

April 14, 2023

FROM: Longcreek Juvenile Facility Reroofing - Addendum 1
TO: Prospective Bidders, Suppliers, and Other Parties
RE: Addendum No. **2 (Two)** 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. None.

CONTRACTOR QUESTIONS/RESPONSES:

2. None.

SPECIFICATIONS & ATTACHMENTS:

1. None.

PLANS:

1. Complete set resubmission: Only change was removal of any reference to these plans being a “Draft” version of the Construction Document set.

ATTACHMENTS:

- | | |
|---------------------------------|------------|
| A. Addendum Summary Document | (1 Page) |
| B. Bidder Attendance List | (1 Page) |
| C. Plan Sheets and Sketches | (4 Pages) |
| D. Specifications & Attachments | (0 Pages) |
| E. Questions/Response Table | (0 Page) |

Total Page Count 5 Pages

LONG CREEK YOUTH DEVELOPMENT CENTER

MAINE DEPARTMENT of CORRECTIONS

675 WESTBROOK STREET, SOUTH PORTLAND, MAINE 04106

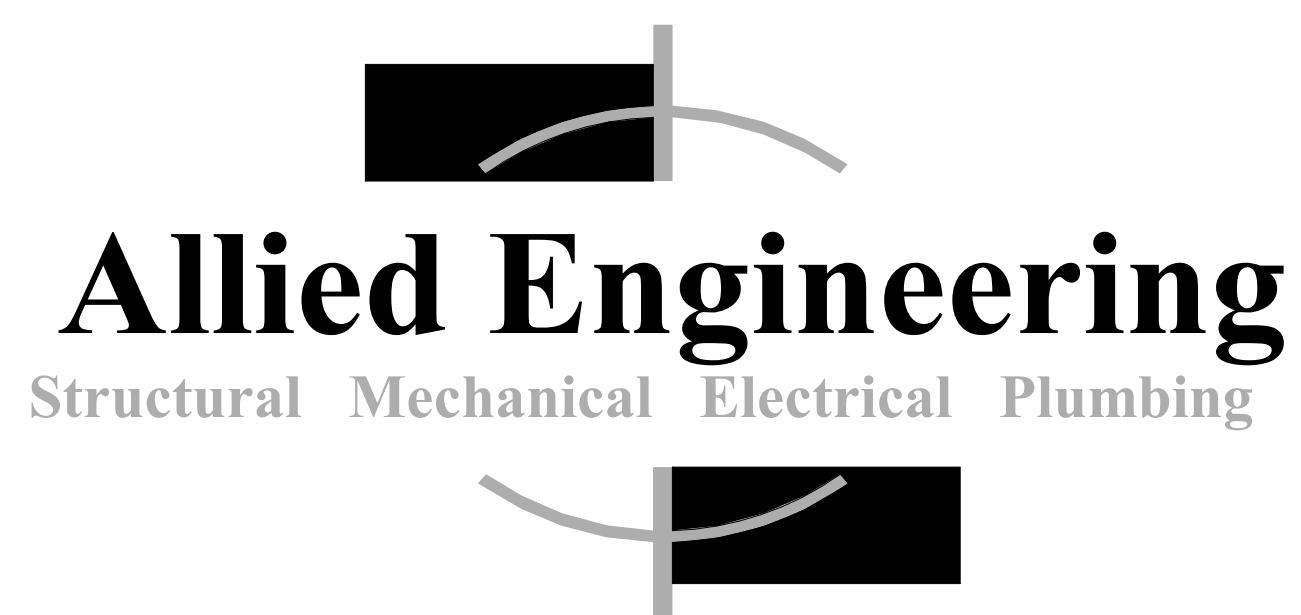
ALLIED PROJECT #22086



LOCATION MAP

**ISSUED FOR BID -
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CONSTRUCTION**

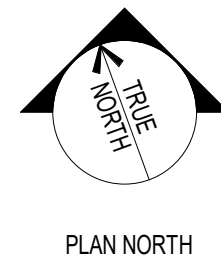
DRAWINGS		ISSUE	DATE					
SHEET No.	SHEET TITLE	DESCRIPTION	DATE					
G-000	COVER SHEET	DRAFT ISSUE FOR BID	03/03/2023					
RD100	ROOF DEMOLITION PLAN							
R100	ROOF PLAN - PROPOSED							
R500	ROOF DETAILS							



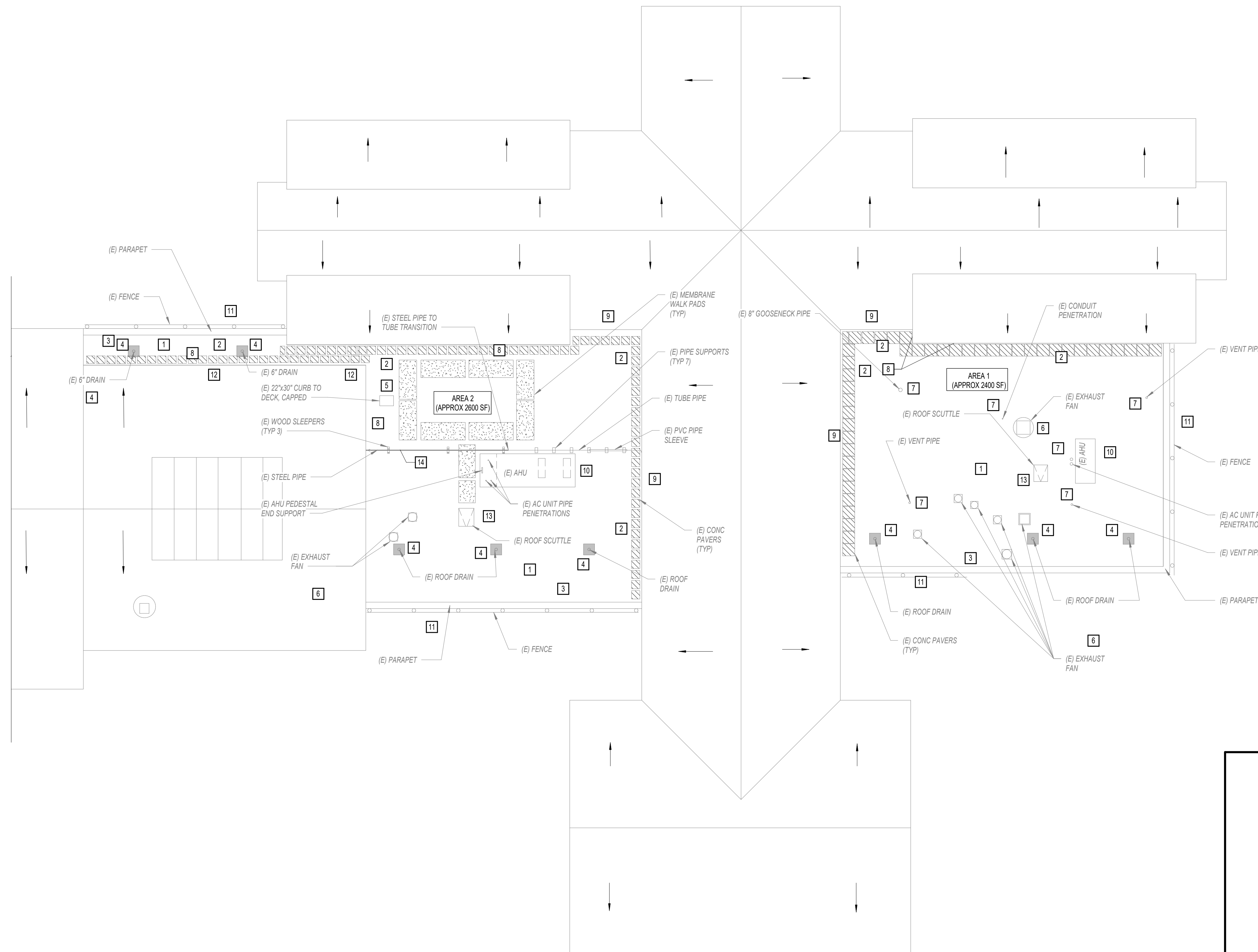
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Autodesk Docs (22086 - Juvenile Facility Renovation) 22086R_1022.rvt



1 ROOF DEMOLITION PLAN
3/32" = 1'-0"



PHASE 1: ROOF DEMOLITION NOTES

ROOF COMPOSITION

AREA 1: EXISTING ROOF COMPOSITION (APPROXIMATELY 2,375 SF)

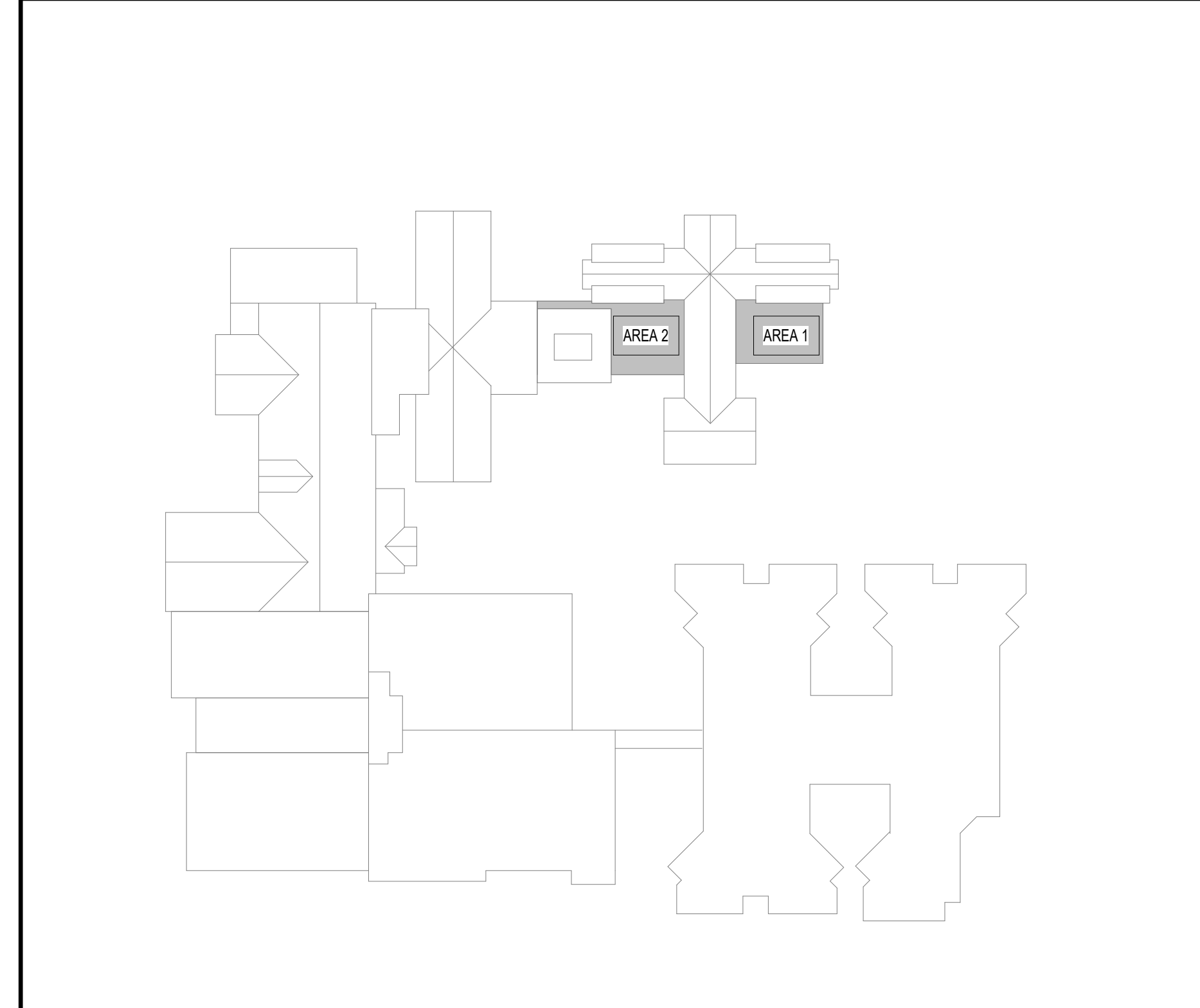
1. EPDM ROOF MEMBRANE/FLASHING/PAPAPET COPING
2. 4.5 INCHES POLYISOCYANURATE INSULATION
3. 1 1/2" B-DECK, 20 GAGE.

AREA 2: EXISTING ROOF COMPOSITION (APPROXIMATELY 2,595 SF)

1. EPDM ROOF MEMBRANE/FLASHING/PAPAPET COPING
2. 4.5 INCHES POLYISOCYANURATE INSULATION
3. 1 1/2" B-DECK, 20 GAGE.

DEMO NOTES

1. REMOVE EPDM ROOFING. FLAT/TAPERED POLYISOCYANURATE INSULATION, PT/DAMAGED WOOD BLOCKING AND METAL FLASHING IN ITS ENTIRETY.
2. REMOVE/STORE/REINSTALL PRECAST CONCRETE PAVERS.
3. REMOVE EPDM UP AND OVER PARAPETS AND METAL EDGE FLASHING. REMOVE PERIMETER/INTERIOR WOOD CURBS/BLOCKING FOUND TO BE CONSTRUCTED OF PRESERVATIVE TREATED WOOD BLOCKING AND REPLACE WITH KILN DRIED LUMBER.
4. REMOVE EXISTING ROOF DRAINS AND DRAINPIPE AS NECESSARY TO FACILITATE INSTALLATION OF A 20" X 20" X 2" DEEP SUMP AT EACH ROOF DRAIN WITH EPDM TIE-IN. EXTEND PIPING CONNECTION FOR DRAIN AS NECESSARY TO FACILITATE ROOF DRAIN SUMP ELEVATION CHANGES OF PIPE DRAIN LINE DOWN THRU ROOF DECK.
5. REMOVE CAPPED ROOF VENT ASSEMBLY DOWN TO DECK. INFILL METAL DECKING PER DETAIL F7/R500.
6. REMOVE/STORE/REINSTALL ROOF FAN ASSEMBLIES. EXTEND CURBS TO FACILITATE MINIMUM CURB HEIGHT OF 8" ELEVATIONS ABOVE INSULATION PRIOR TO MEMBRANE INSTALLATION.
7. REMOVE EPDM BOOTS AT VENTS/PIPES.
8. AT MASONRY SIDEWALLS, CUT EPDM 4" ABOVE THE ROOF SURFACE AND WRAP REMAINING EPDM BELOW COUNTERFLASHING UP AND OUT OF THE WAY. RUN NEW EPDM UP IMMEDIATELY BELOW COUNTERFLASH AND APPLY FLAT TURNBAR CONTINUOUS. OVERLAP AND ADHERE THE REMAINING EPDM BACK DOWN AND OVER NEW EPDM.
9. AT SOFFIT OVERHANGS, CUT EPDM 4" ABOVE THE ROOF SURFACE AND WRAP REMAINING EPDM UP TO THE UNDERSIDE OF THE SOFFIT AND OUT OF THE WAY. RUN NEW EPDM UP IMMEDIATELY BELOW SOFFIT AND APPLY FLAT TURNBAR CONTINUOUS. OVERLAP AND ADHERE THE REMAINING EPDM BACK DOWN AND OVER NEW EPDM.
10. REMOVE LOWER TERMINATION BAR AT UNIT CURB. REMOVE EPDM DOWN TO THE ROOF SURFACE. REAPPLY ADHERED EPDM UP TO AND BENEATH THE APPLIED MEMBRANE PROVIDED OVER THE UNITS STEEL CURB FRAME. REAPPLY A TERMINATION BAR ALONG THE PERIMETER OF THE OVERLAP TO FIX MEMBRANE TERMINATION IN PLACE.
11. REMOVE FENCING AND/OR REMOVE/DISCONNECT POST ANCHORAGE AS REQUIRED TO FACILITATE INSTALLATION OF EDGE METAL AT PARAPETS.
12. RAKE AND REPOINT BRICK MASONRY ABOVE COUNTER FLASHING AT THE BUILDING. APPROXIMATELY 100 SF
13. REMOVE/STORE/REPLACE ROOF HATCH.
14. TEMPORARILY SUPPORT GAS LINE ABOVE ROOF DURING REROOFING WORK.



A8 KEY PLAN
1" = 80'-0"

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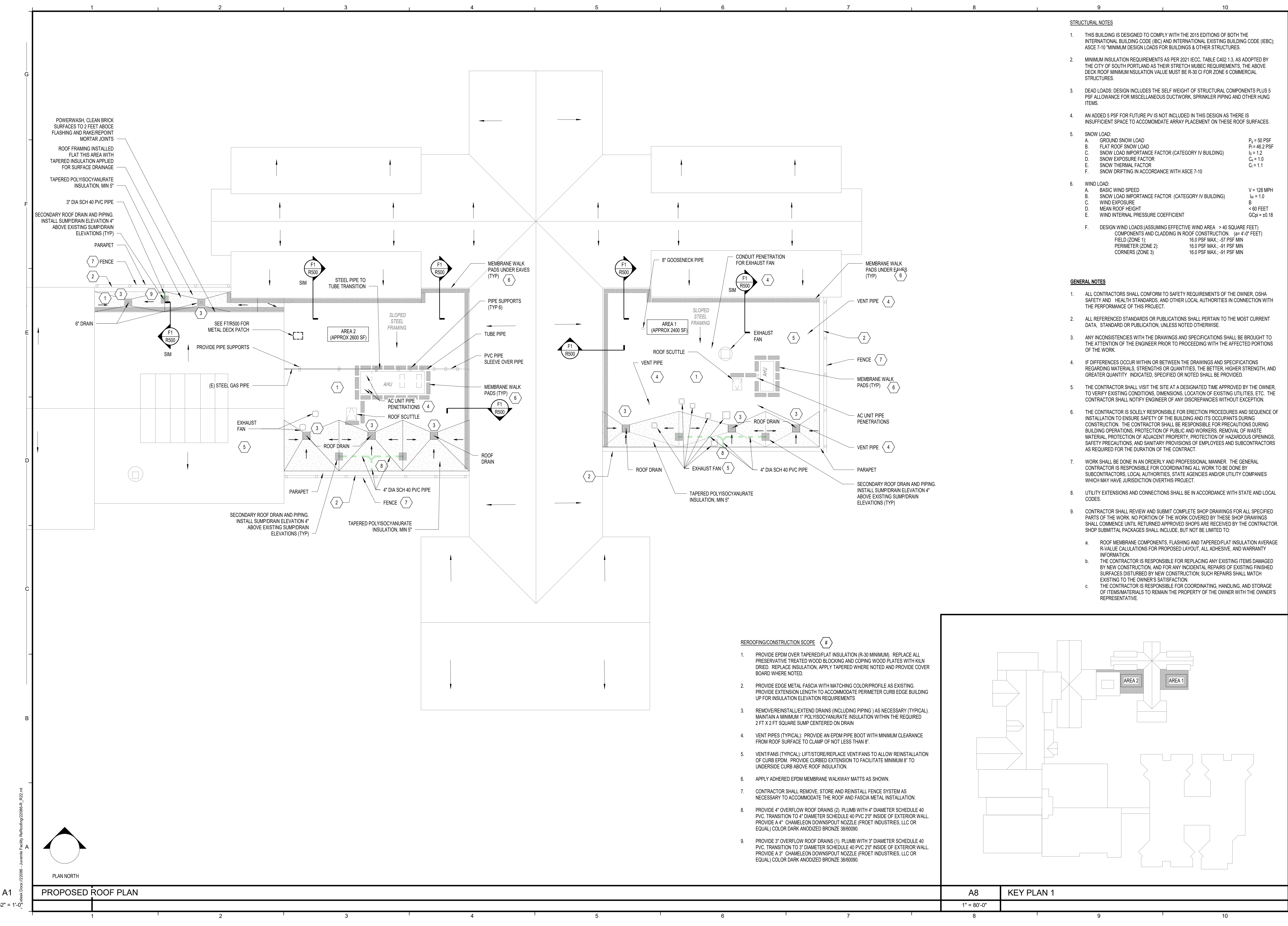
No.	DATE	BY	DESCRIPTION

Date: mm/dd/yyyy
Drawn By: MIB
Checked By: WPF
Project Mgr: WPF
Project No: 22086
Cad File: 22086_R_R22.rvt
Graphic Scale: 1" = 80'-0"

ROOF DEMOLITION PLAN
LONG CREEK YOUTH DEVELOPMENT CENTER
675 WESTBROOK STREET, SOUTH PORTLAND, MAINE 04106
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RD100

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- STRUCTURAL NOTES**
- THIS BUILDING IS DESIGNED TO COMPLY WITH THE 2015 EDITIONS OF BOTH THE INTERNATIONAL BUILDING CODE (IBC) AND INTERNATIONAL EXISTING BUILDING CODE (IEBC); ASCE 7-10 "MINIMUM DESIGN LOADS FOR BUILDINGS & OTHER STRUCTURES."
 - MINIMUM INSULATION REQUIREMENTS AS PER 2021 IECC, TABLE C402.1.3, AS ADOPTED BY THE CITY OF SOUTH PORTLAND AS THEIR STRETCH MUBEC REQUIREMENTS. THE ABOVE DECK ROOF MINIMUM INSULATION VALUE MUST BE R-30 CI FOR ZONE 6 COMMERCIAL STRUCTURES.
 - DEAD LOADS: DESIGN INCLUDES THE SELF WEIGHT OF STRUCTURAL COMPONENTS PLUS 5 PSF ALLOWANCE FOR MISCELLANEOUS DUCTWORK, SPRINKLER PIPING AND OTHER HUNG ITEMS.
 - AN ADDED 5 PSF FOR FUTURE PV IS NOT INCLUDED IN THIS DESIGN AS THERE IS INSUFFICIENT SPACE TO ACCOMMODATE ARRAY PLACEMENT ON THESE ROOF SURFACES.
 - SNOW LOAD:

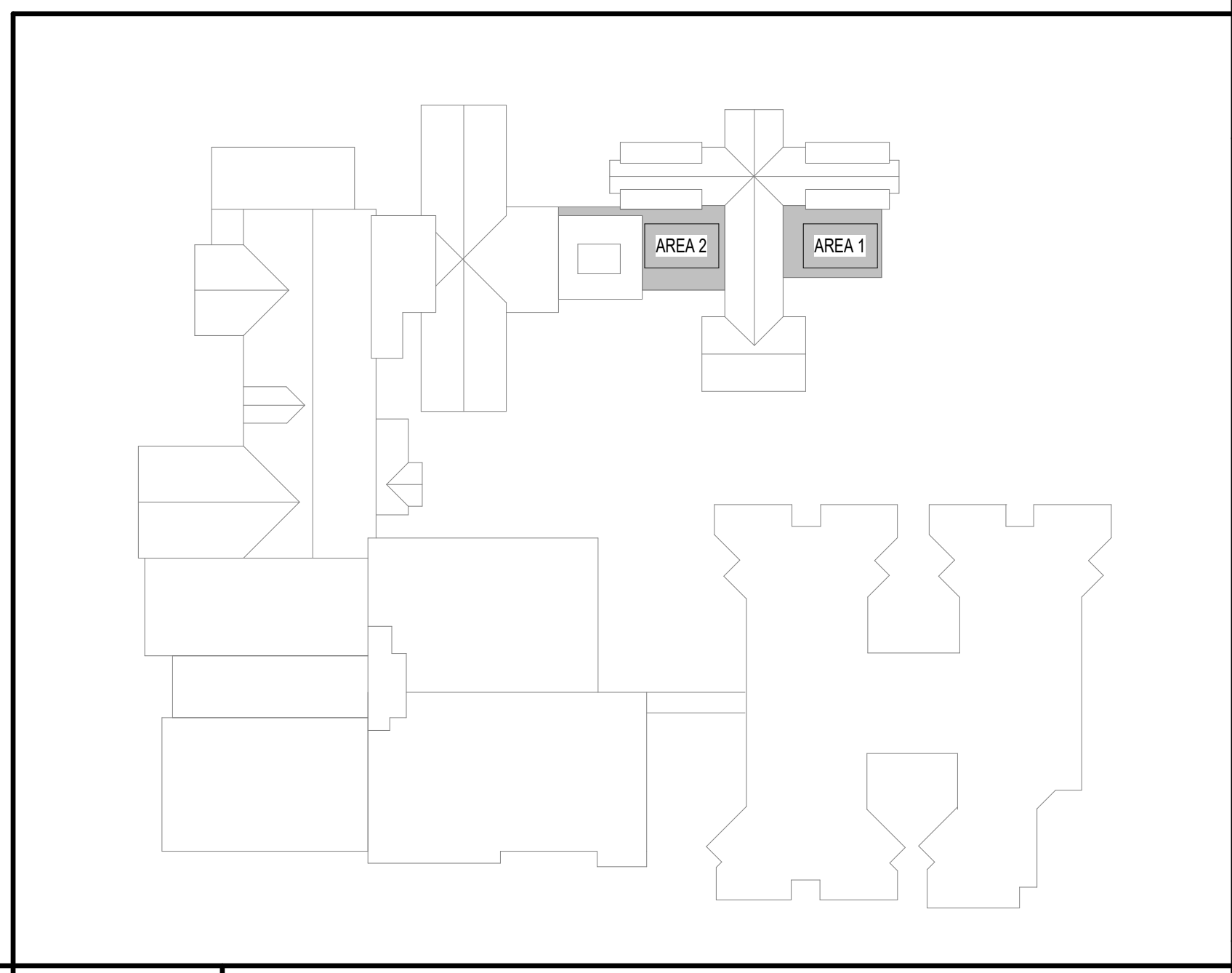
A. GROUND SNOW LOAD	$P_g = 50$ PSF
B. FLAT ROOF SNOW LOAD	$P_f = 46.2$ PSF
C. SNOW LOAD IMPORTANCE FACTOR (CATEGORY IV BUILDING)	$I_s = 1.2$
D. SNOW EXPOSURE FACTOR	$E_s = 1.0$
E. SNOW THERMAL FACTOR	$C_e = 1.0$
F. SNOW DRIFTING IN ACCORDANCE WITH ASCE 7-10	$C_d = 1.1$
 - WIND LOAD:

A. BASIC WIND SPEED	$V = 128$ MPH
B. SNOW LOAD IMPORTANCE FACTOR (CATEGORY IV BUILDING)	$I_w = 1.0$
C. WIND EXPOSURE	$E = 1.0$
D. MEAN ROOF HEIGHT	$H < 60$ FEET
E. WIND INTERNAL PRESSURE COEFFICIENT	$G_{CPI} = \pm 0.18$
 - DESIGN WIND LOADS (ASSUMING EFFECTIVE WIND AREA > 40 SQUARE FEET)

COMPONENTS AND CLADDING IN ROOF CONSTRUCTION (6-4'-0" FEET)	16.0 PSF MAX., -57 PSF MIN
FIELD (ZONE 1)	16.0 PSF MAX., -57 PSF MIN
PERIMETER (ZONE 2)	16.0 PSF MAX., -51 PSF MIN
CORNERS (ZONE 3)	16.0 PSF MAX., -51 PSF MIN

- GENERAL NOTES**
- ALL CONTRACTORS SHALL CONFORM TO SAFETY REQUIREMENTS OF THE OWNER, OSHA SAFETY AND HEALTH STANDARDS, AND OTHER LOCAL AUTHORITIES IN CONNECTION WITH THE PERFORMANCE OF THIS PROJECT.
 - ALL REFERENCED STANDARDS OR PUBLICATIONS SHALL PERTAIN TO THE MOST CURRENT DATA, STANDARD OR PUBLICATION, UNLESS NOTED OTHERWISE.
 - ANY INCONSISTENCIES WITH THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE AFFECTED PORTIONS OF THE WORK.
 - IF DIFFERENCES OCCUR WITHIN OR BETWEEN THE DRAWINGS AND SPECIFICATIONS REGARDING MATERIALS, STRENGTHS OR QUANTITIES, THE BETTER, HIGHER STRENGTH, AND GREATER QUANTITY INDICATED, SPECIFIED OR NOTED SHALL BE PROVIDED.
 - THE CONTRACTOR SHALL VISIT THE SITE AT A DESIGNATED TIME APPROVED BY THE OWNER, TO VERIFY EXISTING CONDITIONS, DIMENSIONS, LOCATION OF EXISTING UTILITIES, ETC. THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES WITHOUT EXCEPTION.
 - THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ERECTION PROCEDURES AND SEQUENCE OF INSTALLATION TO ENSURE SAFETY OF THE BUILDING AND ITS OCCUPANTS DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRECAUTIONS DURING BUILDING OPERATIONS, PROTECTION OF PUBLIC AND WORKERS, REMOVAL OF WASTE MATERIAL, PROTECTION OF ADJACENT PROPERTY, PROTECTION OF HAZARDOUS OPENINGS, SAFETY PRECAUTIONS, AND SANITARY PROVISIONS OF EMPLOYEES AND SUBCONTRACTORS AS REQUIRED FOR THE DURATION OF THE CONTRACT.
 - WORK SHALL BE DONE IN AN ORDERLY AND PROFESSIONAL MANNER. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL WORK TO BE DONE BY SUBCONTRACTORS, LOCAL AUTHORITIES, STATE AGENCIES AND/OR UTILITY COMPANIES WHICH MAY HAVE JURISDICTION OVER THIS PROJECT.
 - UTILITY EXTENSIONS AND CONNECTIONS SHALL BE IN ACCORDANCE WITH STATE AND LOCAL CODES.
 - CONTRACTOR SHALL REVIEW AND SUBMIT COMPLETE SHOP DRAWINGS FOR ALL SPECIFIED PARTS OF THE WORK. NO PORTION OF THE WORK COVERED BY THESE SHOP DRAWINGS SHALL COMMENCE UNTIL RETURNED APPROVED SHOPS ARE RECEIVED BY THE CONTRACTOR. SHOP SUBMITTAL PACKAGES SHALL INCLUDE, BUT NOT BE LIMITED TO:
 - ROOF MEMBRANE COMPONENTS, FLASHING AND TAPERED/FLAT INSULATION AVERAGE R-VALUE CALCULATIONS FOR PROPOSED LAYOUT, ALL ADHESIVE, AND WARRANTY INFORMATION.
 - THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY EXISTING ITEMS DAMAGED BY NEW CONSTRUCTION, AND FOR ANY INCIDENTAL REPAIRS OF EXISTING FINISHED SURFACES DISTURBED BY NEW CONSTRUCTION. SUCH REPAIRS SHALL MATCH EXISTING TO THE OWNER'S SATISFACTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING, HANDLING, AND STORAGE OF ITEMS/MATERIALS TO REMAIN THE PROPERTY OF THE OWNER WITH THE OWNER'S REPRESENTATIVE.

- REROOFING/CONSTRUCTION SCOPE** #
- PROVIDE EPDM OVER TAPERED/FLAT INSULATION (R-30 MINIMUM). REPLACE ALL PRESERVATIVE TREATED WOOD BLOCKING AND COPING WOOD PLATES WITH KILN DRIED. REPLACE INSULATION, APPLY TAPERED WHERE NOTED AND PROVIDE COVER BOARD WHERE NOTED.
 - PROVIDE EDGE METAL FASCIA WITH MATCHING COLOR/PROFILE AS EXISTING. PROVIDE EXTENSION LENGTH TO ACCOMMODATE PERIMETER CURB EDGE BUILDING UP FOR INSULATION ELEVATION REQUIREMENTS
 - REMOVE/REINSTALL/EXTEND DRAINS (INCLUDING PIPING) AS NECESSARY (TYPICAL). MAINTAIN A MINIMUM 1" POLYISOCYANURATE INSULATION WITHIN THE REQUIRED 2 FT X 2 FT SQUARE SUMP CENTERED ON DRAIN
 - VENT PIPES (TYPICAL): PROVIDE AN EPDM PIPE BOOT WITH MINIMUM CLEARANCE FROM ROOF SURFACE TO CLAMP OF NOT LESS THAN 8".
 - VENT/FANS (TYPICAL): LIFT/STORE/REPLACE VENT/FANS TO ALLOW REINSTALLATION OF CURB EPDM. PROVIDE CURBED EXTENSION TO FACILITATE MINIMUM 8" TO UNDERSIDE CURB ABOVE ROOF INSULATION.
 - APPLY ADHERED EPDM MEMBRANE WALKWAY MATTS AS SHOWN.
 - CONTRACTOR SHALL REMOVE, STORE AND REINSTALL FENCE SYSTEM AS NECESSARY TO ACCOMMODATE THE ROOF AND FASCIA METAL INSTALLATION.
 - PROVIDE 4" OVERFLOW ROOF DRAINS (2). PLUMB WITH 4" DIAMETER SCHEDULE 40 PVC. TRANSITION TO 4" DIAMETER SCHEDULE 40 PVC 2'0" INSIDE OF EXTERIOR WALL. PROVIDE A 4" CHAMELEON DOWNSPOUT NOZZLE (FROET INDUSTRIES, LLC OR EQUAL) COLOR DARK ANODIZED BRONZE 38/60090.
 - PROVIDE 3" OVERFLOW ROOF DRAINS (1). PLUMB WITH 3" DIAMETER SCHEDULE 40 PVC. TRANSITION TO 3" DIAMETER SCHEDULE 40 PVC 2'0" INSIDE OF EXTERIOR WALL. PROVIDE A 3" CHAMELEON DOWNSPOUT NOZZLE (FROET INDUSTRIES, LLC OR EQUAL) COLOR DARK ANODIZED BRONZE 38/60090.



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ROOF PLAN - PROPOSED

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R100

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A1
3/32" = 1'-0"
PROPOSED ROOF PLAN

A8
1" = 80'-0"
KEY PLAN 1

