

BID INFORMATIONName of Bidder: Dry-Tech Commercial Roofing ServicesDate: November 6, 2025

Project Name: Union County Progress Building Roof Replacement

Owner: Union County, North Carolina

Owner Project Number: IFB 2025-052

Designer: Gensler

Designer Project Number: R25CLT-072

CERTIFICATIONS OF BASE BID

The undersigned Bidder hereby declares that he has carefully investigated the scope of work and having thoroughly familiarized himself with the Contract Documents relative hereto and has read all special provisions furnished prior to the opening of the bids; that he has satisfied himself relative to the work to be performed. The bidder further declares that he and his subcontractors have fully complied with NCGS 64, Article 2 in regard to E-Verification as required by N.C. General Statute 143-129(j). The bidder agrees to hold the proposed bid price for 90 days.

The bidder proposes and agrees if this proposal is accepted, to contract with Union County Government, in the form of contract specified, to provide all necessary labor, equipment, materials, machinery, tools, apparatus, transportation, services, fees, permits, etc., to complete the construction of Union County **Progress Building Roof Replacement** all in accordance with the aforementioned Contract Documents to the full and entire satisfaction of Union County Government, with definite understanding that no money will be allowed for extra work except as set forth in the General Conditions and the Contract Documents for the lump sum of:

Provide 10% of the base bid price as an Owner contingency allowance and provide a Total Base Bid Price. Any funds not used from this allowance will be returned to the Owner by deduct change order.

A) BASE BID PRICE:

Ninety-nine thousand, five hundred and two _____ Dollars (\$ 99,502.00).

B) OWNERS CONTINGENCY:

Nine thousand, nine hundred and two dollars and seventy-eight cents _____ Dollars (\$ 9,902.78).

C) Quantity Allowance No. 1:

One thousand _____ Dollars (\$ 1,000.00).

D) Quantity Allowance No. 2:

One hundred and thirty _____ Dollars (\$ 130.00).

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E) Quantity Allowance No. 3:

Two hundred _____ Dollars (\$ 200.00 _____).

F) Quantity Allowance No. 4:

Two thousand, five hundred dollars _____ Dollars (\$ 2,500.00 _____).

G) Quantity Allowance No. 5:

One thousand, five hundred dollars _____ Dollars (\$ 1,500.00 _____).

H) Quantity Allowance No. 6:

One thousand, nine hundred and twenty _____ Dollars (\$ 1,920.00 _____).

I) TOTAL BASE BID PRICE WITH OWNER CONTINGENCY (Sum A-H):

One hundred and sixteen thousand, six hundred and fifty-four dollars
and seventy-eight cents _____ Dollars (\$ 116,654.78 _____).

UNIT PRICES: (Prices shall include installation)

Repair Corroded Steel Deck with Coating _____ Dollars (\$ 10.00 / SF _____)

Repair Steel Deck with Steel Plates _____ Dollars (\$ 13.00 / SF _____)

Overlay Deteriorated Steel Deck with Steel Deck _____ Dollars (\$ 20.00 / SF _____)

Replace Deteriorated Steel Deck _____ Dollars (\$ 25.00 / SF _____)

Replace Deteriorated Wood Blocking _____ Dollars (\$ 12.00 / BF _____)

Replace Deteriorated Plywood _____ Dollars (\$ 6.00 / SF _____)

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SUB-CONTRACTOR LIST:

The following shall execute subcontracts with the Bidder for the portion of the work indicated (if in the scope of work):

Specialty Work Sub-Contractor (Name & License No.):

Not Applicable License No. Not Applicable

Specialty Work Sub-Contractor (Name & License No.):

_____ License No. _____

Specialty Work Sub-Contractor (Name & License No.):

_____ License No. _____

Specialty Work Sub-Contractor (Name & License No.):

_____ License No. _____

TIME OF COMPLETION

The undersigned Bidder proposes and agrees hereby to commence the Work of the Contract Documents on a date specified in a written Notice to Proceed to be issued by Owner and shall fully complete the Work within **Forty [40] calendar days**.

LIQUIDATED DAMAGES:

The undersigned further agrees, stipulates, and fixes as Liquidated Damages if delayed, but not as a penalty,

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the sum of **Two Hundred and Fifty Dollars [\$250.00]** per calendar day that the undersigned together with the undersigned's surety shall pay the Owner for each calendar day or part thereof that expires after the date specified for the substantial completion of the work and until the Work is Substantially complete. By bidding, the undersigned hereby agrees to be responsible for liquidated damages.

BID SECURITY:

Accompanying this proposal is a bid security five percent (5%) of the Total Bid Price Sum in accordance with Instructions to Bidders in the form of (check one):

- ☒ Bid Bond (AIA Document A310-2010), or
- ☐ Cash, or
- ☐ Cashier's Check, or Certified Check.

RECEIPT OF ADDENDA:

The undersigned acknowledges receipt of the following addenda which will be considered as part of the contract Documents:

Addendum No. <u>1</u>	Dated <u>10/30/25</u>	Addendum No. _____	Dated _____
Addendum No. _____	Dated _____	Addendum No. _____	Dated _____
Addendum No. _____	Dated _____	Addendum No. _____	Dated _____

CONTRACTOR'S LICENSE:

The undersigned further states that it is a duly licensed contractor for the proposed work in the State of North Carolina, and that all fees, permits, etc. pursuant to submitting this proposal have been paid in full.

ACKNOWLEDGEMENT AND REPRESENTATIONS:

If notice of acceptance of this bid is given to the undersigned within 90 days after the date of opening of bids, or any time thereafter before this bid is withdrawn, the undersigned will execute and deliver an Agreement in the prescribed form promptly after it has been presented to him for signature. Certificates of Insurance and Performance and Payment bonds shall be furnished to the Owner at the execution of this agreement and as required by North Carolina General Statutes.

Upon request of the Owner, the undersigned bidder agrees to submit evidence in affidavit form of applicable experience, adequate financial resources, work in hand capacity, adequate organization, and acceptable past performance. Submittal will be in the form of AIA Document A305 Contractor's Qualification Statement. Bidder's qualifications information shall be considered confidential.

The undersigned bidder certifies that neither he/she, nor any official, agent or employee has entered into any agreement, participated in any collusion, or otherwise taken any action which is in restraint of free competitive bidding in conjunction with this bid. The person signing this bid form represents that he/she has full authority and representative capacity to execute this Bid Form in the capacity indicated below.

The undersigned agrees that in the case of failure on his part to execute the said contract and the bond within ten (10) consecutive calendar days after written notice being given of the award of contract, the certified check, cash or bid bond accompanying this bid shall be paid into the funds of the Owner's account set aside for the

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DOCUMENT 00 41 13 – BID FORM STIPULATED SUM

Project, as liquidated damages for such failure; otherwise, the certified check, cash or bid bond accompanying the Proposal shall be returned to the undersigned.

The undersigned bidder agrees that they are expected to act as Project Expediter and coordinate work of all other contractors.

The firm signing this bid and registered under that name is legally qualified to perform all work included in the scope of the contract as determined by the State of North Carolina, in granting the registration.

PROPOSAL SIGNATURE:

Respectfully submitted this 6th day of November, 2025

Dry-Tech Commercial Roofing Services

(Name of firm or corporation making bid)

By: Stephen Potter Signature and Typed Name

Stephen Potter

Title: President

Address of Bidder: 310 Ostwalt Amity Road

Troutman, North Carolina 28166

Email Address: bids@drytechroofing.com

Bidders N.C. Contractor License No. 105348

Type of License: General Contractor

Limitations: Unlimited

Attest:

By: Tim Caldwell

Title: Corporate Secretary

END OF DOCUMENT 00 41 13

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NON-COLLUSION AFFIDAVIT

STATE OF NORTH CAROLINA
COUNTY OF UNION

I Stephen Potter, being first duly sworn, deposes and says that:

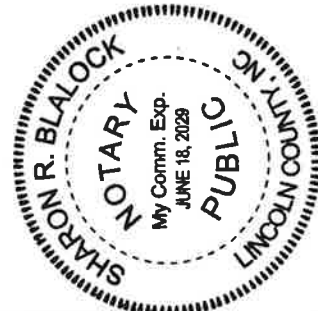
1. He/She is the President of Dry-Tech Commercial Roofing Services the Bidder that has submitted the attached Bid;
2. He/She is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;
3. Such Bid is genuine and is not a collusive or sham bid;
4. Neither the said Bidder nor any of its officers, partners, owners agents, representatives, employees or parties of interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly, with any other bidder, firm or person to submit a collusive or sham bid in connection with the contract for which the attached Bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other bidder, firm or person to fix the price or prices in the attached bid or of any other bidder, or to fix any overhead, profit or cost element of the bid price of any other bidder or to secure through collusion, conspiracy, connivance or unlawful agreement any advantage against the Owner or any person interested in the proposed contract; and
5. The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

Stephen Potter
TITLE President

Subscribed and sworn before me, this 6th day of November, 2025

Notary Public Sharon R. Blalock

My Commission Expires 6-18-2029



END OF DOCUMENT 00 45 19

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STATE OF NORTH CAROLINA

AFFIDAVIT

UNION COUNTY

NOW COMES Affiant, first being sworn, deposes and says as follows:

1. I, being duly authorized by and on behalf of Dry-Tech Commercial Roofing Services (“Contractor”), have bid on an agreement with Union County, North Carolina (“Union”) Progress Building Roof Replacement ;

2. As part of my duties and responsibilities pursuant to said agreement, I attest that I am aware of and in compliance with the requirements of E-Verify, Article 2 of Chapter 64 of the North Carolina General Statutes, to include (mark which applies):

X After hiring an employee to work in North Carolina, I verify the work authorization of said employee through E-Verify and retain the record of the verification of work authorization while the employee is employed and for one year thereafter; or

 I employ fewer than twenty-five (25) employees in the State of North Carolina.

3. As part of my duties and responsibilities pursuant to said agreement, I attest that to the best of my knowledge any subcontractors employed as a part of this agreement are in compliance with the requirements of E-Verify, Article 2 of Chapter 64 of the North Carolina General Statutes, to include (mark which applies):

X After hiring an employee to work in North Carolina, the subcontractor verifies the work authorization of said employee through E-Verify and retains the record of the verification of work authorization while the employee is employed and for one year thereafter; or

 The subcontractor employs fewer than twenty-five (25) employees in the State of North Carolina. Specify subcontractor: _____

This the 6th day of November, 2025

Stephen Potter
Affiant

Stephen Potter
Printed Name

Sworn and subscribed before me, this the 6th day of November, 2025



My Commission Expires: 4-18-2029

END OF DOCUMENT 00 45 19

Sharon R. Blalock, Notary Public

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Expiration Date

2025

License No.

105348

North Carolina

Licensing Board for General Contractors

This is to Certify That:

Ruff Roofing and Sheet Metal, LLC

Dry-Tech Commercial Roofing Services
Troutman, NC

is duly registered and entitled to practice

General Contracting

Limitation: Unlimited

Classification: S (Roofing)

until

December 31, 2025

when this Certificate expires.

Witness our hands and seal of the Board.

Dated, Raleigh, N.C.

01/01/2025

This certificate may not be altered.



[Signature]

Chairman

[Signature]

Secretary-Treasurer

SECTION 00 62 33 - ROOF MANUFACTURER'S ACKNOWLEDGMENT - ADDENDUM NO. 1

PART 1 GENERAL

1.1 FROM:

- A. Roofing Contractor: Dry-Tech Commercial Roofing Services
- B. Address: 310 Ostwalt Amity Road, Troutman, North Carolina 28166
- C. Phone: (704) 660-6957 Email: bids@drytechroofing.com

1.2 FOR:

- A. Owner: Union County, North Carolina
- B. Project: Union County Progress Building Roof Replacement
- C. REI Project No.: R25CLT-072
- D. Address: 1407 Airport Road, Monroe, North Carolina 28110

1.3 ACKNOWLEDGEMENT

- A. This is to advise the Owner that having thoroughly reviewed the Specifications and Drawings contained within the Project Manual dated 09-12-2025, the above-titled project, we acknowledge that the roof system(s) and flashing system(s) specified are suitable for the issuance of the specified Manufacturer's warranty on this project and have been tested and approved for the wind uplift pressures and specified external fire resistance rating outlined in the project specifications. Having reviewed the project requirements in detail, the Manufacturer will provide a written response of exceptions or exclusions to the Engineer through the contractor as otherwise outlined in the Advertisement or Invitation for Bids, if conflicts exist between the Manufacturer's warranty requirements and the above listed documents. Exceptions not submitted accordingly are subject to rejection. The manufacturer also certifies that the installer is approved, authorized, or licensed by the manufacturer to install the specified roof system and is eligible to provide the specified manufacturer's warranty. The manufacturer will comply with the specified requirements for on-site technical support.

1.4 EXECUTED BY:

- A. Manufacturer's Company Name: SOPREMA
- B. Designated Reviewer Name and Title: Dustin Holland / Sales Representative
- C. Signature: *Dustin Holland* Date: 11-3-25

END OF SECTION

AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:

(Name, legal status and address)

RUFF ROOFING AND SHEET METAL, LLC DBA
DRY-TECH COMMERCIAL ROOFING SERVICES
310 Ostwalt Aminty Road
Troutman, NC 28166

SURETY:

(Name, legal status and principal place

of business)

U.S. SPECIALTY INSURANCE COMPANY
13403 Northwest Freeway,
Houston, TX 77040-6094

OWNER:

(Name, legal status and address)

UNION COUNTY, NORTH CAROLINA
500 North Main Street
Monroe, NC 28112

BOND AMOUNT: FIVE PERCENT OF AMOUNT BID

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

PROJECT:

(Name, location or address, and Project number, if any)

UNION COUNTY PROGRESS BUILDING
ROOF REPLACEMENT

Project Number, if any:

2025-052

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 6TH day of NOVEMBER, 2025



(Witness)



(Witness)

RUFF ROOFING AND SHEET METAL, LLC DBA
DRY-TECH COMMERCIAL ROOFING SERVICES

(Principal)



(Title)

(Seal)

U.S. SPECIALTY INSURANCE COMPANY

(Surety)



(Title)

Michael H. Shaver, Attorney in Fact

(Seal)

Init.

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TOKIO MARINE
HCC

POWER OF ATTORNEY

AMERICAN CONTRACTORS INDEMNITY COMPANY TEXAS BONDING COMPANY
UNITED STATES SURETY COMPANY U.S. SPECIALTY INSURANCE COMPANY

KNOW ALL MEN BY THESE PRESENTS: That American Contractors Indemnity Company, a California corporation, Texas Bonding Company, an assumed name of American Contractors Indemnity Company, United States Surety Company, a Maryland corporation and U.S. Specialty Insurance Company, a Texas corporation (collectively, the "Companies"), do by these presents make, constitute and appoint.

MICHAEL H. SHAVER, JANET A. LARI, JON C. CAPAN

its true and lawful Attorney(s)-in-fact, each in their separate capacity if more than one is named above, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver **any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include riders, amendments, and consents of surety, providing the bond penalty does not exceed** *****Unlimited***** Dollars (***unlimited***).

This Power of Attorney shall expire without further action on January 31st 2028. This Power of Attorney is granted under and by authority of the following resolutions adopted by the Boards of Directors of the Companies:

Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings, including any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts, and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, The Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 1st day of February 2024.



AMERICAN CONTRACTORS INDEMNITY COMPANY, TEXAS BONDING COMPANY, UNITED STATES SURETY COMPANY, U.S. SPECIALTY INSURANCE COMPANY

By: _____

Daniel P. Aguilar, Vice President

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On this 1st day of February 2024, before me, D. Littlefield, a notary public, personally appeared Daniel P. Aguilar, Vice President of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

D. Littlefield

(seal)



I, Kio Lo, Assistant Secretary of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Companies, which is still in full force and effect; furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seals of said Companies at Los Angeles, California this 6th day of November, 2025.

Bond No. 11062025
Agency No. 2103



Kio Lo, Assistant Secretary

HCCSMANPOA02/2024

visit tmhcc.com/surety for more information