



## FACT SHEET

1. Project Location: Town of Cohasset – Paul Pratt Library  
Flat Roof Restoration and Replacement  
35 Ripley Road  
Cohasset, MA 02025
2. Bid Due Date: September 16<sup>th</sup>, 2022 (10:30 AM)
3. Deliver Bids To: Electronic Submission Only to:  
The Town of Cohasset  
c/o Michelle Leary  
E-Mail: [MLEary@cohassetma.org](mailto:MLEary@cohassetma.org)
4. Bid Documents: Available Aug 24<sup>th</sup>, 2022 by request only to:  
Gregory Roebuck, PE (Whitecap Engineering)  
E-Mail: [greg@whitecapengineering.com](mailto:greg@whitecapengineering.com)  
Subject: Cohasset Pratt Library Bid Doc Request
5. Substantial Completion Deadline: December 31, 2022
6. Pre-Bid Site Inspection Date: September 1, 2022 (11:00 AM)  
The Paul Pratt Library  
35 Ripley Road  
Cohasset, MA 02025
7. Engineer of Record: Whitecap Engineering, LLC  
Gregory J. Roebuck, P.E.  
Phone: (401) 741-5141  
E-Mail: [greg@whitecapengineering.com](mailto:greg@whitecapengineering.com)
8. Pre-Bid Host/Contact: Gregory Roebuck, P.E.  
E-Mail: [greg@whitecapengineering.com](mailto:greg@whitecapengineering.com)
9. Questions: Due by September 9<sup>th</sup>, 2022 (4:00 pm) to  
Gregory Roebuck, PE (Whitecap Engineering)  
E-Mail: [greg@whitecapengineering.com](mailto:greg@whitecapengineering.com)



## BID FORM

The Town of Cohasset (“Owner”) is requesting proposals for the restoration of the upper flat roof and the removal and replacement of the lower flat roof located at 35 Ripley Road, Cohasset, Massachusetts, 02025. **Proposals are due to the Owner, as indicated, by 10:30 A.M, September 16<sup>th</sup>, 2022. Proposals submitted after that date and time, or which do not comply with the terms below, may (at the Owner’s option) be rejected.**

The supplied bid form **must** be signed, scanned and sent by e-mail to Michelle Leary ( [MLEary@cohassetma.org](mailto:MLEary@cohassetma.org)) **by 10:30 AM, September 16<sup>th</sup>, 2022**, All proposals must be properly scanned and emailed with the subject line clearly identified as **“The Town of Cohasset Paul Pratt Library Roof Project”**.

Also, One (1) original copy of the supplied bid-form shall be mailed or delivered to the following address:

Michelle Leary  
Assistant Town Manager  
41 Highland Ave  
Cohasset, MA 02025

A mandatory pre-bid meeting was held on **September 1 2022 at 11:00 AM, at the project-site.** Invited bidders attended the meeting at the facility. There was a brief introduction to the project(s), followed by a hosted-tour of the project site.

### **A. SCOPE OF THE PROJECT:**

The Town of Cohasset is requesting fixed/firm bid-pricing for the restoration of the upper flat roof and complete removal and replacement of the lower flat roof at the Paul Pratt Library located at 35 Ripley Road, Cohasset, MA 02025.

**Work covered under this project is expected to commence in September 2022 as weather allows with a completion deadline of December 31, 2022**



**GENERAL BID FORM**

**ROOF REPLACEMENT AND ASSOCIATED WORK AT  
THE TOWN OF COHASSET  
PAUL PRATT LIBRARY  
35 RIPLEY ROAD  
COHASSET, MA 02025**

Date: \_\_\_\_\_, 2022

To: Michelle Leary, Assistant Town Manager, The Town of Cohasset – The Awarding Authority

A. The undersigned (hereinafter called the Contractor) proposes to furnish all labor, equipment and materials required for the **Town of Cohasset Paul Pratt Library Roof Project** in accordance with the accompanying Plans and Specifications prepared by Whitecap Engineering, LLC, for the amounts listed below, subject to additions and deductions in accordance with the terms of the Specifications. It being understood that The Town of Cohasset (hereinafter called the Owner) will be the sole judge as to acceptance of Bids and Contract Award.

B. This bid includes addenda numbered:

<u>Number</u>	<u>Date</u>
_____	_____
_____	_____
_____	_____

BID DUE DATE: September 16<sup>th</sup>, 2022 (10:30 AM)

DIRECT BIDS TO: The Town of Cohasset  
41 Highland Ave  
Cohasset, MA 02025  
c/o Michelle Leary, Assistant Town Manager  
E-Mail: [MLEary@cohassetma.org](mailto:MLEary@cohassetma.org)

Respectfully Submitted:

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(Company Name) (Address)

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By: (Name of Authorized Signature) (Title) (Signature)

Scope of Work:

The Town of Cohasset proposes to restore the upper flat roof and remove and replace the lower flat roof of the Paul Pratt Library located at the 35 Ripley Road, Cohasset, MA 02025. Depending on the results of this BID FORM and the proposed cost associated with the BID ITEMS, the Owner reserves the right to enter into a contract with the selected Contractor for the Scope of Work.

Pursuant to and in-compliance with the requirement of the Quotation and Contract Documents for Town of Cohasset Paul Pratt Library Roof Project, the undersigned, upon receipt of a written Notice to Proceed, agrees to enter into a Contract with The Town of Cohasset to furnish all experienced labor, material, equipment, insurance, project-management, permits, payment & performance bonding and related/associated services necessary and incidental to the completion of the Work set-forth in the Contract Documents.

For the above-named project, in-accordance with the requirements of the Contract Documents, for the sum of:

**Base Bid:**

**Paul Pratt Library Roof Project:**

\_\_\_\_\_ Dollars (\$\_\_\_\_\_)

**Add Alternate #1 – Furnish and Install Eighteen (18) 3’x10’ Fibergrate Walkway Panels:**

\_\_\_\_\_ Dollars (\$\_\_\_\_\_)

## UNIT PRICING ALLOWANCES

Table "A" below provides quantities of unit-priced items which are to be included in the project Bid Pricing.

TABLE "A"

<b><i>Paul Pratt Library Roof Project</i></b>		
<b><i>Item/Size</i></b>	<b><i>Truncated Scope of Work</i></b>	<b><i>Allowance Quantity</i></b>
Wood Blocking (2" x 6" x 10')	Remove and replace damaged wood-blocking materials (as may be required) following the removal of the existing roofing system/materials. Cut/fit and mechanically-fasten new pressure-treated wood blocking materials.	10 boards (2" x 6" x 10')
Wood Blocking (2" x 8" x 10')	Remove and replace damaged wood-blocking materials (as may be required) following the removal of the existing roofing system/materials. Cut/fit and mechanically-fasten new pressure-treated wood blocking materials.	10 boards (2" x 8" x 10')
Fibergrate Walkway Panels	Install additional 3'x10' Fibergrate walkway panels as requested by Owner.	5 Walkway Panels

**UNIT PRICING SCHEDULE:**

Should remedial repairs or replacement of the various Unit Priced items be required through the completion of the project, the quantities included in Table "A" will first be satisfied. If the included quantities of Unit Priced items are not utilized through the course of the work, the Unit Pricing submitted in Table "B" (below) will be used to calculate the appropriate credit to the Owner. Should additional quantities of Unit Priced items be required, above-and-beyond the allowances included in Table "A", these same Unit Prices will be used to calculate the appropriate rate of additional compensation to the Contractor.

**TABLE B**

<b><i>Paul Pratt Library Roof Project</i></b>			
<b><i>Item/Size</i></b>	<b><i>Truncated Scope of Work</i></b>	<b><i>COST ( per Unit )</i></b>	<b><i>Unit</i></b>
Wood Blocking (2" x 6" x 10')	Remove and replace damaged wood-blocking materials (as may be required) following the removal of the existing roofing system/materials. Cut/fit and mechanically-fasten new pressure-treated wood blocking materials.	\$ _____	Per Board
Wood Blocking (2" x 8" x 10')	Remove and replace damaged wood-blocking materials (as may be required) following the removal of the existing roofing system/materials. Cut/fit and mechanically-fasten new pressure-treated wood blocking materials.	\$ _____	Per Board
Fibergrate Walkway Panels	Install additional 3'x10' Fibergrate walkway panels as requested by Owner.	\$ _____	Per Walkway Pad

***END OF BID PRICING***