



REQUEST FOR QUOTATION BLAIRWOOD PARK SHELTER ROOF REPLACEMENT

WITH OPTIONAL FIRE-RETARDANT UPGRADE

Blairwood Park Shelter
1198 Normdave Drive | Jefferson Township, Ohio

Prepared for Jefferson Township by General Contractor Solutions (GCS), Owner's Representative

ISSUE DATE	September 1, 2026	QUOTES DUE	September 15, 2026
RFQ CONTACT	info@buildbetterwithgcs.com 937-760-5706		

This RFQ requests pricing for two decision paths: (1) a regular industry-standard roof replacement; and (2) optional pricing for measures intended to improve fire performance of the completed roof / exposed wood condition. Contractors shall clearly separate standard replacement pricing from fire-retardant upgrade pricing.

1. PROJECT OVERVIEW

Owner	Jefferson Township
Project Location	Blairwood Park Shelter, 1198 Normdave Drive, Jefferson Township, Ohio
Procurement Type	Request for Quotation – shelter roof replacement with optional fire-retardant upgrade pricing
Facility Operations	The park may remain open during construction. The contractor shall coordinate work sequencing, public protection, and temporary closure or barricade zones with Township staff.
Intent	Obtain complete, comparable pricing for a regular industry-standard roof replacement and separate pricing for fire-retardant improvement options.
Field Verification	Contractor shall verify all dimensions, quantities, roof area, substrate conditions, access, staging needs, and concealed conditions before submitting a quotation.

2. BASE BID SCOPE OF WORK – REGULAR INDUSTRY-STANDARD REPLACEMENT

- Provide all labor, supervision, materials, equipment, temporary protection, transportation, disposal, and incidental work required for a complete and weather-tight roofing installation.
- Remove and legally dispose of existing shingles, underlayment, ridge materials, flashings, penetration boots, and related roofing components required for the work.
- Inspect exposed roof decking / plank roof boards and visible framing after tear-off. Immediately report deteriorated, split, missing, loose, or unsafe conditions to the Township or Owner's Representative.
- Install a manufacturer-listed, code-compliant roofing system suitable for the structure, including ice and water barrier where required, synthetic underlayment, starter course, architectural asphalt shingles, ridge cap, drip edge, flashings, penetration boots, and all incidental accessories required for a complete system.
- Include correction of visibly failed ridge / upper roof transition conditions and replacement of associated accessories necessary to restore a durable, weather-tight installation.
- Provide daily cleanup, final debris removal, and a final magnetic sweep of accessible public areas, walks, and adjacent grounds.

Existing-condition photographs are provided for general reference only. They are not a substitute for the contractor's site investigation.

3. CONTRACTOR RESPONSIBILITIES

- Coordinate schedule, deliveries, staging, access, and any temporary park-area restrictions with Jefferson Township before beginning work.
- Protect park users, staff, vehicles, landscaping, concrete surfaces, playground / recreation areas, and adjacent property from damage.
- Maintain safe public separation from the work area using cones, barricades, caution tape, or temporary fencing as needed.
- Comply with applicable OSHA requirements, manufacturer installation instructions, and applicable codes.
- Keep the structure weather-tight during the work. Do not remove more roofing than can be properly protected or restored before the end of the workday.
- Submit product data, color selections, warranty information, closeout documentation, and final photographs.

4. ALTERNATE AND UNIT PRICING

Item	Description	Price Basis
Alternate A	Replace deteriorated roof decking / plank roof boards where authorized.	Lump sum and/or unit price per square foot
Alternate B	Replace damaged structural framing, blocking, rafters, or related wood members where discovered and authorized.	Labor / material unit basis or lump sum basis
Alternate C	Provide a fire-retardant coating / intumescent coating system for the exposed interior wood ceiling, beams, and related visible wood surfaces. Product must be suitable for the project exposure conditions and supported by manufacturer data.	Lump sum
Alternate D	Provide fire-retardant-treated replacement wood, or equivalent fire-performance-enhanced replacement material, for any exposed wood components requiring replacement and remaining visible in the completed work.	Unit basis or lump sum
Alternate E	Provide a combined price for Base Bid plus the proposed fire-retardant upgrade package, clearly identifying which fire-retardant measures are included.	Lump sum

5. WARRANTY AND CLOSEOUT

Provide the roofing manufacturer's standard material warranty and a minimum one-year contractor workmanship warranty beginning on the date of Township acceptance. For any fire-retardant or coating option proposed, also submit product information, maintenance requirements, and any available manufacturer warranty or performance documentation.

6. PROJECT COMPLETION

The project will be considered complete when the roof is fully installed and weather-tight; all required accessories and flashing work are complete; approved repairs are complete; the site is cleaned; closeout and warranty documents are delivered; and the Township has accepted the work following a final walkthrough.

CONTRACTOR PROPOSAL FORM

Submit a complete proposal using this form or an equivalent format containing all requested information. Prices shall include all labor, materials, equipment, overhead, profit, disposal, and incidental work required by this RFQ.

Company	
Contact Person	
Address	
Telephone	
Email	
Ohio Registration / License (if applicable)	

Bid Item	Amount	Notes / Unit Basis
Base Bid – Standard Roof Replacement	\$	
Alternate A – Roof Decking / Plank Board Replacement	\$	
Alternate B – Structural Framing Repair	\$	
Alternate C – Fire-Retardant Coating	\$	
Alternate D – Fire-Retardant-Treated Replacement Wood / Material	\$	
Alternate E – Combined Base Bid + Fire-Retardant Upgrade Package	\$	
Proposal / Unit Price (if applicable)	\$	

Roofing Manufacturer / Product	
Proposed Color (if known)	
Proposed Fire-Retardant Product (if any)	
Estimated Start	
Estimated Duration	
Proposal Valid Through	

CERTIFICATION

The undersigned certifies that the contractor has reviewed the RFQ, investigated the site or accepted responsibility for doing so, and proposes to complete the work in accordance with the submitted quotation and the requirements of this RFQ.

Authorized Signature		Date	
Printed Name / Title			

7. SUBMITTAL AND EVALUATION

Submit the quotation by the deadline established by Jefferson Township. Include the completed proposal form, certificate of insurance, product information, proposed schedule, warranty information, and at least three relevant references. Where a fire-retardant option is proposed, include the specific product name, manufacturer, intended fire-performance classification or description, application method, and documentation supporting its suitability for the project conditions.

Jefferson Township reserves the right to reject any or all quotations, waive minor informalities, request clarification, negotiate final scope and pricing, and select the proposal determined to provide the best overall value. Award may consider price, completeness, relevant experience, references, schedule, material quality, warranty, and demonstrated ability to perform the work safely and responsibly.

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APPENDIX A – EXISTING CONDITIONS PHOTO LOG

The photographs below document representative existing conditions and are provided for bidding reference only. Contractors remain responsible for verifying all field conditions, dimensions, quantities, access requirements, and concealed conditions before submitting a quotation.



Figure 1. Existing shingle roof condition at upper roof section with visible deterioration and open/failed areas near the ridge / roof penetration area.



Figure 2. Interior wood ceiling / roof deck condition showing open jointing and visible gaps between boards at the shelter underside.



Figure 3. Exposed underside framing and wood ceiling / roof decking at the shelter, showing weathering and areas requiring contractor field verification.

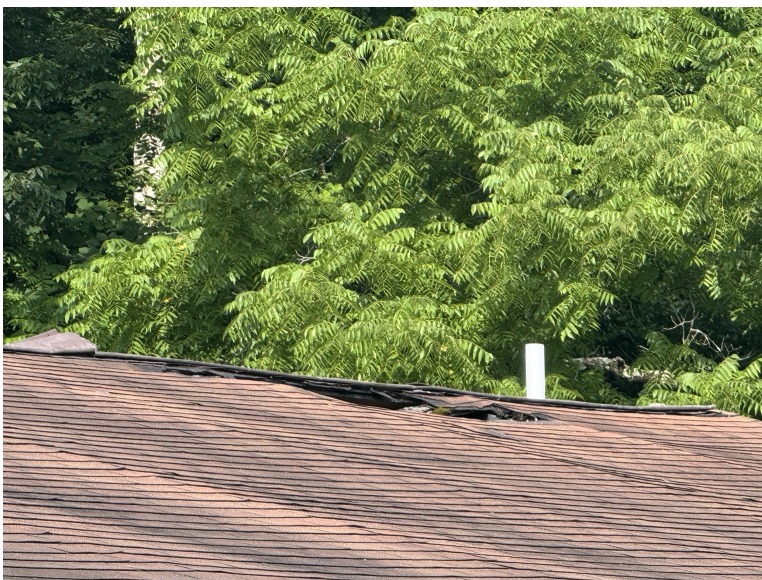


Figure 4. General site view toward the Blairwood Park shelter, showing access conditions and surrounding park context.



Figure 5. Wide underside view of the shelter roof structure, exposed wood beams, support post, and additional interior wood ceiling conditions.