

# Advertisement for Bids (Informal - N.C.G.S. 143-131)



**Project Name: Grove St. Community Center Roof Replacement**

**Project Number: 298-FY26-CMD-BID-GroveRoofReplace**

Pursuant to North Carolina General Statute 143-131, bids will be received by the City of Asheville Capital Management Department at Room 100, 70 Court Plaza, Asheville NC 28801, until September 17, 2025, 4:00pm, for the project described as follows

## **Description of Work:**

Replacement of the roof at the Community Center at 36 Grove St Asheville, NC 28801.

Current Roof: 25 years old, 8400 sf single ply fully adhered Firestone TPO system.

- The scope of work includes all of the labor, materials, equipment, supervision and administration required to replace the existing roof system with a new leak-proof and watertight roof assembly.
- The contractor is responsible for ensuring that the new roof system complies with all applicable building codes, fire codes and energy codes, and any rules and regulations of Authorities Having Jurisdiction.
- The Contractor shall take precautions against overloading the roof beyond capacity; and shall equally distribute materials placed on the roof.
- All materials on the roof shall be property secured to prevent blow off during wind events.
- Materials placed on the roof shall not impede proper roof drainage.
- The contractor is responsible for providing a weathertight condition for the building throughout construction.
- The contractor shall work in such a manner that building utilities--including HVAC, electrical, etc.--are not interrupted during normal working hours. Any necessary utility shut-downs must be approved in advance by the City.
- The building will remain open and operational during construction. The Contractor shall take all necessary measures to maintain the Indoor Air Quality for building occupants. Such measures include, but are not limited to: providing fans to move air away from air intake units, providing charcoal filters for intakes, utilizing low-odor adhesives and primers when applicable.
- The contractor shall perform a flood test prior to removing the existing roof, to determine if there are any leaks unrelated to the existing roof system, and to verify proper function and flow of roof drains.
- The contractor shall prevent construction materials from entering the roof drains. Drains clogged by construction debris will be repaired by the Contractor at no cost to the City.

## **Remove, Dispose, Furnish & Install:**

1. Remove terra Cotta Coping and dispose of it properly.
2. Slit existing TPO membrane for thermal movement.
3. Install a 1" polyiso fastened through to the metal deck or into light weight concrete.
4. Fully adhere a 60 mil TPO roofing system including all flashings and terminations.

5. Install ISO crickets for proper drainage.
6. Fasten ISO to wall panels to prepare for membrane flashing.
7. Install wood blocking at parapet walls in preparation for new coping.
8. Install 24ga coping cap, color to be selected by the City of Asheville.
9. Provide a minimum of 2 year workmanship warranty.
10. Provide a minimum 20 year manufacturer's warranty.
11. Provide a minimum of 2 years of free maintenance agreement.
12. The contractor is responsible for all necessary permitting.

**Bid Schedule:**

Issuance of Advertisement for Bids	Tuesday, August 26, 2025
Pre-Bid Meeting (not mandatory) Meeting location: 36 Grove St. Asheville, NC 28801	Tuesday, September 2, 2025, 1:00pm
Deadline to Submit Questions	Friday, September 5, 2025, 5:00pm
<b>Bids Due</b>	<b>Wednesday, September 17, 2025, 4:00pm</b>
Anticipated Contract Award	Tuesday October 14, 2025
Construction Start	Tuesday October 28, 2025

Pre-Bid Meeting attendance is highly encouraged but not mandatory. The project, the City's Business Inclusion Plan and the City's Drug-Free Workplace Policy will be explained.

**Bid Documents:**

This Advertisement for Bids is posted on the City procurement website at [www.ashevillenc.gov/bids](http://www.ashevillenc.gov/bids). This is *the official source* of this solicitation. Bid documents and instructions may be obtained digitally at no cost from the City procurement website. All updates to this solicitation shall come in the form of published addenda and shall be published to the same location. **Neither the City nor the Engineer will be responsible for full or partial sets of Bid Documents including any addendum obtained from any other source.**

**Information:**

All questions concerning this Advertisement for Bids should be submitted via email to:

Sierra Branch  
 Capital Management, Project Manager  
 sbranch@ashevillenc.gov  
 (828) 660-4292

Questions pertaining to the bid will be answered in the form of a written addenda posted to the City of Asheville's bid page no later than (7) days before the opening of bids.

**Bids should be delivered as follows:**

**Email Address: (bidders may email quotes at their own risk):\*\***  
 eMail subject: '298-FY26-CMD-BID-GroveRoofReplace'  
 eMail sent to: [sbranch@ashevillenc.gov](mailto:sbranch@ashevillenc.gov)

\*\* The City of Asheville may send an acknowledgement of receipt of bids, however this does not guarantee eMailed bids are received. Bidders may eMail quotes at their own risk.

<b>Physical Address (FedEx, UPS, Hand Delivery)</b>	<b>Mailing Address (USPS)</b>
City of Asheville Capital Management Department Attention: Sierra Branch City Hall - 1st Floor - Room 100 70 Court Plaza Asheville, NC 2880	City of Asheville Capital Management Department Attention: Sierra Branch P.O. Box 7148 Asheville, NC 28802

Hours of Operation: 8:30 a.m. - 5:00 p.m. (EST), Monday through Friday

Phone: 828-767-2077

Email: [sbranch@ashevillenc.gov](mailto:sbranch@ashevillenc.gov)

**Miscellaneous Requirements of the Bid:**

- All bids must be submitted on the form of Bid Proposal provided.

The City of Asheville reserves the right to reject any or all bids and to waive informalities.

- End of Advertisement-