

PROFESSIONAL ROOFING INSPECTION SERVICES FOR VARIOUS SITES

INVITATION

The Housing Authority of the City of Milwaukee (hereinafter referred to as the Housing Authority) is requesting proposals from Professional Roofing firms to furnish a roof inspection and reporting services at various residential housing developments as well as at other Housing Authority properties.

It is intended that the selected firm provide diverse, professional services and perform any and all requirements necessary to investigate and survey all roof conditions and provide detailed reports for all work described. The consultant shall be prepared to provide services as requested and when requested by the Housing Authority following the "Notice to Proceed".

A portion of this work is funded by the U.S. Department of Housing and Urban Development (HUD). All work in this contract must adhere to the appropriate federal, state, and local regulations, including Section 3 of the Housing and Urban Development Act of 1968 as amended (12 U.S.C. 1701u). One of the purposes of Section 3 is to give to the greatest extent feasible, and consistent with existing federal, state and local laws and regulations, job training, employment, contracting, and other economic opportunities to Section 3 residents and Section 3 business concerns. (Old language, update/change/delete as required)

PROJECT DESCRIPTION

This project will consist of providing roof inspection and reporting services at various residential housing developments as well as at other Housing Authority properties. Services not specifically identified that are incidental to the services listed should be anticipated and also included. Examples of the work to be completed are listed below.

- Examine existing roofs on Housing Authority structures by site visits
- Analyze existing roof conditions
- Provide annual and semi-annual reports as required that can be used by roofing contractors as needed for maintenance and repairs

SCOPE OF SERVICES

Reference attachment "HACM ROOF INVENTORY" for the list of locations to be inspected as part of this work

A. Provide semi-annual roof examinations in spring and fall on all roofs currently under warranty per manufacturers specifications. Inspections are to include examinations of:

- 1.walls/parapets/metal flashings/roof edges to insure terminations are secure and sealed,
- 2.roof deck membrane by visually checking the surface for damage,
- 3.penetration/rooftop units to ensure that items are secure and the roofing systems around them are sealed and undamaged from service work,
- 4.drains to insure they are clear of debris for drainage, removing and disposing of any debris offsite,

5. areas that abut the roofing system for loose or damaged masonry, bad mortar joints, and loose caulk.

B. Create a report for each site based upon the findings of the examinations. Reports to include:

1. Any required maintenance items that are required that fall outside of existing roof warranty coverage for a roofing contractor to complete.
2. Required repairs that would fall under the coverage of an existing roof warranty to be addressed by the roof manufacturer and their repair representatives.
3. any conditions that are highlighted to be monitored in future inspections.

ATTACHEMENTS

HACM ROOF INVENTORY