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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*.

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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 5, 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.*

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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