

City of Seymour – Design-Build Bid Notice

Project: Design-Build Installation of Pitched Standing Seam Metal Roof **Location:** 1007 Kenning Drive, Seymour, Texas **Building Dimensions:** 200 feet (length) x 120 feet (width)

Project Overview

The City of Seymour is soliciting **design-build proposals** for the removal of the existing flat roof system and the design and construction of a new pitched PDR-Panel metal roof. The selected design-build team will be responsible for both the engineering and construction phases, ensuring the project meets all applicable codes, performance standards, and community expectations.

Scope of Work

The design-build contractor shall:

- Provide architectural and engineering design services to develop plans for a pitched roof with a slope of 1:12.
- Remove the existing flat roof system in its entirety and properly dispose of all debris off-site in accordance with local regulations.
- Design and construct all necessary structural supports, framing, and reinforcements required to safely support the new roof system.
- Install a PBR-Panel metal roof system meeting International Building Code (IBC) standards and manufacturer requirements.
- Submit engineering drawings and calculations for approval prior to construction.
- Spray Foam Insulation

Materials & Standards

The roof system shall include:

- Factory-finished Galvalume or equivalent roof panels, minimum 26-gauge thickness, with concealed fasteners.
- Compatible flashing, ridge caps, trim, sealants, and corrosion-resistant fasteners. All work must conform to IBC standards, ASTM standards for roofing materials, and manufacturer warranty requirements.

Installation & Performance Requirements

The roof system must be watertight, properly aligned, and designed to provide adequate drainage. It shall withstand local wind, rain, and snow loads. The contractor must maintain a clean and organized job site throughout the project.

Warranty & Guarantees

- Minimum 25-year manufacturer warranty on roofing panels.
- Minimum 5-year workmanship warranty from the contractor.

Contractor Responsibilities

The design-build team must provide proof of insurance and bonding, obtain all necessary permits, coordinate with City of Seymour staff for site access and scheduling, and submit a detailed project timeline with the bid.

Bid Submission Requirements

Proposals must include:

- Itemized cost estimate covering design, demolition, debris removal, materials, labor, permits, inspections, and warranty coverage.
- Proposed project schedule.
- References from at least three similar completed design-build projects.

Submission Instructions

- **Deadline:** December 18, 2025, at 1:30 PM CST
- **Location:** City Hall, 301 N. Washington Street, Seymour, Texas 76380
- **Format:** Bids must be sealed and clearly marked with the project name on the envelope.
- **Late Submissions:** Any bids received after the deadline will not be considered.
- Bids will be publicly opened and read aloud at the deadline.

Evaluation Criteria

Bids will be evaluated based on compliance with specifications, cost competitiveness, contractor experience and references, warranties offered, and proposed timeline for completion.