FLORIDA INTERNATIONAL UNIVERSITY SMALL TRADES WORKSHEETS

ST-18: Roofing Repairs & Replacement

Core Objectives

Inspect, repair, and replace low-slope and steep-slope roofing systems to maintain watertight building envelopes and roof warranties.

- Keep all systems safe, code-compliant, and operating reliably with minimal disruption to occupants.
- Reduce unplanned failures through preventive maintenance and early deficiency reporting.
- Provide accurate documentation to support compliance, budgeting, and capital planning.

Successful Respondent may propose on one or more groups under "Additional Pricing" below. Proposer shall propose ALL items in each group. Proposer shall complete and submit pricing in the pricing section below. Failure to provide the following will result in rejection of proposal:

- All unit prices and totals for each item in each group being proposed.
- Completed "roofing cost proposal form."
- Groups not being proposed shall have each space marked "n/a."

All prices proposed shall be in full accordance with the terms, conditions and specifications stated herein. Unit prices must be inclusive of all the work required, material, labor, administration, meetings and/or acquiring materials.

Advance or start-up payments are not permitted.

Travel expenses, including travel time portal to portal, shall be included. No additional travel expenses permitted.

All roofing work shall conform to NRCA standards as well as applicable roofing manufacturer and building code requirements.

Working times/rates are considered as follows: Regular Time: Monday – Friday 7:00 am – 5:00 pm.

Overtime: After 5:00 pm Monday through Friday and all day Saturdays and Sundays.

Quantities: Depending on size and project type, work proposal pricing shall be submitted based on square foot or estimated man hours. The appropriate method shall be determined during the field investigation of the proposed project.

Actual quantities ordered throughout the contract period may be greater or lesser than the ITN estimates and shall be furnished at the fixed contract price. Purchases quantities will be requested as needed throughout the contract period and as few as one each may be ordered at a time. The University reserves the right to increase or decrease the total quantities.

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Basic Warranty: All work is to be fully warranted by the contractor for a minimum period of ONE YEAR from acceptance.

Extended Warranty: For coatings and complete area replacement, provide add one pricing for manufacturer's warranties of up to 20 years where applicable.

Task Breakdown

A. Installation / New Work

- Full replacement with tear-off, deck repair, insulation, and membrane
- Wind uplift design and Notice of Acceptance (NOA)/product approval.
- Manufacturer warranty inspection

B. Repair / Corrective Work

- Leak investigation and repair.
- Flashing, coping, drain, and penetration repairs
- Emergency temporary dry-in after storms
- Any other related repairs and/or corrective work

C. Preventive Maintenance / Inspection

- Semi-annual inspections and post-storm inspections
- Clean drains, gutters, and scuppers
- Moisture surveys (infrared)

Trade-Specific Safety Requirements

- Fall protection plan, guardrails, or warning lines.
- Hot work permits for torch and kettle work.
- Overhead protection and material hoisting control

Deliverables

- Service tickets and inspection/test reports.
- Deficiency list with prioritized repair proposals
- Permits, certifications (where applicable)
- As-builts, O&M manuals, and warranties for new work

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Labor Rate Price Sheet - Roofing Repairs & Replacement

Labor Classification	Regular Hourly	Overtime Hourly	Sun./Holiday Hourly	Emergency Hourly
Roofing Foreman	$_____	$_____	$_____	$_____
Roofer (Journeyman)	$_____	$_____	$_____	$_____
Laborer	$_____	$_____	$_____	$_____
Sheet Metal Worker	$_____	$_____	$_____	$_____
Roof Consultant / Inspector	$_____	$_____	$_____	$_____

Additional Pricing Item	Bid Price
Materials / parts markup over cost	_____ %
Subcontractor markup	_____ %
Equipment rental markup	_____ %
Service call / trip charge (if any)	$_____
Minimum billable hours per call	_____ hrs
Preventive maintenance - fixed price per visit / per unit (attach schedule)	$_____
Annual inspection / certification - per unit or per building (attach schedule)	$_____

Additional Pricing Request:

GROUP "A" - SERVICE CALL FOR MINOR LEAK REPAIR:

To include all items necessary to perform minor leak repairs at various areas and roof conditions as needed.

All prices include all Labor, Material, Equipment, Travel, Tax, Overhead and Profit:

Price per Regular Labor Hour $_____
Price per Overtime Labor Hour $_____
Price per Emergency Labor Hour $_____

GROUP "B" - WATER TEST:

To include all items necessary to perform water tests at various areas and conditions as needed. All prices include all Labor, Material, Equipment, Travel, Tax, Overhead and Profit:

Price per Regular Labor Hour$_____

Note: Overtime / Emergency rates will not be paid for this work group.

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GROUP "C" - PREVENTITIVE MAINTENANCE AND CLEAN UP:

To include all items necessary to perform Preventative Maintenance including debris clean up and removal. Reseal laps, voids and caulk joints. White coat or aluminum paint surfaces of vent stacks, pitch pans, etc. Fill or reseal all penetration flashings, pitch pans or chem curbs at any roof area as needed.

All prices include all Labor, Material, Equipment, Travel, Tax, Overhead and Profit:

Price per Regular Labor Hour: $_____ or Price per S.F. $_____

Note: Overtime / Emergency rates will not be paid for this work group.

GROUP "D" - ROOF SURFACE AND BLISTER REAIRS:

To include all items necessary to repair roof blisters and match existing surface at any Single Ply, Coal Tar, BUR Gravel, or Modified Bitumen roof including fastening and counterflashing. All prices include all Labor, Material, Equipment, Travel, Tax, Overhead and Profit:

Price per Regular Labor Hour $_____Price per Overtime Labor Hour $_____

Price per Emergency Labor Hour $_____ or Price per S.F. $_____

GROUP "E" - REPAIR / REPLACE PARAPET WALL FLASHING:

To include all items necessary to repair or replace parapet wall flashing to match existing surface at any Single Ply, Coal Tar, BUR Gravel, or Metal, Modified Bitumen roof including fastening and counterflashing.

All prices include all Labor, Material, Equipment, Travel, Tax, Overhead and Profit:

Price per Regular Labor Hour $_____Price per Overtime Labor Hour $_____ Price per Emergency Labor Hour $_____Price per S.F. $_____

GROUP "F" - REPAIR, REFILL, REFLASH, RESEAL OR REPLACE PITCH PAN CHEM CURB OR PENETRATION FLASHING:

To include all items necessary to repair roof penetrations at any Single Ply, Coal Tar, BUR Gravel, Metal or Modified Bitumen roofs including stripping, aluminum coating and/or sealants as necessary.

All prices include all Labor, Material, Equipment, Travel, Tax, Overhead and Profit:

Price per Regular Labor Hour $_____Price per Overtime Labor Hour $_____
Price per Emergency Labor Hour $_____

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GROUP "G"- DRAIN REPAIR, REFLASH, RESEAL:

To include all items necessary to repair roof drain leaks at any Single Ply, Coal Tar, BUR Gravel, Metal or Modified Bitumen roofs including stripping, lead flashing, gravel rings or retro drains as necessary.

All prices include all Labor, Material, Equipment, Travel, Tax, Overhead and Profit: Price per Regular Labor Hour$_____

Price per Overtime Labor Hour $_____
Price per Emergency Labor Hour $_____

GROUP "H"- ROOF, DECK AND WALL COATINGS:

To include all items necessary to patch or install a complete coating system.

All prices include all Labor, Material, Equipment, Travel, Tax, Warranty, Overhead and Profit:

Polyurethane Bitumen Resin (Alsan or equal) Price per S.F. $ _____

Silicone (Gaco – Western S2000 or equal) Price per S.F. $_____

Multi-Layer Acrylic (Sealoflex or equal) Price per S.F $_____

Elastomeric (Topcoat or equal) Price per S.F. $_____

Traffic Coating with aggregate surface (Tremco or equal) Price per S.F. $_____

ADD-ON Polyester Reinforcement Fabric as needed for above applications Price per S.F. $_____

Note: Overtime / Emergency rates will not be paid for this work group.

GROUP "I"- METAL ROOFING REPAIRS:

To include all items necessary to match, patch and repair (including underlayment) any existing decorative or structural metal roofing.

All prices include all Labor, Material, Equipment, Travel, Tax, Overhead and Profit:

Price per Regular Labor Hour $_____
Price per Overtime Labor Hour $_____
Price per Emergency Labor Hour $_____
Or Price per S.F. $_____

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GROUP "J"- EXTENDED WARRANTY:

Price for 10-year NDL warranty less than 10,000 SF (Lump Sum) $_____

Price for 20-year NDL warranty less than 10,000 SF (Lump Sum) $_____

Price for 10-year NDL warranty more than 10,000 SF (PerSF) $_____

Price for 20-year NDL warranty more than 10,000 SF (Per SF) $_____

List any specialized services or other services not mentioned above that your company provides:

_____

_____

_____

List any other applicable rates, fees, or charges not listed above:

_____

_____

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