

BGS #3370

Popham Beach State Park Manager's Headquarters

10.21.2024

Addendum #1

Summary :

PaulDesignsProject and consultants are responding to onsite and emailed questions regarding the Popham Beach State Park Manager's Headquarters. If any questions are not answered, or additional details, drawings and information is required, please contact andrew@pauldesignsproject.

Bid Opening Date : Friday 10/25/ 2024 at 1:00pm

Contents:

- Bid Walkthrough Sign-in Sheet/List of Bidders
- Questions and Answers Bulleted List

00 41 13
Contractor Bid Form

Popham Beach State Park Headquarters

3370

Bid Form submitted by: *email only to email address below*

Bid Administrator:

Deane Rykerson, Architect

BGS.Architect@Maine.gov

Bureau of General Services

111 Sewall Street, Cross State Office Building, 4th floor

77 State House Station

Augusta, Maine 04333-0077

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 *Popham Beach State Park Headquarters* Project Manual dated *16 September 2024*, prepared by *Paul Designs Project*, as well as Specifications, Drawings, and any Addenda, the form of contract, and 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 not included* on this project.

No Allowances

N/A

\$ 0.00

3. Alternate Bids *are included* on this project.

Alternate Bids are as shown below

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

1 Detached Garage

\$ _____ .00

2 Attached Garage

\$ _____ .00

3 Interior Sound Attenuation

\$ _____ .00

4 not used

\$ _____ .00

4. Bid security *is required* on this project.

If noted above as required, or if the Base Bid amount exceeds \$125,000.00, 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.

5. 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).

Phippsburg, Maine

10/9/2024

BGS#

3370

Name _____

Company

Phone

Email

Ben Becker Conscious Builders 207-307-986 ConsciousBuildersmed@gmail.com
IAN MESSIAH CROOKER CONSTRUCTION, LLC 207-720-0371 ian@crooker.com
George Lyman Benchmark 207-831-1421 Krice@benchmarkconstruction.org

Exterior Walls:

- Please see the Code Information at the box on the left side of page A001.
 - Per this the Exterior Walls are to be R-20 in the cavity + R-5 Continuous.
 - There are no other details provided.
 - What material is to be quoted for the insulation in the stud cavities?
 - I have listed some options below in order of lowest to highest cost.
 - 5-1/2" R-21 High-Density Fiberglass
 - **5-1/2" R-21 Densepack Cellulose**
 - 5-1/2" R-23 Fiberglass BIBS
 - 5-1/2" R-23 Roxul/Mineral Wool
 - **Please choose a material to be quoted for the Exterior Wall Cavities.**
- I am assuming due to the Continuous Rigid at the exterior a smart vapor retarder will be required at the interior of the studs.
 - This should be a smart vapor retarder such as CertainTeed MemBrain.
 - **Please confirm.**

ZIP R SYSTEM AS BASIS OF DESIGN, THIS IS A VAPOR BARRIER WITH PROPERLY APPLIED TAPING AT JOINTS. HOWEVER, WE'RE OPEN TO ALTERNATE METHODS OF SHEATHING AND SHEETING.

Roofs / Attics / Caps:

- Please see the Code Information at the box on the left side of page A001.
 - Per this the Ceiling/Cap is to be insulated to R-49 to meet code.
- Please see the Typical Wall Section at 3/A500.
 - This shows and calls for 14" R-49 Blown Cellulose at the flat ceilings.
 - **This is fine, but for the flat ceilings only.**
 - Just as and FYI - 15" deep blown cellulose (at install) is required to achieve R-49.

15" IS OK

- Please see Building Section 2 at A300

- Here they show the same Blown Cellulose at the 8/12 pitch bottom chords of the scissor trusses.
 - Blown-loose Cellulose is not recommended at pitches of 3/12 and above.
 - The material tends to settle downward on the slope over time, and leaves the upper areas un-or under-protected.
 - **Do you want me to substitute cross rolled Fiberglass Batts here?**
 - 6" R-19 + 9-1/2" R-30 for R-49 Total

YES THIS WORKS, THANK YOU

- Vapor Barrier under the cap
 - There is no vapor barrier drawn or listed at the ceilings under the attic.
 - 6 mil Poly here?
 - **Or CertainTeed MemBrain to match the Exterior Walls?**
 - **Please advise.**

PRODUCT CONSISTENCY WORKS HERE

Cold Floors:

- Please see the Code Information at the box on the left side of page A001.
 - Per this the Floor is to be insulated to R-30 to meet code.
 - This also lists Crawl Space Walls at R-19.
 - The Elevations show no Crawl Space.
 - Per the Elevations, this building is shown on Piers and Posts and open underneath.

PLEASE REFER TO A100, THERE IS A SMALL 12x12 CRAWLSPACE UNDER PLUMBING SPACES ABOVE FOR EQUIPMENT AND PIPING. LIGHTLY INSULATED TO HELP PREVENT PIPE FREEZE

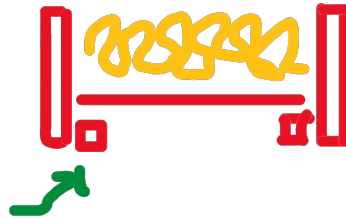
- Please see the Floor Details at 11/A501 and 3/A500
 - Per the Detail at 3/A500 the insulation is to be "Closed-Cell Blown-in Insulation R-30, Minimum 9".
 - What material is this supposed to be?
 - Closed-Cell Foam at 9" thick yields R-63

- If Blown-in Insulation (air permeable insulation) is to be used here, it must be a full cavity fill to meet code.
 - This would mean installing the insulation as Densepack Cellulose.
 - Per the Structural Plans the framing is 16” deep at 16” OC
 - 16” Densepack Cellulose yields R-61.

**MIN R30 CLOSED CELL FOAM - WOULD I EXPECT THIS TO BE 4-5” AT R30?
THIS IS ADVISED**

- How will the chosen material be installed?
 - Per the Elevation views the clearance underneath at some portions of the building do not appear adequate for access underneath.
 - We require a 2-foot minimum clearance.
 - More is better.
 - Please specify material, means and method for insulating the Cold Floors.

WE WOULD RECOMMEND INSTALLING FROM ABOVE, BEFORE PLACEMENT OF SUBFLOOR IF UNDERSIDE SHEATHING IS ABLE TO BE INSTALLED FIRST. IF NOT, STOPPERS COULD BE FASTENED TO EACH SIDE OF JOIST, AND FURRING OR SHEATHING CAN BE PLACED ON TOP FOR A SURFACE TO SIT INSULATION ON.



Interior Partitions:

- Please see the Interior Partition Types at the lower left of page A101
 - Only the type F1 & F2 Interior Partitions are shown as insulated for Sound Attenuation.
 - There are some F1 Partitions labeled on the floor plan.
 - I am assuming what would be the common wall for the Alternate #2 “Attached Garage” would be the only F2 wall.

CORRECT

- Are any of the other Interiors to be insulated for Sound?

NOT CURRENTLY, SEE BELOW

- We would typically insulate all Bedroom, Bathroom and Laundry walls with Fiberglass Sound Batts
- **Please advise.**

I WOULD BE COMFORTABLE INCLUDING THIS AS AN ADD (SEPARATE PRICE) FOR THE CLIENT TO DETERMINE IF THE BUDGET ALLOWS AND/OR WANTS IT

Garage Alternates:

- There are no Insulation Details drawn or listed for the Garage.
 - Is the Garage to be Insulated or Uninsulated?
 - **Please advise.**
- **If to be insulated, please provide complete insulation details.**

GARAGE CAVITY WILL BE UNINSULATED, HOWEVER, IF ZIP R IS USED ON RESIDENCE, WE WOULD ALSO EXPECT TO USE ZIP R ON GARAGE TO MATCH SHEATHING DEPTHS FOR SEAMLESS SIDING, SAME GOES FOR WHATEVER RIGID, CONTINUOUS INSULATION IS USED (THIS ONLY APPLIES TO ATTACHED GARAGE ALTERNATE, NOT DETACHED)