



REQUEST FOR PROPOSALS (RFP)
Milford City Municipal Swimming Pool – Roof Replacement
with Bat Mitigation & Attic Remediation

Issuing Agency:

Milford City
26 South 100 West
Milford, UT 84751

Project Location:

Milford City Municipal Swimming Pool
141 North 200 West
Milford, UT 84751

RFP Issue Date: August 20, 2025

Proposal Due Date: September 10, 2025 at 4 pm

1. Introduction

Milford City is requesting proposals from qualified contractors to remove and replace the existing roof at the Milford City Municipal Swimming Pool and to perform bat mitigation and attic remediation as part of the project. The work includes roof tear-off, standing seam metal roof installation, attic cleaning and sealing, insulation replacement, and other related tasks to ensure the building is weather-tight and protected from wildlife intrusion.

2. Background

An inspection on July 29, 2025, found signs of bat activity in the attic space of the pool building. The building is approximately 3,900–4,000 square feet and constructed of CMU block walls, wood-framed gable trusses, wood decking, and asphalt shingles. The attic contains HVAC ductwork, electrical conduits, and batt insulation. Milford City intends to replace the asphalt shingles with a standing seam metal roof in fall 2025 and address the bat entry points and attic contamination at the same time. Report attached.

3. Scope of Work

The selected contractor will be responsible for **both** the roofing and bat mitigation/attic remediation tasks, including but not limited to:

A. Roof Removal & Decking Access

1. Remove all asphalt shingles, underlayment, and flashing.
2. Remove one full sheet of roof decking from eave to peak along the CMU block at the southeast front entrance to provide attic access.
3. Protect interior areas during removal to prevent debris contamination.

B. Bat Mitigation & Attic Remediation

1. HEPA vacuum all bat droppings in affected areas.
2. Apply enzymatic cleaner to neutralize odors. KS Service has the cleaner and is willing to assist if necessary.
3. Remove and replace batt insulation in affected areas.
4. Install metal window screening material at roof framing/fascia interfaces and seal with spray foam (southeast and west elevations).
5. Apply high-quality silicone or polyurethane sealant along CMU block-to-metal transitions.
6. Screen over gable end ventilation louvers.
7. Seal all roof penetrations (vent stacks, pipe jacks) with proper flashing and sealant.
8. Install foam closure strips at eaves to prevent wildlife entry.
9. Install high-efficiency LED lighting throughout attic space.

C. New Roof Installation

1. Install new underlayment in accordance with manufacturer specifications and Utah building code.
2. Install standing seam metal roofing system with all necessary flashing and trim.
3. Ensure all penetrations and edges are sealed for long-term weather and wildlife protection.
4. Provide manufacturer's warranty and minimum one-year workmanship warranty.

4. Contractor Requirements

- Licensed and insured in the State of Utah for roofing and construction work.
- Demonstrated experience in standing seam metal roofing installation and wildlife exclusion.
- Ability to complete work within an agreed-upon timeline before winter weather conditions.
- Compliance with all OSHA and state safety requirements.

5. Proposal Submission Requirements

Proposals must include:

1. **Work Plan & Schedule** – Detailing sequence of work and estimated start/finish dates. Milford City wants this project completed by December 1, 2025.
2. **Itemized Cost Estimate** – Labor, materials, and equipment.
3. **Qualifications & Experience** – Including similar projects completed.
4. **Licensing & Insurance Documentation.**
5. **Warranty Details** – Manufacturer and workmanship coverage.

6. Evaluation Criteria

Proposals will be evaluated based on:

- Experience & Qualifications – 30%
 - Approach & Work Plan – 30%
 - Cost – 30%
 - References – 10%
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7. Submission Instructions

Submit proposals:

Makayla Bealer

Milford City

Email mbealer@milford.utah.gov

Mail: Milford City, PO Box 69, Milford UT 84751

Hand Deliver: 26 South 100 West, Milford UT 84751

Deadline: SEPTEMBER 10, 2025 at 4 pm

8. Contact for Questions

For project-specific questions, contact:

Benjamin Stewart, City Foreman

435.463.9568

Benjamins@milford.utah.gov

Kyle Smoot

K S Services -Company who provided the initial report

Phone: 435-230-0992

For RFP process questions, contact:

Makayla Bealer

Milford City

435.387.2717

mbealer@milford.utah.gov

Milford City reserves the right to reject any or all proposals, waive informalities, and select the proposal deemed in the best interest of the City.