

REQUEST FOR PROPOSAL (RFP)

TPO Roof Replacement Project

Furlow Charter School – 63 Valley Drive, Americus, GA 31709

OVERVIEW

Furlow Charter School is soliciting proposals from qualified and licensed contractors to provide all labor, materials, and equipment necessary for the removal and replacement of the existing flat roof with a new Thermoplastic Polyolefin (TPO) roofing system in a designated section of approximately 5,920 square feet. The selected contractor will furnish and install the roof per manufacturer specifications, ensuring full compliance with local, state, and federal building and safety standards.

This project aims to provide a durable, energy-efficient, and low-maintenance roofing solution with a 20-year No Dollar Limit (NDL) warranty and a workmanship warranty.

Project Completion Deadline: Completed over Winter Break when building is not occupied and completed by January 5, 2026.

SCOPE OF WORK

The project scope shall include, but is not limited to, the following:

- Complete removal of existing roofing material down to the roof decking.
- Inspection of the existing deck; replace deteriorated or damp/wet decking or insulation board as needed. Also replace any deteriorated or wet wood blocking and/or nailers perimeter roof.
- Re-install the 1" in ISO insulation board per the manufacturers specifications
- Install .060 mil TPO membrane roofing system per manufacturers specifications.
- Install ½" CDX plywood on parapet walls and flash with TPO membrane and termination bar as required
- Install new 24-gauge galvanized drip edge and gravel stop with cleats at all roof edges.
- Flash all roof penetrations and parapet walls using TPO and metal counterflashing.
- Install all necessary TPO flashing, trim, sealants, and termination bars.
- Ensure gutters are properly installed to new roofing (TPO) system.
- Provide TPO No Dollar Limit (NDL) manufacturer's warranty for a minimum of 20 years.
- Proper cleanup and disposal of all debris off-site in a timely manner and when job is completed.

CONTRACTOR REQUIREMENTS

Respondents must:

- Conduct a site visit prior to submitting a proposal. Site visits can be coordinated by contacting Cesar Galeas, maintenance, via email or phone. cgaleas@furlowcharter.org 813-452-7863

- Hold all appropriate Georgia roofing licenses and insurance coverage.
- Provide proof of manufacturer certification for TPO installation.
- Supply at least three (3) references for similar projects completed within the past five years.
- Be E-Verify compliant and submit a current Certificate of Insurance (COI).

DELIVERABLES

1. Project Schedule with start and completion dates. Prioritizing unoccupied times.
2. Detailed Cost Proposal (itemized by materials, labor, and equipment).
3. Manufacturer Warranty Documentation (20-year NDL minimum) including materials and labor specifications
4. Workmanship Warranty Documentation including materials and labor specifications
5. Safety Plan and job site supervision details.
6. Cleanup and Disposal Plan.

FORM OF PROPOSAL

Proposals must include:

- Company Profile – Years in business, certifications, and key personnel.
- Technical Proposal – Roofing system specifications and warranty details.
- Implementation Plan – Timeline and milestones.
- Cost Proposal – Complete cost breakdown with alternates.
- Compliance Documents – W-9, E-Verify affidavit, Certificate of Insurance.

Anticipated pricing for any additional needs discovered

EVALUATION CRITERIA

Criteria	Points
Cost Effectiveness	25
Experience and Qualifications	25
Technical Solution & Warranty	25
Implementation Plan & Schedule	25

ANTICIPATED TIMELINE

Milestone	Date
RFP Release	November 7, 2025
Questions Due	December 1, 2025 (5:00 PM)
Proposals Due	December 5, 2025 (5:00 PM)

Evaluation	December 9, 2025
Contract Award	December 16, 2025
Project Kickoff	December 20, 2025
Completion	January 5, 2026

SUBMISSION INSTRUCTIONS

Proposals must be submitted electronically in PDF format to:
sduff@furlowcharter.org

Subject Line: TPO Roof RFP – Furlow Charter School

Questions regarding this RFP should be submitted in writing no later than to Stephanie Duff, CFO. sduff@furlowcharter.org

Questions and answers will be posted on the Furlow Charter School website:
www.furlowcharter.org/purchasing

GENERAL INFORMATION

- Furlow Charter School reserves the right to reject any or all proposals.
- Vendors are responsible for all costs incurred in preparing and submitting proposals.
- The awarded contractor must obtain all necessary permits and inspections prior to work commencement.

Issued by:

Furlow Charter School – 63 Valley Drive – Americus, GA 31709

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