

**00 11 13**  
**Notice to Contractors**

**ROOF REPLACEMENT, AMHI WELLNESS CENTER, AUGUSTA, ME**  
BGS Project No. 3167

*Includes but is not limited to the following summary. Refer to project manual for complete presentation of project scope.*

*The building was constructed on or about 1988 and consists of approximately 13,000 square feet of ballasted EPDM membrane surfaces. The structural system consists of steel bar joists supported on concrete masonry unit (CMU) walls.*

*Included in the 13,200-sf area above is an approximate 1,600 sf roof built adjacent to the locker room area that does not appear on the provided 1987 contract documents.*

*All roofs have stone ballast over EPDM roofing system and and Rigis insulation. All elements should be considered for replacement.*

*Replacement construction will include vapor barrier, gypsum concrete roof board, mechanically fastened insulation system with an adhered EPDM membrane roof application. In its place will be*

*Gym Roof – 6,200 SF*

- 1. Removal of stone ballast, (E) EPDM roofing, field and tapered insulation, metal flashing, vapor barrier, and wood blocking down to metal deck.*
- 2. Installation of vapor barrier, substrate board, R-30 tapered polyisocyanurate insulation, 0.060 EPDM membrane surfacing, blocking, flashings/copings, pipe boots, and all necessary roofing accessories.*
- 3. Removal/reinstallation and extension (as required) to new roof elevation of (E) rooftop mechanical vents/curbs and equipment necessary for reroofing applications.*
- 4. Inside parapet wall substrate and EPDM covering to beneath parapet metal cap.*
- 5. All specified sealant applications.*

*Lower Roof Areas – 7,000 SF*

- 1. Removal of stone ballast, (E) EPDM roofing, field and tapered insulation, metal flashing, vapor barrier, and wood blocking down to metal deck.*
- 2. Installation of vapor barrier, substrate board, R-30 tapered polyisocyanurate insulation, 0.060 EPDM membrane surfacing, blocking, flashings/copings, pipe boots, and all necessary roofing accessories.*
- 3. Removal/reinstallation and extension (as required) to new roof elevation of (E) rooftop mechanical vents/curbs and equipment necessary for reroofing applications.*
- 4. Inside parapet wall substrate and EPDM covering to beneath parapet metal cap. nt*
- 5. Expansion joint removal/replacement.*
- 6. All specified sealant applications.*

*Miscellaneous:*

- 1. Incorporation of a masonry rake/repointing and sealant applications between low and Gym roof heights with associated flashing modifications and backer rod sealant application.*
- 2. Masonry sidewall flashing modifications at various EPDM sidewall terminations*

The cost of the work is approximately \$ 400,000. The work to be performed under this contract shall be completed on or before the Final Completion date of 18 December 2022.

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1. Submit bids on a completed Contractor Bid Form, plus bid security when required, all scanned and included as an attachment to an email with the subject line marked "**Bid for Roof Replacement at AMHI Wellness Center**" and addressed to the Bid Administrator at: BGS.Architect@Maine.gov, so as to be received no later than **2:00:00 p.m.** on **June 15, 2022**.

Bid submissions will be opened and read aloud at the time and date noted above at the Bureau of General Services office, accessible as a video conference call. Those who wish to participate in the call must submit a request for access to BGS.Architect@Maine.gov.

Any bid received after the noted time will not be considered a valid bid and will remain unopened. Any bid submitted by any other means will not be considered a valid bid. The Bid Administrator may require the Bidder to surrender a valid paper copy of the bid form or the bid security document in certain circumstances.

Questions on the bid opening process shall be addressed to the Bid Administrator: Jill M. Instasi, Senior Project Manager, Division of Planning, Design & Construction, Bureau of General Services, 77 State House Station, Augusta, Maine 04333-0077, BGS.Architect@Maine.gov.

2. The bid shall be submitted on the Contractor Bid Form (section 00 41 13) provided in the Bid Documents. The Owner reserves the right to accept or reject any or all bids as may best serve the interest of the Owner.
3. Bid security *is required* on this project.  
If noted above as required, the Bidder shall include a satisfactory Bid Bond (section 00 43 13) or a certified or cashier's check for 5% of the bid amount with the completed bid form submitted to the Owner. The Bid Bond form is available on the BGS website.
4. Performance and Payment Bonds *are required* on this project.  
If noted above as required, the selected Contractor shall furnish a 100% contract Performance Bond (section 00 61 13.13) and a 100% contract Payment Bond (section 00 61 13.16) in the contract amount to cover the execution of the Work. Bond forms are available on the BGS website.
5. Filed Sub-bids *are not required* on this project.
6. There *are no* Pre-qualified General Contractors on this project.  
If Pre-qualified General Contractors are identified for this project, the name of each company, with their city and state, are listed below.
7. An on-site pre-bid conference *will* be conducted for this project.  
If a pre-bid conference is scheduled, it is *mandatory* for General Contractors and optional for Subcontractors and suppliers. Contractors who arrive late or leave early for a mandatory meeting may be prohibited from participating in this meeting and bidding. *May 23, 2020, 9:00 AM at AMHI Wellness Center, 6 Elkins Lane, Augusta, ME 04330.*

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8. Property Insurance for this construction contract, described in the Insurance Requirements section of the General Conditions of the contract, shall be Renovation or addition insured by Contractor.
9. Bid Documents - full sets only - will be available on or about *May 9, 2022* and may be obtained *type "at no cost"* from:  
*the Bureau of General Services contracts website address below:*  
*<https://www.maine.gov/dafs/brem/business-opportunities#invitationforbid>*

10. Bid Documents may be examined at:

*AGC Maine*  
*188 Whitten Road*  
*Augusta, ME 04332*  
*Phone 207-622-4741 Fax 207-622-1625*

*Construction Summary*  
*734 Chestnut Street*  
*Manchester, NH 03104*  
*Phone 603-627-8856 Fax 603-627-4524*