

FROM: Longcreek Juvenile Facility Reroofing - Addendum 1
TO: Prospective Bidders, Suppliers, and Other Parties
RE: Addendum No. **1 (One)** to the Bidding Documents

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated March 13, 2023. Acknowledge receipt of this Addendum in the space provided on the Proposal Form. Failure to do so may subject Bidder to disqualification.

GENERAL:

1. **Bid Attendance List Provided as attachment.**

CONTRACTOR QUESTIONS/RESPONSES:

1. None.

SPECIFICATIONS & ATTACHMENTS:

1. **DELETE** specifications Section 001113 Notice to Contractors in its entirety. **ADD** in its place Section 001113R Notice to Contractors 3-28-23_Addendum 1 in its entirety (Attached) Changed project milestone dates for bidding, contract and completion.
2. **DELETE** specifications Section 011000 - Summary in its entirety. **ADD** in its place)11000- Summary 3-28-23_Addendum 1. Revised bid due date.

PLANS:

1. None.

ATTACHMENTS:

- | | |
|---------------------------------|-------------|
| A. Addendum Summary Document | (1 Page) |
| B. Bidder Attendance List | (1 Page) |
| C. Plan Sheets and Sketches | (0 Pages) |
| D. Specifications & Attachments | (12 Pages) |
| E. Questions/Response Table | (0 Page) |

Total Page Count 14 Pages

00 11 13
Notice to Contractors

ROOF REPLACEMENT, LONGCREEK JUVENILE FACILITY
675 Westbrook St, South Portland, ME
BGS Project No. 3524

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 1994 and consists of steel bar joists supported structural steel beam/column, metal deck, mechanically fastened polyisocyanurate insulation and adhered EPDM membrane.

Our focus for this reroofing is on two areas with a combined area of 5,000.

The intent of the project is to provide a complete replacement of existing EPDM with new 0.060 EPDM and polyisocyanurate insulation. All flat roofs depicted in these contract documents will receive 5 1/2" of polyisocyanurate insulation and a 1/2" cover board which will be mechanically fastened to the metal decking system. A 0.060 EPDM membrane will be adhered to all roof surfaces.

there is a small area where tapered insulation will be required for roof slope to drain conditions on a minimum 1/4" per foot slope application. there are also areas where tapered cricket system are required on sloped steel areas to redirect surface water to drains. a cover board will be applied above these surfaces as well and all these materials will be mechanically fastened.

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

An average (aged) R-30 roof insulation rating to bring this proposed for these roof system into conformance with BGS 2018 Reroofing guidelines.

Requested GMP pricing for the work included on these contract documents..

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

- 1. Removal of existing EPDM roofing applied to field and parapet walls.*
- 2. Polyisocyanurate insulation, both field and tapered, to be removed/replaced.*
- 3. Installation of adhered 0.060 EPDM membrane surfacing, blocking, flashings/copings, pipe boots, 1/2" cover board, and all necessary roofing accessories. All PT wood blocking applications in place to be removed/replaced with Kiln-dried lumber.*
- 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 with 1" HD composite board and EPDM covering to beneath proposed parapet metal edge cap.*
- 6. Masonry wall flashing repairs.*
- 7. All specified sealant applications.*

The cost of the work is approximately \$ 225,000. The work to be performed under this contract shall be completed on or before the Final Completion date of *September 27, 2023*.

00 11 13
Notice to Contractors

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 Longcreek Juvenile Facility**" 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 April 19, 2023**.

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. *March 23, 2023, 9:00 AM at the Longcreek Juvenile Facility, 675 Westbrook St, South Portland, ME 04106.*

00 11 13
Notice to Contractors

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 *March 13, 2023* 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:

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

SECTION 01 10 00 - SUMMARY

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes a Summary of Project information, access, restrictions, and miscellaneous provisions.

1.3 PROJECT INFORMATION

- A. Project Identification: ***Roof Replacement at Longcreek Juvenile Facility*** located at **675 Westbrook St, South Portland, ME**

- 1. BGS Project Number: 3524
- 2. Allied Engineering # 22086

- B. Owner: Bureau General Services

- 1. Owner's Representative:
Jill M. Instasi, Senior Project Manager
Bureau of General Services
77 State House Station
Augusta, ME 04333-0077

- C. Engineer: Allied Engineering, Inc., 160 Veranda Street, Portland, ME 04103

- 1. William P. Faucher, PE, SECB, LEED, RRC
Allied Engineering, Inc.
160 Veranda St
Portland, ME 04103

1.4 WORK COVERED BY CONTRACT DOCUMENTS

- A. The Work of Project is defined by the Contract Documents and consists of the following infrastructure improvements:
- B. Brief Description of Scope: Includes but is not limited to the following summary. Refer to project manual for complete presentation of project scope.

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 1994 and consists of steel bar joists supported structural steel beam/column, metal deck, mechanically fastened polyisocyanurate insulation and adhered EPDM membrane.

Our focus for this reroofing is on two areas with a combined a combined area of 5,000.

The intent of the project is to provide a complete replacement of existing EPDM with new 0.060 EPDM and polyisocyanurate insulation. All flat roofs depicted in these contract documents will receive 5 1/2" of polyisocyanurate insulation and a 1/2" cover board which will be mechanically fasted to the metal decking system. A 0.060 EPDM membrane will be adhered to all roof surfaces.

There is a small area where tapered insulation will be required for roof slope to drain conditions on a minimum 1/4" per foot slope application. there are also ares where tapered cricket system are required on sloped steel areas to redirect surface water to drains. a cover board will be applied above these surfaces as well and all these maerials will be mechanically fastened.

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

An average (aged) R-30 roof insulation rating to bring this proposed for these roof system into conformance with BGS 2018 Reroofing guidelines.

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

1. Removal of existing EPDM roofing applied to field and parapet walls.
2. Polyisocyanurate insulation, both field and tapered, to be removed/replaced.
3. Installation of adhered 0.060 EPDM membrane surfacing, blocking, flashings/copings, pipe boots, 1/2" cover board, and all necessary roofing accessories. All PT wood blocking applications in place to be removed/replaced with Kiln-dried lumber.
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 with 1" HD composite board and EPDM covering to beneath proposed parapet metal edge cap.
6. Masonry wall flashing repairs.
7. All specified sealant applications.
8. Minor brick raking and repointing.
9. Installation of overflow roof drainage, piping and thru wall pipe drainage systems.

Miscellaneous:

1. Metal deck overlays should be anticipated where damaged insulation and gypsum underlayment are uncovered.
2. Allowanc and Unit Prices are identified in contract documents.

C. Type of Contract:

1. Project will be constructed under a single prime contract.

1.5 ACCESS TO SITE

- A. General: This project site is part of a secured, operating correctional facility. Much of the construction will be within the secure perimeter. The Owner's use of the facility will continue without interruption during all phases of the project. The contractor shall have limited use of the premises for construction operations, including use of the Project site, during the construction period. Access shall be limited to the extent necessary for the Owner's continued operation of the existing facility.
- B. Site and building security will be maintained before, during and after construction, at all times of the day or night. To accommodate the work, the Contractor shall establish operating temporary control and workstations for facility operations. Switch-over periods during which control systems are fully inoperative shall be strictly limited. The contractor shall plan and coordinate a security plan and schedule with the owner prior to start of construction, and once approved not deviate from the approved plan and schedule without written approval of any change not less than 72 hours prior to any change. The owner has the right to modify or reject the plan at the owner's discretion.
1. All emergencies shall be reported to the facility construction entrance officer who will, depending upon the location of the emergency event, initiate an ICS or 911 call per the post orders.
- C. The limits of Work shall be proposed and approved in writing prior to start. Confine operations to areas within agreed-upon limits of the Work. Work and access to the existing building outside the limits of Work will be strictly prohibited without advanced consent of the owner. The owner has the right to require any access to these areas to be 'Escorted Access' by the owner's staff. Should any work be required outside the limits of Work, the area is to be maintained in an occupiable condition throughout the construction period. Repair damage caused by construction operations. Take all precautions necessary to protect the building and its occupants during the construction period.
- D. Site Access. The contractor's access shall be coordinated with the owner and Construction Manager and shall not be considered as 'Free Access'. The contractor shall provide a securable material storage trailer/container for placement outside of the secure fence area. Location of storage container/trailer shall be as directed by the owner and Construction Manager.
1. Keep driveways, loading areas, entrances, etc. serving premises clear and available to Owner, Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or storage of materials.
 2. Personnel vehicle driving licenses shall be exchanged for visitor or facility issued project identification badges upon entry to the construction site.
- E. Vehicle Parking. Contractor vehicle parking will be in designated areas only. Vehicle access within the perimeter fence will be limited and shall be coordinated with the owner. Any vehicle within the secure perimeter shall be turned-off and locked with all windows tightly closed and keys removed when not occupied. All materials, tools, or other loose items shall be secured

when unattended. Vehicles, materials, tools, or loose items not meeting these requirements will be removed at the owner's expense.

- F. Dumpsters. The contractor is responsible for providing his own dumpsters, placed where directed. The contractor shall schedule all dumpster removal times with the owner. Search of dumpsters may be done at any time at the discretion of the owner.
- G. Smoking anywhere on site is strictly prohibited.
- H. Lost Items. Any missing items including tools, phones, pagers, keys, etc. shall be reported to the owner immediately. The contractor shall not depart the facility until efforts are made to locate the misplaced or lost item.
- I. Phones. The contractor shall provide limited cell phones for their personnel's use. A land line will not be provided by the owner. Any cell phone on the premises must be documented with the owner. Information required will include the name of person with phone, phone number and phone carrier name. Any lost phone must be reported immediately to the owner.
- J. Facility Radio. The owner will assign a contact employee from the facility for the Contractor. One radio will be provided to the Contractor's designated person for communications. Use of and restrictions related to this radio will be outlined at the Security Orientation.
- K. Contractor Office. A typical contractor trailer will be allowed where directed by the Owner, outside of the secured facility perimeter. The contractor is to provide any desired furniture such as plan tables, chairs, file cabinets, etc. as needed. The contractor office shall be furnished to accommodate project meetings.
- L. Sanitary Facilities. The owner and Construction Manager will designate restrooms for use at no cost to the contractor. Contractor shall clean restrooms professionally and shall have them cleaned prior to returning to owner use.
- M. Electric Power Service. The owner will allow connection to circuits within the facility at no cost to the contractor. Where power is required, such as at the contractor's office, and available connection points are limited to utility owned systems, the contractor shall arrange and pay for his own temporary electric power service.
- N. Space Conditioning Utilities. The Owner will heat or cool interior work areas at no cost to the contractor. The contractor shall maintain existing heating and cooling devices in operational condition as needed to provide heating and cooling or shall provide equipment as needed to provide heating and cooling.
- O. Lighting: Provide temporary lighting with local switching that provides adequate illumination for construction operations, observations, inspections, and traffic conditions.
- P. Fire Extinguishers. The contractor shall provide portable, UL rated; with class and extinguishing agent as required by locations and classes of fire exposures.
- Q. Data Services. The contractor shall provide any desired data access within their contractor's office. The owner will not allow access of any kind to their system. Any wireless system used shall be secured.

- R. Isolation of Work Area: Prevent dust, fumes, and odors from entering occupied areas.
 - 1. Maintain dust partitions during the Work. Use vacuum collection attachments on dust-producing equipment. Isolate limited work within occupied areas using portable dust-containment devices.
- S. Perform daily construction cleanup and final cleanup using approved, HEPA-filter-equipped vacuum equipment.
- T. Snow removal will be performed by the owner.

1.6 WORK RESTRICTIONS

- A. Construction operations shall be limited to the hours between 7 AM and 5 PM weekdays. Weekend or holiday work shall be by written authorization from the Owner's representative in advance.
 - 1. Permission may be granted for after-hour, weekend, or holiday construction operations if submitted in advance and approved. Submit requests for authorization no less than 72 hours prior to the requested period or more.
- B. Background checks for each person working within the facility will be done by the owner. The successful contractor shall provide any and all personnel data required by the owner to perform this task not less than 21 days prior to the start of work. If an applicant has no criminal record, access will be granted. Should an applicant be found to have a criminal record sufficient to be deemed inappropriate for entry, access will not be granted. Any questions as to why the worker was denied access to the facility shall be made by the applicant to the Site Security Coordinator in writing. The General Contractor will be notified of those workers being approved and will work with sub-contractors to schedule those workers to attend a security orientation program which will provide an overview of the basic security practices they will be required to comply with during the construction.
 - 1. Completion of the owner's Security Orientation program is required for all persons prior to working in the facility. This 2-hour program will be administered by the owner's designated person(s) and scheduled by the owner. A minimum of (2) sessions will be scheduled within the first (2) days of construction start. Additional sessions may be scheduled with the owner at the owner's discretion.
 - 2. No direct contact with the facility residents is allowed at any time. The Security Orientation program will provide further detail on this subject.
 - 3. A Special Visitor pass will be temporarily issued to persons who will be visiting or working on the construction site for a limited time to provide a service requiring a period not to exceed eight (8) hours to complete. Special Visitors will not be required to complete a criminal background consent form. Special Visitors will have access to the work area but will require a security escort whenever they are within the secure building/secure perimeter outside of the work area. Special Visitor passes are considered controlled security items. Hence, the Security Officer will obtain proper identification from the individual to whom the pass is to be issued. The Security Officer will retain the identification until the Special Visitors pass is returned. In addition, each pass recipient will sign the Special Visitor Pass Log Book. This pass shall be worn above the waist in a clearly visible, conspicuous place by all visitors at all times.
 - 4. When entering the secure building/secure perimeter, following identification and "sign-in" registration, workers will be screened with a hand-held metal detector. Carry-in items

will be searched by security staff for contraband. Workers who require tools or other equipment to enter the facility will have all such equipment approved and inventoried on a form provided. Only those tools necessary to complete the contracted job are permitted inside the facility and must be inventoried by the assigned officer on the approved form upon entering and departing the facility. Through planning and scheduling the processing of tool documentation can be minimized and so are recommended.

5. Persons required to work outside of the 'Work Area' and within the Secure Facility Perimeter will always be escorted by facility staff and will be subject to tool control.

C. Tool Control

1. It is the policy of the MDOC to prevent the use of tools in escape attempts or in the manufacture of weapons. All tools are to be inventoried when entering or departing the facility perimeter. Due to the time-consuming nature of the inventory process and security concerns, contractors are encouraged to bring all required tools in at one time. A secure room will be provided by the owner for storage of tools. Any workers bringing tools in and out daily will be detained for inventory procedures both entering and departing the site.
2. Categories of tools have been established to enable workers to effectively supervise all tools without unduly restricting the use of non-critical items. Although it is difficult to classify every specific tool in use in a facility, two general categories for tools are established, as follows:
 - a. Class A tools are items that can themselves be used as weapons or in an escape or can be used to fabricate weapons or facilitate escape.
 - b. Class B tools are those tools that have nominal weapon or escape facilitation potential.
3. Examples of items which are considered tools required to be stored and inventoried in accordance with this policy are as follows:
 - a. Scissors, shovels, rakes, ladders, extension cords (heavy duty type which in any way could be fashioned together for escape paraphernalia), ropes, hoses, etc.
 - b. Cutting tools. Security of specialty cutting tools for masonry and metals is critical. Therefore, the accountability of broken pieces of blades and bits is critical. Broken blade/bits pieces must be collected and returned to inventory to assure the entire broken item is accounted for.
 - c. Freon and other aerosol containers will be considered Class "A" and will not be allowed to be stored in the secure building at any time.
 - d. Ladders or scaffolding shall be chained and padlocked to an immovable object when outside of the work area.
 - e. Hilti gun (or similar) powder driven kits and charges will be stored in a specialty area and inventoried after each use. At no time will the Hilti gun or charges be approved for storage inside the secure building.
 - f. All flammable, hazardous, poisonous and toxic materials will be considered Class "A" items. This includes such items as gasoline, alcohol, acid, glue, insecticides, etc. These items shall be stored in a flammable storage cabinet or other suitable storage cabinet. All flammable and toxic materials, other than gasoline, will be stored in original containers. When original containers are not available the materials shall be in an appropriate secondary use container properly labeled. The manufacturer's material Safety Data Sheets shall be maintained on all items within the storage areas. A copy of the material SDS shall also be maintained in the facility's Medical Unit. Gasoline and other flammables shall be strictly controlled. Gasoline shall not be stored or carried in any type container except an approved safety can.

2. Where relocation is impractical, combustibles must be protected with flameproof covers, shielded with metal, guards, curtains, or wet down to help prevent ignition of material.
3. Ducts, conveyor systems, and augers that might carry sparks to distant combustibles must be protected or shut down.
4. Where cutting or welding is done near walls, partitions, ceilings, or a roof of combustible construction, fire-resistant shields or guards will be provided to prevent ignition.
5. If welding is to be done on a metal wall, partition, ceiling, or roof, precautions must be taken to prevent ignition of combustibles on the other side, due to conduction or radiation of heat.
6. Where combustibles cannot be relocated on the opposite side of the work, a fire watch person will be provided on the opposite side of the work.
7. Cutting or welding on pipes or other metal in contact with combustible walls, partitions, ceilings, or roofs will not be undertaken if the work is close enough to cause ignition by combustion.
8. In areas where there is dust accumulation of greater than 1/16 inch within 35 feet of the area where welding/hot works will be conducted, all dust accumulation will be cleaned up following the housekeeping program of the facility before welding/hot works are permitted.
9. Suitable fire extinguishers must be provided and maintained ready for instant use.
10. A fire watch will be provided during and for thirty minutes past the completion of the welding project. Patrols for two hours may be necessary under certain circumstances as specified by the Fire Safety Officer and/or the Plant Maintenance Engineer.
11. A cutting/welding permit will be issued on all welding or cutting outside of designated welding areas.
12. Fire Protection
 - a. Objects to be welded, cut or heated must be moved to a designated safe location. If the object cannot be easily moved, all moveable fire hazards will be moved or protected.
 - b. If the object to be welded, cut, or heated cannot be moved and if all the fire hazards cannot be removed, positive means must be taken to confine the heat, sparks, and slag, and to protect the immovable fire hazards from them.
 - c. Welding, cutting, or heating must not be performed in the presence of flammable paints, flammable compounds or heavy dust concentrations.
 - d. Fire extinguishers must be immediately available in the work area, free of obstruction, and maintained for instant use.
 - e. When normal fire prevention precautions are not sufficient for the welding, cutting, or heating operation the Fire Safety Officer and/or the Plant Maintenance Engineer will assign a fire watch. Sufficient amount of time must be allowed after completion of work to ensure that the possibility of fire does not exist. The designated fire watch must be trained in fire-fighting equipment.
 - f. Gas supplies must be shut off during lunch breaks, overnight, or during shift breaks. Hoses and torches must be removed from confined spaces.

1.9 SCHEDULING

- A. Contractor shall provide /proposed schedule, coordinated with the Owner's representative.

1. Bids Due: **April 19, 2023**
2. Estimated Start Date/Letter of Intent Issued: **April 28, 2023**

ROOF REPLACEMENT
LONGCREEK JUVENILE FACILITY

ADDENDUM 1
March 28, 2023

3. Substantial Completion:
4. Final Completion:

September 20, 2023
October 4, 2023.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 01 10 00