**Cultural Building Roof Renovation**

*Brief Description of Scope: Includes but is not limited to the following summary. Refer to project manual for complete presentation of project scope.*

*Typical for all Roof Levels:*

*1. Removal of (E) EPDM roofing, stone ballast, any and all wood blocking/metal flashing necessary to complete the Work on all roof Areas.*

*2. Removal of all roof drains and develop sump areas around current drian locations all roof areas*

*3. Install 5 1/2" Polyisocyanurate Insulation.*

*4. Remove/store/reinstall all vent curbing and vent/fan curbs once blocking at openings has been raised to specified minimum clearances above the proposed EPDM elevations.*

*5. Remove/reinstall all condensing units and sleepers supports at new EPDM elevations.*

*6. Extend vent pipes minimum 2' above specified minimum clearances above the proposed EPDM elevations. Install pipe boots with clips at minimum specified levels above proposed EPDM elevations.*

*7. All specified sealant applications.*

*Roof Area 1 (Approx 20,400 SF):*

*1. Remove (E) rigid insulation system down to exposed concrete deck surfaces.*

*2. Install 5 1/2" Polyisocyanurate Insulation.*

*3. Repair exposed ceramic masonry surfaces sufficient to receive plywood covering.*

*4. Provide blocking over (E) parapet cap and plywood to inside masonry surface in order to receive membrane and metal edge flashing installation up and over top of parapet walls.*

*5. Reconstruct Gate and Scupper openings as specified.*

*6. Remove/Dispose of dish antenna system and weighted skids (typical of 3 locations).*

*7. Install blocking, flashings/copings, retrofits roof drains, pipe boots, and all necessary roofing accessories as specified.*

*8. Remove siding and replace with Metal rain screen ssytem on wall between roofa Areas 1 and 3.*

*Roof Area 2 (Approx 3,200 SF):*

*1. Remove (E) rigid insulation system down to exposed concrete deck surfaces.*

*2. Install 5 1/2" Polyisocyanurate Insulation.*

*3. Repair exposed ceramic masonry surfaces sufficient to receive plywood covering.*

*4. Provide blocking over (E) parapet cap and plywood to inside masonry surface in order to receive membrane and metal edge flashing installation up and over top of parapet walls.*

*5. Remove/replace roof hatch and raise curb as required.*

*6. Install blocking, flashings/copings, retrofits roof drains, pipe boots, and all necessary roofing accessories as specified.*

*Roof Area 3 (Approx 4,600 SF):*

*1. Remove (E) rigid insulation system down to exposed concrete deck surfaces.*

*2. Install 5 1/2" Polyisocyanurate Insulation and tapered insulation to supplement proposed drainage patterns.*

*3. Install blocking, flashings/copings, retrofits roof drains, pipe boots, and all necessary roofing accessories as specified.*

*Roof areas 4 (Approx 8,600 SF):*

*1. Maintain (E) roof insulation in-place.*

*2. Install 1 1/2" Polyisocyanurate Insulation.*

*3. Provide blocking over (E) parapet cap and plywood to inside masonry surface in order to receive membrane and metal edge flashing installation up and over top of parapet walls.*

*4. Removal of all roof drains and develop sump areas around current drian locations all roof areas.*

*5. Remove roof hatch and provide specified infill framing.*

*Roof areas 5 (Approx 9,000 SF):*

*1. Maintain (E) roof insulation in-place.*

*2. Install 1 1/2" Polyisocyanurate Insulation.*

*3. Remove ( E) skylight system. Reinstall new skylight and blocking to raise curb to specified elevations above proposed EPDM elevation.*

The cost of the work is approximately $ 1,100,000. The work to be performed under this contract shall be completed on or beforethe Final Completion date of *December 6, 2019*.

1. Sealed Contractor bids, in envelopes plainly marked "Bid for *Cultural Building Envelope Repair - Roof Replacement*" and addressed to:

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| *Jill M. Instasi, Senior Project Manager* |
| *Bureau of Real Estate Management*  *State of Maine, DAFS* |
| *111 Sewall Street, Cross State Office Building, 4th Floor* |
| *77 State House Station* |
| *Augusta, Maine 04333-0077* |

will be opened and read aloud at *the address shown above* at **2:00 p.m.** on ***July 25, 2019***. Any bid submitted after the noted time will not be considered a valid bid and will remain unopened.

1. 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.
2. Bid security 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 BREM website.

1. Performance and Payment Bonds 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 BREM website.

1. Filed Sub-bids *are not required* on this project.
2. There  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.

1. An on-site pre-bid conference be conducted for this project.

If a pre-bid conference is scheduled, it is 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. *July 10, 2019, 1:00 PM at Maine State Museum Building, 230 State St, Augusta, ME 04330*.

1. Property Insurance for this construction contract, described in the Insurance Requirements section of the General Conditions of the contract, shall be *.*
2. Bid Documents - full sets only - will be available on or about *June 28, 2019* and may be obtained *at no cost* from:

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| *the Bureau of Real Estate Management contracts website address below:* |
| *https://www.maine.gov/dafs/brem/business-opportunities#invitationforbid* |
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1. Bid Documents may be examined at:

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