otherwise to remain in full force and effect.

PROVIDED, HOWEVER that this bond is executed pursuant to the provisions of Title 34, Chapter 2, Article 2 of the Arizona Revised Statutes, and all liabilities on this bond shall be determined in accordance with the provisions of said Title, Chapter and Article, to the extent as if it were copied at length herein.

The prevailing party in a suit on this bond shall be entitled to such reasonable attorney's fees as may be fixed by a judge of the Court.

Witness our hands this ____ day of _____, 2014.

PRINCIPAL

CORPORATE SEAL

AGENT OF RECORD

BY _____

SURETY

SEAL

AGENT ADDRESS

**EXHIBIT D2
PAYMENT BOND**

ARIZONA STATUTORY PAYMENT BOND
PURSUANT TO TITLES 28, 34, AND 41, OF THE ARIZONA REVISED STATUTES
(Penalty of this Bond must be 100% of the Contract amount)

KNOW ALL MEN BY THESE PRESENTS:

THAT: _____ (hereinafter "Principal"), as Principal, and _____ (hereinafter "Surety"), a corporation organized and existing under the laws of the State of _____ with its principal office in the City of _____, holding a certificate of authority to transact surety business in Arizona issued by the Director of the Department of Insurance pursuant to Title 20, Chapter 2, Article 1, as Surety, are held and firmly bound unto the City of Chandler, (hereinafter "Obligee") County of Maricopa, State of Arizona, in the amount of _____ Dollars (\$_____), for the payment whereof, the said Principal and Surety bind themselves, and their heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has entered into a certain written Contract with the City of Chandler, dated the _____ day of _____, 2014 for **ROOF REPLACEMENTS – BF4-910-3394**, which Contract is hereby referred to and made a part hereof as fully and to the same extent as if copies at length herein.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal promptly pays all moneys due to all persons supplying labor or materials to the Principal or the Principal's subcontractors in the prosecution of the work provided for in said contract, this obligation is void. Otherwise it remains in full force and effect.

PROVIDED, HOWEVER that this bond is executed pursuant to the provisions of Title 34, Chapter 2, Article 2 Arizona Revised Statutes, and all liabilities on this bond shall be determined in accordance with the provisions, conditions and limitations of Title 34, Chapter 2, Article 2, Arizona Revised Statutes, to the same extent as if it were copied at length in this agreement.

The prevailing party in a suit on this bond shall recover as part of the judgment reasonable attorney fees that may be fixed by a judge of the court.

Witness our hands this _____ day of _____, 2014.

PRINCIPAL SEAL

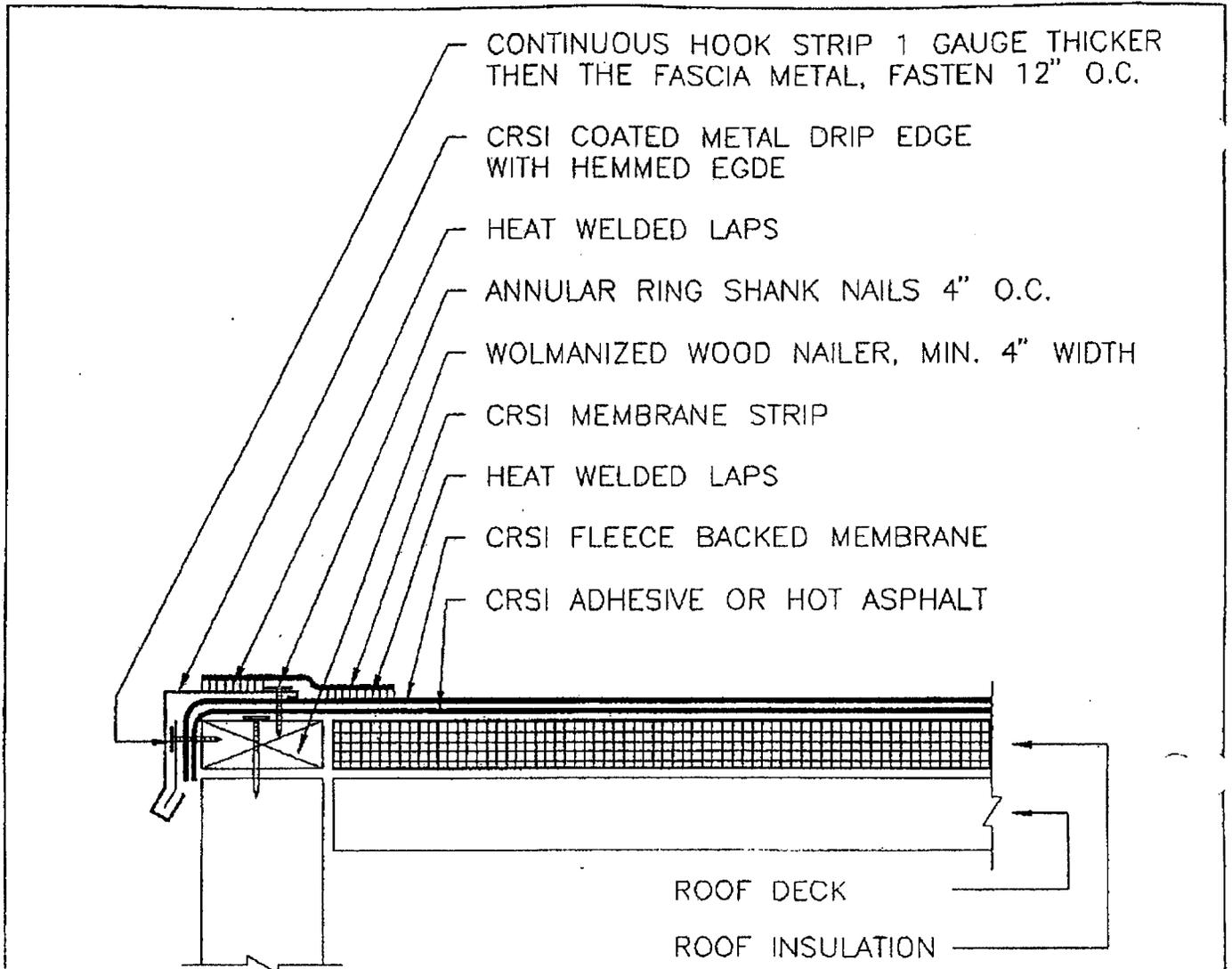
AGENT OF RECORD

BY _____

AGENT ADDRESS

SURETY SEAL

EXHIBIT E REPUBLIC POWDERED METALS



NOTES:

MAX. FACE DIMENSION SHOULD BE 5" TO PREVENT DISTORTION FROM "OIL CANNING." IF SURFACE DISTORTION IS ACCEPTABLE, FACE DIMENSION MAY BE INCREASED TO 8"

FOR FASCIAS GREATER THAN 8" INSTALL IN TWO SECTIONS.

SPACING AND FASTENING OF NAILERS SHALL CONFORM TO FACTORY MUTUAL LOSS PREVENTION DATA SHEET 1-49.

Republic Powdered Metals, Inc.

P.O. Box 724 • Medina, OH 44258

Coated Metal Drip Edge Detail

SYSTEM: C.R.S.I. FLEECE BACKED
FULLY ADHERED

DATE:
10-1-92

DRAWING NUMBER:
RAM-210