



STATE OF MAINE
DEPARTMENT OF TRANSPORTATION
16 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0016

Janet T. Mills
GOVERNOR

Bruce A. Van Note
COMMISSIONER

June 25, 2020
Subject: Child Street Headquarters
Roof Replacement
State WIN: 025340.00
Location: **Augusta**
Amendment No. 1

Dear Sir/Ms.:

The sign in sheet generated at the mandatory pre-bid meeting held on June 17, 2020 is attached and available for Contractor review.

The following questions have been received:

Question: At the pre-bid walk-through, it was indicated a test cut had been taken through the existing roof and insulation. Can we have the findings?

Response: 2018 core cut – Structural concrete deck + 2 ply felt in hot asphalt vapor barrier, 1/4" hot asphalt insulation adhesive + 4 1/4" flat stock Polyiso set in asphalt + fully adhered .060 EPDM

Question: Are the 2 large penthouse roofs, that are built on steel framework above the main roof, to be included in the price?

Response: The two large penthouse roofs, (boiler and HVAC rooms) are not to be replaced. The roof under both areas shall be replaced.

Question: The existing 4'+/- parapet wall has been flashed with EPDM rubber membrane above the original counter flashing/cap flashing height of 18" +/- . Are we to stop the new membrane flashing at the cap flashing height of 18" +/- or re-flash the whole parapet height with new membrane?

Response: Stop the new membrane at the cap flashing height of 18" +/- located on the parapet wall.

Question: It's unclear what your intent is regarding the existing insulation. If the intent is to replace only what is wet or damaged, then the new over-layment board, (spec calls it a substrate board?), must be mechanically attached through the existing or new replacement insulation to the

concrete deck. If you don't want to mechanically attach to the concrete deck, then the insulation will need to be adhered. When the existing Adhered EPDM membrane is peeled off the existing insulation, the skin on the existing insulation will be damaged so all the insulation will need replacing. The bid line item calls for 1,800 square feet. Which way do you want it done, as there will be a large price difference? If you elect all new adhered insulation, it is industry standard for the designer to decide if a vapor retarder is required or needed as there are many roof jobs done on buildings similar to this one, with and without a vapor retarder.

Response: Use the manufacturers recommendation to fasten the new over-layment board, whether mechanically or adhered. When manufacturer recommendation is unclear, use existing method.

Insulation replacement; See page 39, "Special Provision" first paragraph "and replacement of damaged or missing insulation". Bid item to replace 1800 SF of insulation is an approximate quantity. Understanding that more or less quantities may be required.

Vapor retarder will be required.

Question: What is the composition of the existing roofing system?

Response: 2018 core cut found the following: Structural concrete deck + 2 ply felt in hot asphalt vapor barrier, `1/4" hot asphalt insulation adhesive + 4 1/4" flat stock Polyiso set in asphalt + fully adhered .060 EPDM.

Question: What is the existing roof deck type? Concrete, metal, etc.?

Response: Concrete.

Question: Is the existing EPDM fully adhered?

Response: Fully adhered.

Consider these changes and information prior to submitting your bid on **July 1, 2020**.

Sincerely,



George M. A. Macdougall P.E.
Contracts & Specifications Engineer

Project: Child Street Headquarters Roof Replacement

WIN: 025340.00

Date: 06/17/20

PRE-BID MEETING

Prior to ~~09:00 am~~
Print Name

Company

Web address

Eric Day GR Roofing 14 Coffin Rd Brewer

Bob GLADU GLADU Roofing Company INC @GLADURoofing@gmail.com

Erik Smith KWS Roofing Kevin@kwsandson.com
