

Three Colonies – Colony 1 HOA Dues Special Assessment

Town Hall Meeting – 11.18.25

RFP – Roof Replacement – Three Colonies HOA – Colony 1

The following Request for Proposals is for the replacement of 21 roofs in accordance with the attached specifications.

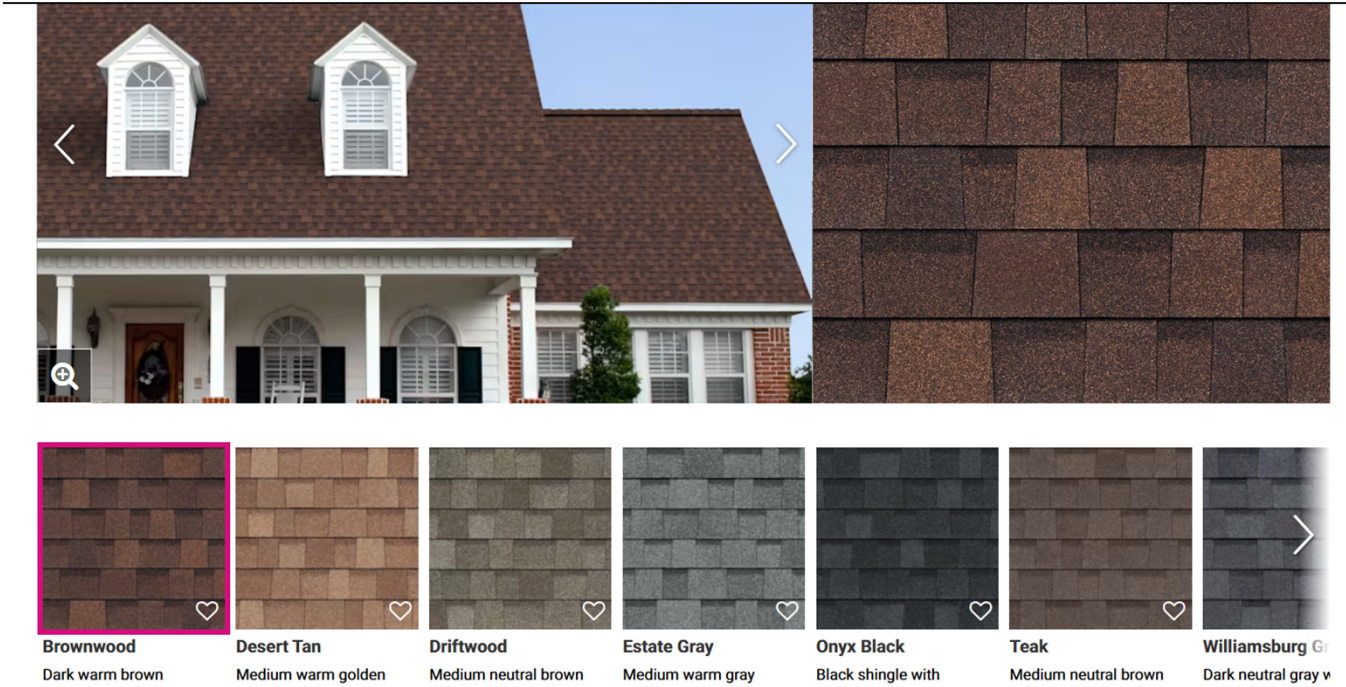
- Work Requirements
 - All work shall take place between the Hours of 8:00 AM and 5:00 PM. No weekend work shall be permitted unless expressly approved by the HOA Board.
 - Ample preventative protections/barricades shall be provided in this proposal to protect existing properties.
 - Access for dumpsters/containers shall be approved prior to placement.
 - An English speaking foremen/Superintendent is required to be onsite during all operations.
 - All applicable OSHA requirements for this scope of work shall be included in this proposal.
- Scope of Work – Attached Specifications are also to be followed/instituted.
 - Removal of all existing shingles drip edges, ridge vents, and other penetrations
 - This proposal shall include the replacement of all vents and through roof penetrations with shingle manufacturer approved products.
 - All debris shall be removed offsite and the costs for removal shall be included in this proposal.
 - Installation of approved roofing system not limited to:
 - Fiberglass-based asphalt shingles.
 - Hip and ridge shingles.
 - Starter shingles.
 - Self-adhering ice and water barrier.
 - Shingle underlayment.
 - Attic ventilation.
 - Fasteners.
 - Metal flashing and trim.
 - All wooden substrates shall be inspected prior to installation of new roofing system. Any damaged substrate shall be replaced based off the approved Unit Rates included in this proposal. No Substrate shall be replaced until inspected by the owners designated representative.
 - Unit Price #1 – Replacement of Fascia Board – Price per LF
 - Unit Price #2 – Replacement of Roof Deck – Price per SF

1.10 WARRANTY

- A. Manufacturer's Extended Limited Warranty: Provide to the Owner Manufacturers standard extended warranty coverage labor and materials in the event of a material defect. Refer to actual warranty for complete details, limitations and requirements.
 - 1. Manufacturers Preferred Protection Roofing System Limited Warranty includes Tru Protections (non-prorated) coverage on installed manufacturers Roofing System products. The length of the Tru Protections coverage is based upon the shingle product installed on the field of the roof. This warranty will also cover workmanship defects by the installer. Coverage can only be provided by a designated Manufacturers Roofing Preferred or Platinum Preferred Contractor.

2.2 ASPHALT SHINGLES

- A. Oakridge^ (Algae Resistant) 30-Year Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC. (Basis of Design)
- 1. Nominal Size: 13-1/4 in by 39-3/8 in.
 - 2. Exposure: 5-5/8 in.
 - 3. Shingles per Square: 64.
 - 4. Bundles per Square: 3 bundles of 20 or 22 shingles.
 - 5. Coverage per Square: 98.4 sq ft.
 - 6. Color:
 - a. To be selected from Manufacturer's standard range.



2.5 SELF-ADHERING UNDERLAYMENTS

- A. WeatherLock Mat: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. Mat-faced skid resistant surface, self-adhering, self-sealing, bituminous ice and water barrier.
 2. Roll Width: 36 in.
 3. Selvage: 3 in.
 4. Standards/Qualifications: ASTM D1970, ASTM E108/UL 790 (Class A Fire Resistance'), Florida Product Approval, and Miami-Dade County Product Approval.

SEAL.

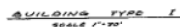
Helps Create a Water-Proof Barrier

WeatherLock® Mat Self-Sealing Ice & Water Barrier is designed to act as an additional line of protection against damage due to shingle blow-offs, wind-driven rain and ice damming.

- SureStep® Technology provides excellent traction to help protect crews against slipping
- Light weight - Easy to load, carry and install
- Versatile selvage edge design - Allows for faster installation
- WeatherLock® Mat Self-Sealing Ice & Water Barrier is an essential part of the Owens Corning® Total Protection Roofing System®^.

 [Download Brochure](#)

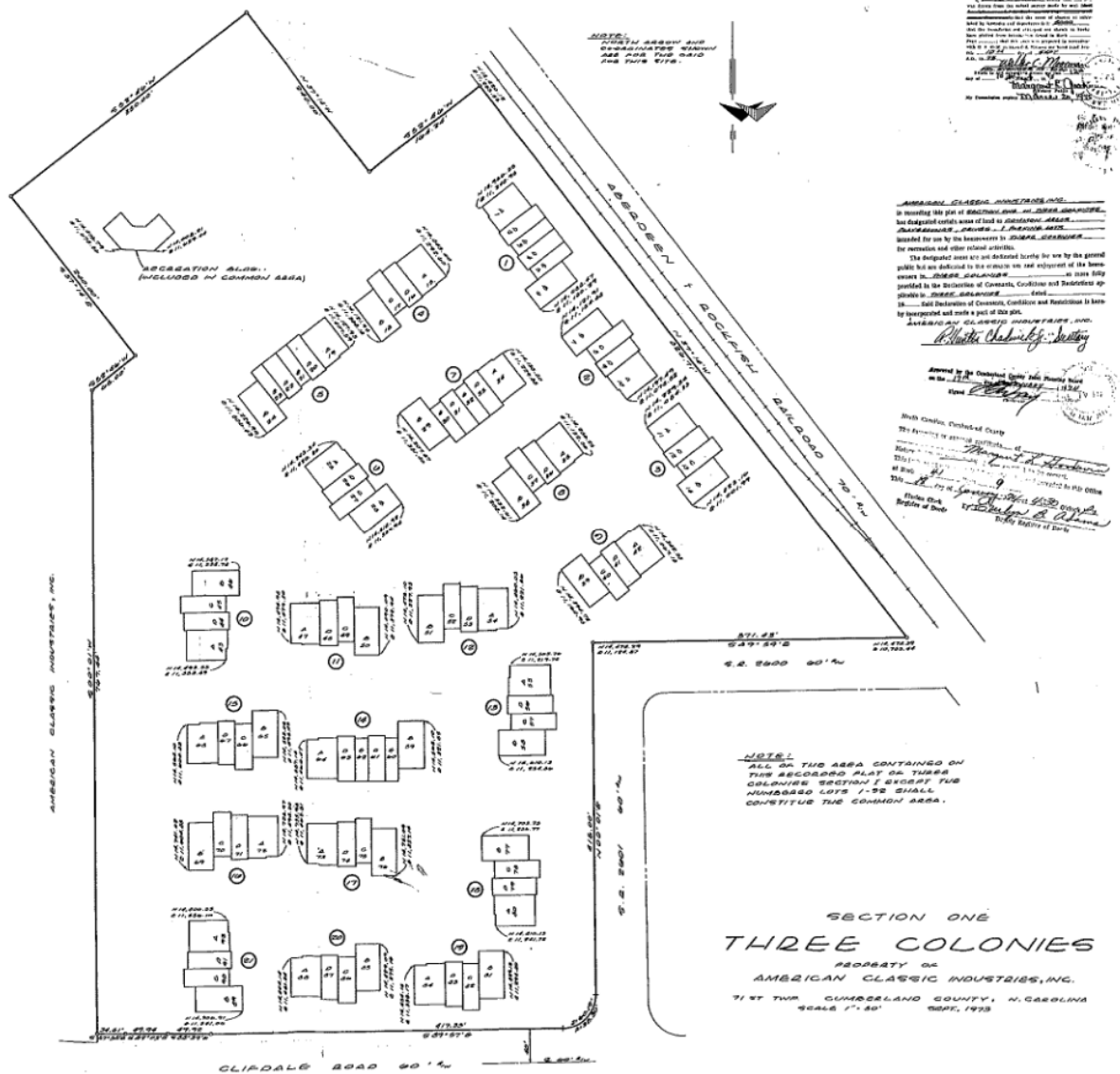




BANK OF CHINA		中国工商银行	
ACCOUNT NO.	账号	支行名称	支行地址
01	10000000000000000000	北京	北京市西城区
02	10000000000000000000	上海	上海市浦东新区
03	10000000000000000000	广州	广东省广州市
04	10000000000000000000	深圳	广东省深圳市
05	10000000000000000000	香港	香港特别行政区
06	10000000000000000000	澳门	澳门特别行政区
07	10000000000000000000	北京	北京市东城区
08	10000000000000000000	上海	上海市黄浦区
09	10000000000000000000	广州	广东省佛山市
10	10000000000000000000	深圳	广东省珠海市
11	10000000000000000000	香港	香港特别行政区
12	10000000000000000000	澳门	澳门特别行政区
13	10000000000000000000	北京	北京市西城区
14	10000000000000000000	上海	上海市浦东新区
15	10000000000000000000	广州	广东省广州市
16	10000000000000000000	深圳	广东省深圳市
17	10000000000000000000	香港	香港特别行政区
18	10000000000000000000	澳门	澳门特别行政区
19	10000000000000000000	北京	北京市东城区
20	10000000000000000000	上海	上海市黄浦区
21	10000000000000000000	广州	广东省佛山市
22	10000000000000000000	深圳	广东省珠海市
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25	10000000000000000000	北京	北京市西城区
26	10000000000000000000	上海	上海市浦东新区
27	10000000000000000000	广州	广东省广州市
28	10000000000000000000	深圳	广东省深圳市
29	10000000000000000000	香港	香港特别行政区
30	10000000000000000000	澳门	澳门特别行政区

NOTE:
SUBJECT TO UTILITY
EASEMENT ON RECORD
IN GUMBERLAND COUNTY
REGISTRY.

NOTE:
THE LOCATION OF THE RI MASTER UNIT ARE DESCRIBED BY CO-ORDINATES WITH A DIRECT RELATIONSHIP TO THE BOUNDARY WHICH IS ON THE SAME CO-ORDINATE GRID SYSTEM AS SHOWN ON THIS PLAT.





Company	Danny Odum Roofing	Hammonds Roofing	John Hyatt	Average	10% Contingency	Year 1 With Inflation	Year 2 With Inflation
Price	\$ 579,645.00	\$ 477,470.00	\$ 427,700.00	\$ 452,585.00	\$ 497,843.50	\$ 515,268.02	\$ 533,302.40

- Building 17 - 25825.00
- Building 18 - 25825.00
- Building 19 - 25825.00
- Building 20 - 25825.00
- Building 21 - 25825.00
- Lump Sum of the Above: 579,645

Show amount in both words and figures, in case of discrepancy, the amount shown in words shall govern.

All North Carolina State Sales and Use Taxes or Local Sales and Use Taxes are included in the above Base Bid and Alternates (including taxes on purchased or rental of tools and equipment).

- Building 17 - \$21,765.48 Twenty-one Thousand Seven hundred S.
- Building 18 - \$21,765.48
- Building 19 - \$21,765.48
- Building 20 - 21,765.48
- Building 21 - 21,765.48
- Lump Sum of the Above: 477,470.84 Four hundred Seventy-seven Thousand Four hundred

- Building 17 - 19,500.00
- Building 18 - 19,500.00
- Building 19 - 19,500.00
- Building 20 - 19,500.00
- Building 21 - 19,500.00
- Lump Sum of the Above: 427,700.00

Four hundred twenty seven thousand seven hundred

Show amount in both words and figures, in case of discrepancy, the amount shown in words shall govern.

All North Carolina State Sales and Use Taxes or Local Sales and Use Taxes are included in the above Base Bid and Alternates (including taxes on purchased or rental of tools and equipment). Bidder agrees that this bid will remain good and may not be withdrawn for a period of ninety (90) days after receipt date of Bid Proposal.

Carolina State Sales and Use Taxes or Local Sales and Use Taxes are included in the above Base Bid and Alternates (including taxes on purchased or rental of tools and equipment). Bidder agrees that this bid will remain good and may not be withdrawn for a period of ninety (90) days after receipt date of Bid Proposal.

Unit Type	Number of Units	Individual SF	Total SF by Unit	100%	Total Unit Cost	Cost Per Unit
Unit A	21	1,234.00	25,914.00	30%	\$ 161,612.84	\$ 7,695.85
Unit B	21	1,281.00	26,901.00	31%	\$ 167,768.27	\$ 7,988.97
Unit C	17	673.00	11,441.00	13%	\$ 71,351.87	\$ 4,197.17
Unit D	25	673.00	16,825.00	20%	\$ 104,929.23	\$ 4,197.17
Unit E	8	554.00	4,432.00	5%	\$ 27,640.20	\$ 3,455.02
	92		85,513.00	\$ 533,302.40	\$ 533,302.40	