



**ADDENDUM NO. 03 – September 28, 2022**

**RE:       Roof Replacement and Associated Work  
          At the Stone Building  
          67 Independence Drive, Augusta, ME  
          GALE JN: 839100 P01 T06  
          BGS Project Number: 3381**

**FROM:** Gale Associates, Inc.  
          5 Moulton Street  
          Portland, ME 04101

**TO:**       ALL PROSPECTIVE BIDDERS

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated September 2, 2022, as noted below. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification. This Addendum consists of seven (7) pages.

**ITEM 1.       Rafter Sistering Detail**

Reference:       Detail 5/S501 “Administration Building Rafter Sistering Detail”

Question:       Detail 5/S501 calls for new 3-1/2” depth and ½” thick supplemental timber to be used to sister the rafters in the administration building, would a standard 1”x4” be acceptable?

Clarification:   The proposed 1x4 sister is an acceptable alternative in lieu of the ½” thick by 3-1/2” deep sister as shown in the Bidding Documents.

Question:       Detail 5/S501 calls for (1 of 6) #10 1-1/2” strong drive SD connector screws, staggered 2” on center. Does this mean staggered 2” down the length of the sistered rafter and the drawing is only depicting 6, or are 6 screws total expected?

Clarification:   Six (6) screws are shown in the detail, but the screws shall be spaced at 2” on center for the length of the sister member in contact with the existing member on either side of the deteriorated section. For the purpose of this proposal, include 150 screws per sistered rafter location.

**ITEM 2.       Extent of Rafter Replacement and Sistering**

Reference:       Drawing 1/S101 “Partial Administration Building Roof Framing Repair Plan”

Question:       During the pre-bid walk through deteriorated portions of the rafter is missing or completely rotted on several rafters. Beside sistering the rafters, are missing and deteriorated rafters to be replaced?

Clarification:   The intent is for the contractor to replace rafters at the “DRC” defect call-out for the length indicated, which is where Gale observed the more extensive rafter deterioration. The “DRC” defect call-out with a subscript “S” in the lower right corner indicates rafters that require sistering at the localized deterioration. Please refer to the “Defect Legend” on drawing sheet 1/S101 for additional information on defect call-outs and associated details.



Question: If the rafter is to be pieced together with rotted sections removed and replaced, is the sistering the same?

Clarification: Refer to detail 5/S501 for the sistering detail for DRC<sub>s</sub> defect bubbles. The intent of the detail is to locally replace the deteriorated section and provide a continuation of the replaced section which is screwed to the original rafter.

**ITEM 3. Timber Purlin Replacement**

Reference: Drawing 1/S101 “Partial Administration Building Roof Framing Repair Plan” and detail 2/S501 “Purlin Replacement Detail.”

Question: Sheet S101 states that deteriorated 10”x6-1/2” timber purlins are to be replaced in kind according to detail 2/S501, however, detail 2/S501 calls for a new 6-3/4”x11” glulam purlin. Please clarify the intent for the replacement purlin.

Clarification: Detail 2/S501 shall govern over the general note, contractor to furnish and install a 6 ¾” x 11” glulam purlin for the purlin replacement.

**ITEM 4. Removal of Interior Finishes to Perform Rafter/Purlin Structural Repairs**

Reference: Drawing 1/S101 “Partial Administration Building Roof Framing Repair Plan”

Questions: Will the ceiling be removed as part of a separate phase of the project, or is the removal of the interior finishes to perform the structural repairs to be included within the project’s scope of work?

Is it the intent of the project to replace interior finishes and partitions removed as required to perform the structural roof framing repairs within the administration building?

Clarification: The contractor is to include the cost associated with the removal of interior finishes including, but not limited to, partition walls, plaster, paint, access doors, etc. as required to perform the structural repairs as outlined in drawing 1/S101 of the Bidding Documents. Please note that the paint finish on access doors within the knee walls below purlins is assumed to be lead containing and should be abated in accordance with OSHA regulations. Additionally, there is a potential for microbial growth to be present on interior finishes.

The intent of the project is to **not** replace interior finishes removed as required to perform the structural repairs as outlined in drawing 1/S101 of the Bidding Documents.

**ITEM 5. Deteriorated Sub-Flooring Adjacent to Structural Repairs**

Reference: Drawing 1/S101 “Partial Administration Building Roof Framing Repair Plan”, Section 01 21 00 – “Allowances” and Section 00 41 13 – “Contractor Bid Form”

Questions: Water damage was observed on the floor adjacent to structural repairs shown on drawing 1/S101. Should contractors include the cost associated with installing planking over the deteriorated sub-floor as required to access the rafters?



**Addition:** Add the following Item I in Section 01 21 00 – 4.1 to include an allowance for the removal and replacement of deteriorated sub-floor material.

- I. Include \$6,000.00 for the removal and replacement of 100 square feet of deteriorated plywood sub-flooring.

**Modification:** Modify Item 2 in Section 00 41 13 to include the allowance for the replacement of 100 square feet of deteriorated plywood sub-flooring. Refer to the attached modified Contractor Bid Form for additional information.

**Clarification:** The intent of the project is to remove and replace deteriorated plywood sub-floor material at locations and as required to access and perform the structural repair scope of work within the administrative building.

**ITEM 6. Mechanical/Electrical Disconnects**

**Reference:** Specification Section 26 10 00 – “Temporary Mechanical/Electrical Disconnects”

**Question:** Temporary mechanical/electrical disconnects reference the general contractor is responsible for disconnecting rooftop fans, vents, and mechanical ventilation equipment as well as providing extensions to air-intakes and cleaning the existing air plenums. Is a mechanical contractor required to perform the temporary mechanical disconnects or is it acceptable for a General Contractor to perform this work.

**Clarification:** The intent of the project is to temporarily disconnect, remove, store, and reinstall existing rooftop fans, vents, and mechanical ventilation equipment as required to remove and replace the roof and associated flashings.

Please note that it is Gale’s understanding that the mechanical equipment on the building is disconnected, however, the contractor is to verify the condition of equipment prior to disconnect. If the system is found to be in operation, the Contractor shall coordinate with the Owner to have the systems disconnected to perform the work. All disconnects and renovations shall be performed by the Contractor.

**Modification:** Modify Item A in Section 26 10 00 – 1.3 as follows:

3. Temporarily disconnect, remove, store, and reinstall existing roof top fans, vents and mechanical ventilation equipment. Fans and equipment shall be reinstalled and reconnected after installation of roofing and flashing of roof curbs.

**Remove:** Remove the following from Item A in Section 26 10 00 – 1.3:

- a. The Contractor is to provide extensions to air-intake locations on mechanical equipment as required by the Owner and to the Owner’s satisfaction.
4. Clean the existing air plenums and duct work of dust/debris prior to reinstallation of fans and roof top equipment. Cleaning will be to a point 2’-0” minimum below the roof line in all ductwork directions.



6. The Contractor shall temporarily disconnect existing piping, raise to allow adequate height for new wood blocking, insulation, and roof edge fascia metal and reconnect, where indicated on Contract Drawings. Contractor shall provide required permit(s) and coordinate with Owner to limit disruption to the building and rooftop equipment. Work shall be performed by licensed plumber.

**ITEM 7. Access to the Facility Prior to Bid Submission**

Question: Would it be possible to schedule another walk through in the building to get a visual of the condition of the mechanical/electrical equipment and the associated spaces.

Clarification: Additional access to the interior of the facility will be provided on Monday, October 3, 2022, at 9:00am. All interested parties are to meet in-front of the Stone Building at 67 Independence Drive, Augusta, ME to be escorted through the building.

**ITEM 8. Roof Area P Asbestos Containing Material**

Reference: Specification Section 02 82 11.EX – “Asbestos Material Handling

Questions: The asbestos report references asbestos containing materials within Roof Area P, however, page 4 of Ransom’s report does not reference that Roof Area P’s asbestos containing material needs to be abated by an abatement contractor. Please clarify the intent of the removal of the asbestos containing material from Roof Area P.

Clarification: The thick underlayment paper within Roof Area P was tested by several different methods including PLM, Point Count, and TEM. The TEM test resulted in the material containing less than 1% asbestos. Based on discussions with State of Maine Lead & Asbestos Program personnel, the TEM test was determined to be the most reliable. Therefore, the 7,700 square feet of thick underlayment paper on Roof Area P does not need to be abated as asbestos containing materials. Only items 1, 2, and 3 on page 4 of the Ransom report need to be abated and disposed of as asbestos containing materials.

**END OF ADDENDUM THREE**

Attachment: Contractor Bid Form

**00 41 13  
Contractor Bid Form**

**Roof Replacement and Associated Work at the Stone Building**

BGS project number 3381

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

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

CC: 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 *Roof Replacement and Associated Work at the Stone Building* Project Manual dated *September 2, 2022*, prepared by *Gale Associates, Inc.*, 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 included on this project.

*Bid amount above includes the following Allowances*

*Removal and replacement of five (5) broken, cracked, or missing slate shingles on roof areas D and Q* \$1,250.00

*Removal and replacement of of 100 board feet of deteriorated wood decking at Roof Areas A, B, E-L, and P-V* \$4,000.00

*Removal and replacement of of 25 board feet of deteriorated wood decking at Roof Area AA* \$1,500.00

*Removal and replacement of 35 linear feet of deteriorated wood trim at Roof Areas E and F* \$2,500.00

*Repair of 10 linear feet of additional cracked stone* \$3,000.00

*Repair of 5 square feet of additional spalled stone* \$2,500.00

*Repointing of and additional 50 square feet of deteriorated mortar* \$4,000.00

*Repair of 10 square feet of displaced stone.* \$10,000.00

*Remove and replace 100 square feet of deteriorated plywood sub-floor.* \$ 6,000.00

3. Alternate Bids are included on this project.

**00 41 13  
Contractor Bid Form**

*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 | <i>Add Alt. 1: Natural slate in lieu of synthetic</i>     | \$ _____ | <u>.00</u> |
| 2 | <i>Add Alt. 2: Replace Roof Area K</i>                    | \$ _____ | <u>.00</u> |
| 3 | <i>Add Alt. 3: Scrape, prime, paint select elevations</i> | \$ _____ | <u>.00</u> |
| 4 | <i>Add Alt. 4: Repoint 1/A201</i>                         |          |            |
| 5 | <i>Add Alt. 5: Repoint 1&amp;2/A202</i>                   | \$ _____ | <u>.00</u> |

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).