

ADVERTISEMENT FOR BIDS

City of Perham – Perham Area Community Center Roofing Project

The City of Perham is soliciting sealed bids for a roofing project at the Perham Area Community Center, located at 620 3rd Ave SE in Perham, MN 56573.

Project Description:

The project generally consists of removal/replacement and installation of a new EPDM roofing system over existing metal roof deck, including flute filling panel spacing, with scope areas totaling approximately 56,000–57,000 SF.

Work is anticipated to occur during the 2026 construction season.

Base Bid Scope of Work Includes:

Provide all labor, materials, equipment, and supervision necessary to complete the following:

- Install flute-fill insulation to match existing metal deck profile
- Install minimum 1/2" high-density cover board, mechanically fastened
- Install 60 mil adhered EPDM roofing system over prepared substrate
- Provide all required EPDM flashings at penetrations, curbs, and roof edges
- Install new pre-finished metal edge flashings (min. 24 ga) per ES-1 standards
- Provide and install wood blocking/backing as required to accommodate new roof assembly height and transitions
- Tie into and properly seal all existing roof and wall areas to provide a continuous, watertight system. New membrane shall wrap up vertical roof to wall conditions onto adjacent higher roof.
- Provide 20-year manufacturer's warranty

Contractor Responsibilities (INCLUDED):

Bids shall include, but not be limited to:

- All demolition, removal, and legal disposal of existing roofing materials as required
- Dumpsters, hauling, and site cleanup, including ground-level debris disposal
- Protection of adjacent surfaces, building entrances, existing snowmelt system, landscaping, and building components
- Mechanical, electrical, plumbing, or refrigeration work as needed for the removal/reset of rooftop equipment as needed for roofing work
- Repair of minor turf/ground disturbance caused by construction operations
- Temporary protection to maintain a watertight condition during construction
- Coordination of staging, access, and sequencing with facility operations
- Provisions for field office, temporary restrooms, product storage, etc.
- All required safety measures and OSHA compliance

Coordination & Clarifications:

Bidders shall take into account the following:

- Some roof areas include previous spray foam and patch conditions; contractor to provide a complete, uniform system across all areas, removing as needed to maintain applicable warranties
- Roof-to-wall and elevation transition details shall be installed to minimize potential for future leakage (continuous membrane transitions preferred where feasible)
- Extent of wood blocking and edge conditions may vary; contractor shall include a reasonable intent within base bid

Unit Pricing (REQUIRED):

Provide unit pricing for the following potential additional work:

- Replacement of deteriorated or rotted roof decking (per SF)
- Replacement or installation of additional wood blocking/backing (per LF or SF)
- Adder for EPDM walk-way pads, glued down, per LF for high-traffic walk areas
- Removal of existing roof curb (per unit), roofing infill with insulation/panel and new roofing to match proposed system

Site Conditions:

Contractors are encouraged to visit the site prior to bidding to fully understand:

- Roof access constraints
- Existing rooftop equipment to work around, or be raised, and penetration types and numbers involved
- Transition conditions between roof elevations

Items Not Included in Base Bid (EXCLUSIONS):

- Structural modifications to roof framing
- Permits (confirm and clarify within bid if included or excluded)

Bid Submission:

Sealed bids will be received by the City of Perham until 11:00 a.m. on Wednesday, June 3, 2026, at which time they will be publicly opened and read aloud at 11:00 a.m at Perham City Hall, 125 Second Avenue NE, PO Box 130, Perham, MN 56573. A decision to, or how to proceed will not be made at the time of bid opening.

Additional Information:

Any additional details may be obtained from Scott Baker, PACC Maintenance Director at 218-346-7222