

OGEMAW COUNTY
REQUEST FOR PROPOSALS (RFP)
TWO-STORY COMMERCIAL BRICK PARAPET WALL RECONSTRUCTION

Project Location: Ogemaw County Building, 806 W. Houghton Avenue, West Branch, MI 48661

Proposal Submission Deadline: November 20, 2026

Ogemaw County is soliciting sealed proposals from qualified commercial masonry and roofing contractors for the reconstruction of an existing two-story commercial brick parapet wall and corner brick structure at the Ogemaw County Building.

The primary objective of this project is to safely dismantle approximately 50 linear feet of existing brick parapet wall, approximately 5 feet in height, source replacement materials that closely match the existing exterior brickwork and reconstruct the wall assembly in accordance with applicable building codes and modern wind-load requirements.

The project shall also include a professionally installed, inspected, and documented watertight connection between the reconstructed parapet wall and the building's existing Duro-Last roofing membrane system.

1. SCOPE OF WORK

The selected contractor shall furnish all labor, materials, equipment, supervision, engineering services, and other resources necessary to complete the parapet wall reconstruction.

A. Existing Wall Demolition and Removal

1. Safely dismantle approximately 50 linear feet by 5 feet of existing brick parapet wall, including the affected corner brick structure.
2. Inspect the existing wall conditions and identify deteriorated or unstable masonry.
3. Provide necessary scaffolding, lifts, fall protection, temporary bracing, and other safety equipment.
4. Protect the existing roofing system, building exterior, windows, entrances, and surrounding property throughout demolition.
5. Prevent falling debris and establish appropriate safety barriers around the work area.
6. Remove and properly dispose of demolition materials in accordance with applicable regulations.
7. Coordinate demolition activities with the Ogemaw County Maintenance Department Head to minimize disruptions to County operations.

B. Brick Matching and Material Procurement

1. Source new brick materials that closely match the existing building's exterior brickwork in color, size, texture, finish, and appearance.
2. Provide brick samples for County review and approval before installation.
3. Use mortar compatible with the existing masonry and appropriate for exterior commercial construction.
4. Furnish all masonry ties, anchors, reinforcement, flashing, coping, and related materials required for a complete installation.
5. Ensure all materials are suitable for Michigan weather conditions, including freeze-thaw cycles and moisture exposure.

C. Parapet Wall Reconstruction

1. Reconstruct the approximately 50-foot-long by 5-foot-high brick parapet wall and affected corner assembly.
2. Ensure the reconstructed wall is structurally sound and properly anchored to the existing building.
3. Incorporate appropriate reinforcement, masonry anchoring, and structural connections.
4. Construct the wall to comply with applicable Michigan building codes and current wind-load requirements.
5. Provide appropriate expansion joints, flashing, moisture protection, and wall drainage components.
6. Ensure the finished masonry closely matches the appearance of the existing building.
7. Restore all adjacent masonry and building surfaces that were disturbed during construction.

D. Structural Engineering and Wind-Load Compliance

The contractor shall provide or coordinate appropriate structural engineering services to ensure the reconstructed parapet wall complies with applicable structural and wind-load standards.

The proposal shall include:

1. Evaluation of the existing wall structure and supporting conditions.
2. Identification of required reinforcement and anchoring methods.
3. Design of the reconstructed parapet assembly to meet applicable wind-load requirements.
4. Structural drawings and specifications were prepared by a Michigan-licensed professional engineer where required.
5. Coordination of required permits and inspections.
6. Documentation demonstrates compliance with applicable building codes and approved engineering specifications.

2. DURO-LAST ROOFING MEMBRANE INTEGRATION

The reconstructed parapet wall shall be properly integrated with the building's existing Duro-Last roofing membrane system to establish a continuous watertight connection.

The contractor shall:

1. Inspect the existing Duro-Last roofing membrane at its connection to the parapet wall.
2. Protect the existing roofing system during demolition and reconstruction.
3. Provide all necessary flashing, termination details, membrane transitions, and related materials.
4. Coordinate installation with a qualified Duro-Last roofing contractor or installer authorized to perform the required work.
5. Ensure that roofing materials and installation methods are compatible with the existing Duro-Last system.
6. Maintain proper drainage and prevent water intrusion behind the reconstructed wall.
7. Inspect and test the completed roof-to-wall connection for watertight integrity using an appropriate approved method.
8. Provide written documentation of the completed roofing integration and any applicable warranty coverage.

The completed roof-to-wall connection must be watertight and shall not compromise any existing Duro-Last roofing warranty.

Where required, the contractor shall obtain written confirmation from Duro-Last or its authorized representative regarding the acceptability of the completed membrane tie-in.

3. CONTRACTOR QUALIFICATIONS

Proposals shall include:

1. Company name, address, telephone number, and primary contact information.
2. Experience performing commercial masonry reconstruction and parapet wall projects.
3. Qualifications of personnel assigned to the project.
4. Experience with structural masonry, commercial brick buildings, and roof-to-wall waterproofing.
5. Qualifications of the roofing contractor responsible for the Duro-Last membrane connection.
6. Description of proposed construction methods and safety procedures.
7. At least three references for comparable commercial masonry or parapet reconstruction projects, if available.
8. Identification of any subcontractors and engineering professionals involved in the project.

4. PROJECT SAFETY AND PROPERTY PROTECTION

The contractor shall:

1. Comply with applicable OSHA safety requirements.
2. Provide appropriate scaffolding, fall protection, barricades, and pedestrian safety measures.
3. Protect County employees, visitors, vehicles, and building occupants during construction.
4. Coordinate temporary restrictions to parking areas, sidewalks, and building entrances with the Maintenance Department Head.
5. Maintain safe access to the building and emergency exits.
6. Protect the existing roof membrane from punctures, tears, debris, and damage from equipment.
7. Repair any damage to County property caused by contractor operations at no additional cost to the County.

5. PROJECT INSPECTION AND COMPLETION

Upon completion, the contractor shall:

1. Remove all construction debris, equipment, and temporary protective materials.
2. Restore affected surrounding areas to their original condition.
3. Complete required building inspections.
4. Provide final structural engineering documentation, where applicable.
5. Provide documentation of the complete Duro-Last roofing membrane tie-in.
6. Submit all applicable products and workmanship warranties.
7. Conduct a final walkthrough with the Ogemaw County Maintenance Department Head.
8. Correct deficiencies identified before final project acceptance.

6. WARRANTY REQUIREMENTS

Contractors shall provide written warranty information covering:

1. Masonry materials and installation workmanship.
2. Structural anchoring and reconstruction workmanship.

3. Flashing and waterproofing installation.
4. Duro-Last membrane repairs, modifications, and roof-to-wall integration.

The proposal shall identify the duration, coverage, limitations, and exclusions of each warranty.

7. PROPOSAL PRICING

Contractors shall provide an itemized cost proposal for the following:

Description Proposed Cost

Mobilization, scaffolding, and safety equipment \$ _____

Demolition and removal of existing parapet wall \$ _____

Brick matching and material procurement \$ _____

Masonry reconstruction and installation \$ _____

Structural reinforcement and anchoring \$ _____

Engineering and design services \$ _____

Duro-Last roofing membrane integration and flashing \$ _____

Waterproofing and testing \$ _____

Permits and required inspections \$ _____

Cleanup and disposal \$ _____

Other costs (specify) \$ _____

TOTAL PROJECT COST \$ _____

The proposed price shall include all labor, equipment, materials, supervision, engineering, and services necessary to complete the project.

Any exclusions or potential additional charges must be clearly identified.

8. INSURANCE REQUIREMENTS

The successful contractor shall provide proof of appropriate insurance coverage at the time of contract signing and before commencement of work.

Required coverage shall include commercial general liability insurance, workers' compensation insurance as applicable, and any additional coverage required by Ogemaw County.

The County may require additional insurance status and other insurance provisions in the final contract.

9. SITE INSPECTION

Contractors are encouraged to inspect the existing parapet wall, corner brick structure, and roofing conditions before submitting a proposal.

Site visits shall be coordinated through the Ogemaw County Maintenance Department.

Contractors shall verify actual field measurements and existing structural conditions before finalizing their proposals.

10. PROPOSAL EVALUATION

Ogemaw County will evaluate proposals based on:

- Contractor qualifications and commercial masonry experience.
- Proposed structural reconstruction methods.
- Ability to match existing exterior brickwork.
- Experience with Duro-Last roofing systems and watertight membrane integration.
- Compliance with applicable building codes and wind-load requirements.

- Project schedule and completion timeframe.
- Warranty coverage.
- Total project cost.
- References and previous project performance.

Ogemaw County reserves the right to award the contract to the proposal determined to be in the best interests of the County. It is not obligated to select the lowest-priced proposal.

11. CONTRACT ADMINISTRATION

The Ogemaw County Maintenance Department Head shall serve as the primary contact for project coordination and inspections.

All proposed changes to the approved scope of work or contract price shall require prior written authorization from Ogemaw County.

No additional work resulting in increased costs shall be performed without County approval.

12. SUBMISSION OF PROPOSALS

Sealed proposals shall be clearly marked:

"RFP – OGEMAW COUNTY BRICK PARAPET WALL RECONSTRUCTION"

Proposal Deadline: November 20, 2026

Submission Time: by 4:30 p.m.

Submit to:

Ogemaw County Administrator's Office

806 W. Houghton Avenue

West Branch, MI 48661 or zyskf@ocmi.us

13. RESERVATION OF RIGHTS

Ogemaw County reserves the right to accept or reject any or all proposals, waive informalities, request additional information, negotiate contract terms, and award a contract in the best interests of the County.

Issuance of this Request for Proposals does not oblige Ogemaw County to award a contract or reimburse any costs associated with preparing or submitting a proposal.