



ADDENDUM NO. 2

Date: March 22, 2022

Project: Building Envelope Improvements
Cross State Office Building
Augusta, Maine

This addendum is issued prior to receipt of the bids and does hereby become a part of the contract documents, and in case of conflict, it shall supersede original project manual and drawings.

Each bidder shall be responsible for issuing information contained herein to sub-contractors and suppliers to ensure that his/her proposal covers all work required by the contract documents including this addendum.

Each bidder shall acknowledge receipt of this addendum on the Contractor Bid Form where indicated.

QUESTIONS

- Q1:** I don't see a stone mason category (which is a large part of the labor) on the wage determination sheet, is there one available for pay determination or should we use brick/block mason or Cement mason?
- A1:** Oak Point Associates contacted the Maine Department of Labor and was given the following response: "Per the current MDOL 2022 Fair Minimum Wage Rates Building 2 Kennebec County there is no wage determination for stone masons. Provide the normal competent stone mason wage rate." Additional questions if any can be directed to Rick at MDOL (207)-623-7906.
- Q2:** Specification section 070150.19 "Preparation for Reroofing"- Please confirm the composition of existing roofing systems to be removed.
- A2:** The compositions of the different roof assemblies are shown on the removals drawings.
- Q3:** Would a black 30-year .090 reinforced EPDM roofing system be acceptable?
- A3:** No, roofing shall be PVC as specified.
- Q4:** Is this project insured by FM Global?
- A4:** No.
- Q5:** Should the roofing achieve wind uplift requirements consistent with FM-105 listed in specification section 975419 part 2, 2.1, D or meet/exceed the pressures listed on sheet S001?
- A5:** The ASCE-7 ultimate strength design pressures provided on S001 have been adjusted to allowable stress design (ASD) pressures and a factor of safety applied, the minimum design uplift-resistance roof wind loads are provided in the changes to the specifications section 075419 below.

- Q6:** Is the hail resistance requirement listed in specification section 075 419 Part 2, D, 2 correct, this is a performance requirement typically not seen in Maine.
- A6:** A MH rating is acceptable.
- Q7:** Is a 100 psi ½” high density polyisocyanurate cover board an acceptable alternate to the specified glass-mat gypsum cover board?
- A7:** Yes, but only if the product is acceptable to the roofing membrane manufacturer and will meet the 30-year roofing warranty requirement.
- Q8:** Continuous R-30 can be achieved with ½” HD polyisocyanurate cover-board and two layers of 2.4” instead of two layers of 2.6” and ½” gypsum. Is this acceptable?
- A8:** Yes, provided that a minimum R-30 is provided.
- Q9:** Is the roofing subcontractor required to pressure wash or clean the white PVC membrane after construction is completed?
- A9:** Roofing protection and cleaning are specified in section 075419 Part 3.12, C. Only overspray or construction dirt/markings need to be cleaned.
- Q10:** Is it the intent to remove and replace the sealant on the windows and doors during this process?
- A10:** Yes, where granite panels are replaced that abut window frames-see detail 4, sheet AE505 typical.
- Q11:** The parapet caps are joined together with a Weathercap t-joint and someone has added sealant around it to keep it from possibly leaking. The plans do not show this detail. Assume this is backer rod and sealant?
- A11:** The lead cap and sealant are noted to be removed on details 1/AD501 and 8/AD501.
- Q12:** The current environment on roofing and insulation costs seems to be escalating each Quarter. We are unable to lock in costs with roofing manufacturers and distributors until the day it is shipped. With some of these items being 8 – 12 months lead times, the cost could escalate as much as 40 – 50 %. With the proper documentation, does BGS allow for these increases or do we as a General Contractor have to take the risk and try to account for these price increases. This is a large roofing project and the escalation cost could be rather substantial. Does BGS allow us to ask for these increases with the proper paperwork?
- A12:** An allowance has been added for roofing materials escalation costs, see changes to specifications sections 004113 and 012100 below.

SPECIFICATIONS

Specification Section 00 41 13 “Contractor Bid Form”

- Delete** Section 00 41 13 Contractor Bid Form and **Replace** with attached 00 41 13
(Section has been revised to **add** “2.E. Allowance No. 5: Roofing Materials Escalation Costs of \$150,000”)

Specification Section 012100 “Allowances”

- Page 3, Paragraph 3.2-Add** “E. Allowance #5: Roofing Materials Escalation Costs. Contingency Allowance: Include a contingency allowance of \$150,000 for cost escalation of roofing materials.
 - Provide pricing documentation to verify cost increases between bid date and confirmed order receipt dates.”

Specification Section 075419 “Polyvinyl-Chloride (PVC) Roofing”

3. **Page 4, Paragraph 1.10, A – Add** “3. Warranty must cover peak 3-second windspeed to 72 mph.”

4. **Page 5, Paragraph 2.1, C – Delete** “1. As indicated on Structural Sheet S-001” and **Add** the following:
 1. Zone 1 (Roof Area Field): 55 lbs./sq. ft.
 2. Zone 2 (Roof Area Perimeter): 85 lbs./sq. ft.
 3. Zone 3 (Roof Area Corners): 115 lbs./sq. ft.
 4. Zone 4 (Perimeter Roof Edge Fascia-outward from building face): 45 lbs./sq. ft.
 5. Zone 5 (Corner Roof Edge Fascia-outward from building face): 65 lbs./sq. ft.

5. **Page 5, Paragraph 2.1, D – Delete** entire paragraph.

6. **Page 7, Paragraph 2.6, B,2 – Change** “24 psi” to “20 psi”

7. **Page 8, Paragraph 2.8,1 – Change** “Approximately 36 by 60 inches” to “30 inches wide”

END OF ADDENDUM NO. 2

**00 41 13
Contractor Bid Form**

Building Envelope Improvements, Cross State Office Building
number

BGS project

Bid Form submitted by: <Bid Administrator to select...>

Bid Administrator:

Jill Instasi
Bureau of General Services
111 Sewall Street, Cross State Office Building, 4th floor
77 State House Station
Augusta, Maine 04333-0077

BGS.Architect@Maine.gov

Bidder:

Signature: _____

Printed name and
title: _____

Company name: _____

Mailing address: _____

City, state, zip code: _____

Phone number: _____

Email address: _____

State of
incorporation,
if a corporation: _____

List of all partners,
if a partnership: _____

The Bidder agrees, if the Owner offers to award the contract, to provide any and all bonds and certificates of insurance, as well as Schedule of Values, Project Schedule, and List of Subcontractors and Suppliers if required by the Owner, and to sign the designated Construction Contract within twelve calendar days after the date of notification of such acceptance, except if the twelfth day falls on a State of Maine government holiday or other closure day, or a Saturday, or a Sunday, in which case the aforementioned documents must be received before 12:00 noon on the first available business day following the holiday, other closure day, Saturday, or Sunday.

As a guarantee thereof, the Bidder submits, together with this bid, a bid bond or other acceptable instrument as and if required by the Bid Documents.

**00 41 13
Contractor Bid Form**

1. The Bidder, having carefully examined the form of contract, general conditions, specifications and drawings dated 10 February, 2022, prepared by Oak Point Associates for Building Envelope Improvements, Cross State Office Building, as well as the premises and conditions relating to the work, proposes to furnish all labor, equipment and materials necessary for and reasonably incidental to the construction and completion of this project for the **Base Bid** amount of:

\$ _____ .00

2. Allowances *are included* on this project.

Bid amount above includes the following Allowances

<i>A. Allowance No. 1: Surface patching of concrete roof slabs.</i>	\$ 45,000.00
<i>B. Allowance No. 2: Granite stone panels.</i>	\$150,000.00
<i>C. Allowance No. 3: Parapet metal studs.</i>	\$ 15,000.00
<i>D. Allowance No. 4: Existing copper flashing repair.</i>	\$ 8,000.00
<i>E. Allowance No. 5: Roofing materials escalation costs.</i>	<u>\$ 150,000.00</u>
<i>Total Allowances</i>	<u>\$368,000.00</u> _____

3. Alternate Bids *are not included* on this project.

No Alternate Bids

Any dollar amount line below that is left blank by the Bidder shall be read as a bid of **\$0.00**.

<i>1 Not used</i>	\$ _____ <u>.00</u>
<i>2 Not used</i>	\$ _____ <u>.00</u>
<i>3 Not used</i>	\$ _____ <u>.00</u>
<i>4 Not used</i>	\$ _____ <u>.00</u>

4. The Bidder acknowledges receipt of the following addenda to the specifications and drawings:

Addendum No. _____	Dated: _____	Addendum No. _____	Dated: _____
Addendum No. _____	Dated: _____	Addendum No. _____	Dated: _____
Addendum No. _____	Dated: _____	Addendum No. _____	Dated: _____
Addendum No. _____	Dated: _____	Addendum No. _____	Dated: _____

00 41 13
Contractor Bid Form

5. Bid security *is required* on this project.
If noted as required, the Bidder shall include with this bid form a satisfactory Bid Bond (Section 00 43 13) or a certified or cashier's check for 5% of the bid amount with this completed bid form submitted to the Owner.

6. Filed Sub-bids *are not required* on this project.
If noted above as required, the Bidder shall include with this bid form a list of each Filed Sub-bidder selected by the Bidder on the form provided (section 00 41 13F).

7. Unit Prices

Unit Prices are required on this project:

- | | |
|--|-------------|
| 1. Surface Patching of Concrete Roof Slabs | \$ _____/SF |
| 2. Granit Stone Panels | \$ _____/SF |
| 3. Parapet Metal Studs | \$ _____/LF |
| 4. Existing Copper Flashing Repair | \$ _____/LF |