

00 11 13
Notice to Contractors

ROOF REPLACEMENT, RIVERVIEW PSYCHIATRIC CENTER
250 ARSENAL DRIVE, AUGUSTA, ME
BGS Project No. 3261

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 2003 and consists of both standing seam metal roofing and Thermoplastic Polyolefin (TPO) membrane surfaces. The structural system consists of steel bar joists supported structural steel beam/column.

Our focus for this reroofing is on approximately 50,000 square feet of TPO roofing applications. There have been a few roof areas, particularly with the low roofs surrounding the Kennebec and Saco building areas, that have been resurfaced within the past few years. These reroofing efforts addressed various problem leakage and insulation moisture issues and are not a part of this scope of services.

There also will be 4 steel roof beams in the Administration wing roof that will be specified for reinforcement due to deficiencies identified through calculation.

The intent of the project is to provide a 0.060 EPDM membrane replacement of all remaining TPO roof surfaces. Moisture damaged insulation will be removed/replaced with new polyisocyanurate insulation and all existing flat roof surfaces will receive an addition 1" of composite polyisocyanurate/coverboard to achieve an average R-30 roof insulation rating to bring this roof system into BGS 2018 Reroofing guidelines.

Flashings will be upgrades/replaced as required to achieve watertight conditions. See drawings and specifications for full scope of work.

Requested GMP pricing is for performing the work on these roof surfaces in three (3) phases.

Phase 1 Area – Approx. 10,200 SF

Phase 2 Area – Approx. 20,475 SF

Phase 3 Area – Approx. 19,000 SF

Scope for each will include some or all aspects described below:

- 1. Removal of TPO roofing applied to field, parapet walls and up behind both siding and sloped metal roofing applications. Remove/replace tapered insulation at all roof top mechanical units, fan curbs and other rooftop appurtenances.*
- 2. Polyisocyanurate insulation, both field and tapered, to remain. Areas on the drawings identify areas where tapered insulation, underlayment and/or metal overlays may be required per unit prices.*
- 3. Installation of adhered 0.060 EPDM membrane surfacing, blocking, flashings/copings, pipe boots, and all necessary roofing accessories.*
- 4. Removal/reinstallation and extension (as required) to new roof elevation of (E) rooftop mechanical vents/curbs and equipment necessary for reroofing applications.*
- 5. Installation of inside parapet wall fire rated sheathing and EPDM covering to beneath proposed parapet metal edge cap.*
- 6. Masonry wall flashing repairs.*
- 7. All specified sealant applications.*

00 11 13
Notice to Contractors

8. *Replacement of damaged fire rated wood blocking and sheathing should be anticipated.*
9. *Replacement of water damaged areas of Polyisocyanurate insulation, full depth to metal deck, inclusive of gypsum underlayment should be anticipated. Allowances identified in contract documents.*
10. *Metal deck overlays should be anticipated where damaged insulation and gypsum underlayment are uncovered. Allowances identified in contract documents.*

Allowances and Unit Pirce requests are identified in contract documents.

The cost of the work is approximately \$ 1,000,000. The work to be performed under this contract shall be completed on or before the Final Completion date of *September 22, 2023*.

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 Riverview Psychiatric 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 July 12, 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.

00 11 13
Notice to Contractors

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. *June 28, 2022, 9:00 AM at Riverview Psychiatric Center, 250 Arsenal Drive, Augusta, ME 04330.*

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 *June 7, 2022* and may be obtained "*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:

<i>AGC Maine</i>	<i>Construction Summary</i>
<i>188 Whitten Road</i>	<i>734 Chestnut Street</i>
<i>Augusta, ME 04332</i>	<i>Manchester, NH 03104</i>
<i>Phone 207-622-4741 Fax 207-622-1625</i>	<i>Phone 603-627-8856 Fax 603-627-4524</i>