

## Addendum #2

Directorate of Facilities Engineering

26 April 2023

This Addendum modifies, amends, and supplements designated parts of the Contract Documents, Specifications and Drawings for:

**Waterville Armory Roof Repair Project, 74 Drummond Road, Waterville, Maine, DFE Project Number 23SR23-406-D, BGS Project Number 3625, Bid Number 23-028.**

It shall be the responsibility of the Contractor to notify all Subcontractors and Suppliers for various portions of the work of any changes or modifications contained in this Addendum.

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### **Clarification Items:**

- Project Concern:** The Contractors were asking for more time to bid the project.  
**Answer:** The Owner shall change the Bid Opening Date to **11 May 2023 at 2:00 p.m.**
- Project Concern:** Will the new Final Completion Date remain **30 August 2023.**  
**Answer:** Yes, the Final Completion Date will be **30 August 2023.**
- Project Concern:** Who will be responsible to cover furniture remaining in rooms.  
**Answer:** The Contractor will be responsible to cover all furniture with plastic to avoid damage.
- Project Concern:** Specification 07 53 23 page 2. Para. 1.06. B. Contractor's Personnel Watertight Warranty has been changed.  
**Answer:** The roofing Contractor shall furnish the Owner with his personal five (5) year watertight warranty.
- Project Concern:** Due to the complexity of this project with the roofing system needing to be modified opened in sections and working with the weather along with the long lead times for materials, can the POP be extended and liquidated damages be negotiated?  
**Answer:** The project liquidated damages have already been reduced. The completion date will remain **30 August 2023.**
- Project Concern:** After speaking with our key subcontractors due to the current material lead time and availability, the subcontractors can not commit to an early start but could start this fall. Please advise if the start date and POP can be changed we understand there is a follow up project coming after this project, but we are familiar with working on roofs areas and can coincide with other construction.  
**Answer:** The completion date will remain **30 August 2023.**
- Project Concern:** Per drawing S-101 "Existing Roof Framing and Reinforcement Plan" the new bar joists and steel are outlined in bold black. Drawing S-102 Existing Roof Framing Reinforcement Plan (ABI #1-#5 at areas 6,7,8,9 and 10)" does not show any new work outlined in bold black. Please confirm that drawing S-102 does not have any new bar joists or steel to be installed.  
**Answer:** There are no new joists to be installed in areas 6, 7, 8, 9, and 10. But there is structural work in the form of beam reinforcements, which are identified by note on S-

102. One beam reinforcement is also shown on S-101 with the label for Area 8 (ABI #3). The other two are intended to be incorporated in ABI #2 (AREA 7). Details are provided at 2/R-503.

8. **Project Concern:** If drawing S-102 has new bar joists and steel work. Please advise how they are labeled.

**Answer:** There are no new joists to be installed in areas 6, 7, 8, 9, and 10. But there is structural work in the form of beam reinforcements, which are identified by note on S-102. One beam reinforcement is also shown on S-101 with the label for Area 8 (ABI #3). The other two are intended to be incorporated in ABI #2 (AREA 7). Details are provided at 2/R-503.

9. **Project Concern:** Please advise if As-Builts for the Electrical, Mechanical and Fire Suppression are available to be able to determine how much needs to be moved to allow the installation of the new bar joists.

**Answer:** There are no as-built drawings available. The exact locations and extent of interferences with joist installations will need to be evaluated from review of existing conditions on site.

### **Specification Items:**

1. Replace Section 00 11 13 Notice to Contractors, page 1 of 2 with enclosed revised Section 00 11 13 Notice to Contractors, page 1 of 2. The Owner has changed the Bid Opening Date to **11 May 2023 at 2:00 p.m.** The Owner has changed the Final Completion Date to **30 August 2023.**
2. Replace Section 07 53 23 Membrane Roofing, page 2 with enclosed revised Section 07 53 23 Membrane Roofing, page 2. Changes are “The roofing Contractor shall furnish the Owner with his personal five (5) year watertight warranty.”

### **Drawing Items:**

1. Replace Drawing Sheet R-103 – Proposed New Roof Plan, with new revised Drawings Sheet R-103 – Proposed New Roof Plan.

**00 11 13**  
**Notice to Contractors**

**Waterville Armory Roof Repair Project, 74 Drummond Road, Waterville, Maine**  
DFE Project Number 23SR23-406-D, BGS Project Number 3625, Bid Number 23-028.

*This project consists of repairing certain sections of Waterville Armory roof. Remove the existing EDPM membrane and underlayment. The Contractor shall install some structural roof joists. The Contractor shall build up the existing roof curbs, install additional insulation, underlayment, fascia and new a EPDM roof membrane. The Contractor shall furnish and install all items in accordance with Plans and Specifications.*

The cost of the work is approximately \$ 500,000. The work to be performed under this contract shall be completed on or before the Final Completion date of *30 August 2023*.

1. Bids shall be submitted in sealed envelopes plainly marked "**Bid for Waterville Armory Roof Repair Project, 74 Drummond Road, Waterville, Maine. DFE Project Number 23SR23-406-D, BGS Project Number 3625, Bid Number 23-028**" and addressed to the Bid Administrator:

*Directorate of Facilities Engineering  
194 Winthrop Street, Building #7, Camp Keyes  
Augusta, Maine 04333-0033  
Attn: Mrs. Sherrill Hallett  
Email: sherrill.l.hallett@maine.gov*

The envelope shall contain a completed Contractor Bid Form, plus bid security when required, to be received no later than **2:00 p.m. on 11 May 2023**. Bid submissions will be opened and read aloud at *194 Winthrop Street, Building #7, Camp Keyes, Augusta, Maine 04333-0033* at the time and date noted above.

Any bid submitted 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.

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, or if any combination of Base Bid and Alternate Bids amounts selected in the award of the contract exceeds \$125,000.00, 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.

year, 72 mph warranty but will require a non-destructive roof moisture survey at the completion of the project. Contractors must verify with the other approved EPDM manufacturers and follow their requirements to meet the 30-year, 72 mph warranty. Contractor must use a vendor approved by the Owner and Engineer to perform the non-destructive roof moisture survey.

B. The roofing contractor shall furnish the Owner with his personal five (5) year watertight warranty.

## **PART 2 PRODUCTS**

### **2.01 ROOF INSULATION**

A. Roof insulation to be polyisocyanurate closed-cell foam core with manufacturer's standard facing laminated to both sides, complying with ASTM C1289 Type II, Class 1, Grade 3 (25 psi). Replace any wet or damaged roof insulation on a time and material basis.

B. Over all foam insulation, install one layer of 1/2" DensDeck Prime or Securock cement roof board secured with screws and plates.

### **2.02 MEMBRANE ROOF SYSTEM**

A. Membrane roofing to be adhered 0.090" EPDM sheet roofing furnished by Elevate, Johns Manville, Carlisle or Versico. Roof membrane to be adhered to the 1/2" cover board.

B. Use the roof membrane for flashing of curbs and walls per the manufacturer's standard details. Use reinforced EPDM anchor strips to avoid splice joints at walls and edges.

C. Adhesives, sealants, thinner, cleaner and accessories to be furnished by the membrane manufacturer.

**D. Six inch (6") wide seam tape will be required for all field seams.**

### **2.03 ROOF DRAIN AND PLUMBING**

A. New roof drain shall be three-inch diameter Zurn ZC-100-DP furnished with cast iron domes and "Top-Set" deck plates.

B. New drain lines to be Schedule 40 PVC. Insulate new drain lines and body with one inch (1") fiberglass with vapor barrier.

### **2.04 METAL FLASHING**

A. Edge strips to be shop formed using 24-gauge factory painted Galvalume coated steel. Color to match existing fascia extender. Concealed clips to be formed using 24-gauge galvanized steel.

### **2.05 WOOD NAILERS AND BLOCKING**

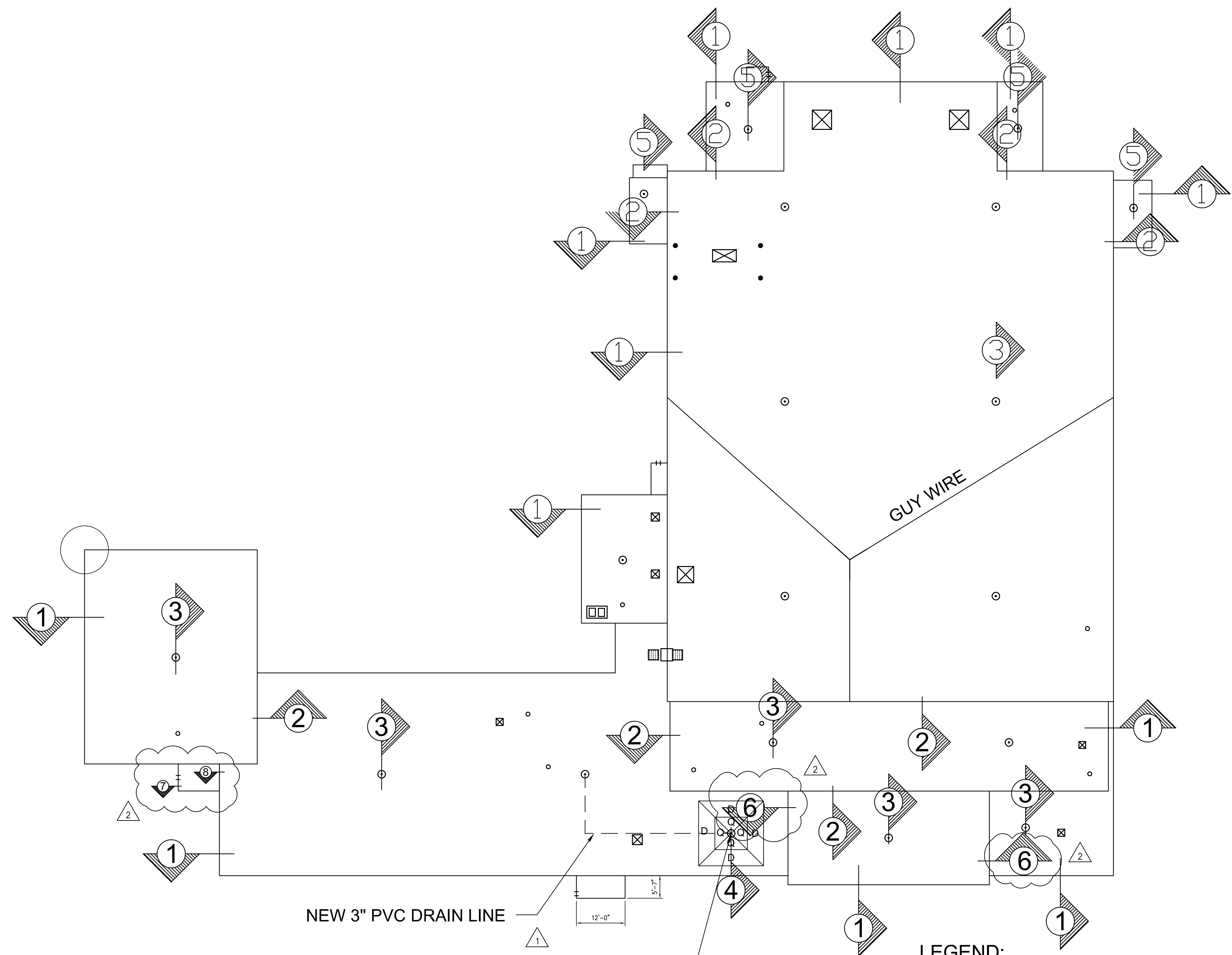
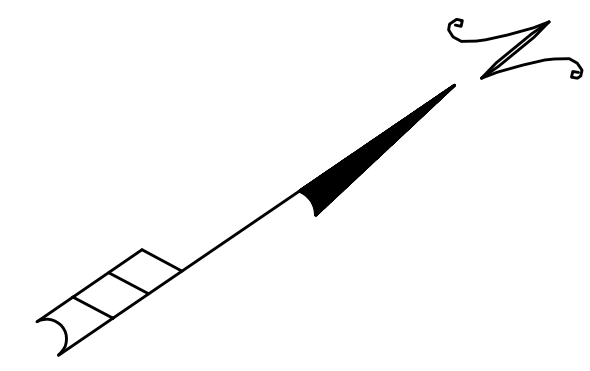
A. All wood nailers and blocking shall be #2 or better kiln dried spruce, fir or pine. Plywood to be exterior type.

### **2.06 FASTENERS**

A. Use annular-ring hot dipped galvanized nails by the W.H. Maze Co. on the edge strip.

B. Use fasteners recommended by the membrane manufacturer to secure anchor bars and termination bars.

C. Wood nailers to be secured using hot dipped galvanized nails.



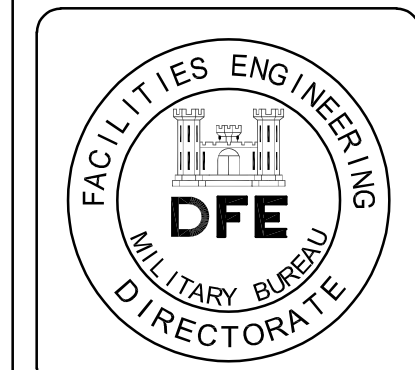
PROPOSED ROOF SYSTEM:  
 NEW 0.090" ADHERED EPDM  
 NEW 1/2" DENSDECK PRIME  
 EXISTING 1/8" PER FOOT TAPERED ISO  
 EXISTING STEEL DECK

NEW 3" PVC DRAIN LINE  
 NEW 3" ROOF DRAIN

1/2"/FT. TAPERED ISO.  
 Q = 1/2" - 2 1/2"  
 1/8"/FT. TAPERED ISO.  
 D = 2 1/2" - 3"

- LEGEND:
- DRAIN
  - ⊠ CURB
  - PLUMBING VENT
  - CHIMNEY
  - PIPE STUB
  - ▤ WALKWAY PAD
  - Y ANTENNA
  - LADDER

PROPOSED NEW ROOF PLAN  
 1/16"=1'-0"



PLAN REVISIONS			
Rev#	Description	Date	Appr.
2	ADDENDUM	4-28-23	WB
1	ADDENDUM	4-24-23	WB

DESIGNED BY: CUNNINGHAM  
 DRAWN BY: STEPHEN WEYMOUTH  
 CHECKED BY:  
 DATE: 4/11/2023  
 SCALE: 1/16" = 1'-0"  
 DFE PROJECT NO.: 23SR23-406D

STATE OF MAINE  
 DEPARTMENT OF DEFENSE, VETERANS  
 AND EMERGENCY MANAGEMENT  
 Lincoln / Hancy  
 Engineering Associates, Inc.  
 1000 Main Street, Suite 100  
 Waterville, ME 05671  
 Phone: 207-875-1801 Fax: 207-875-2441

MAINE ARMY NATIONAL GUARD ROOF  
 WATERVILLE, MAINE  
 ROOF STRUCTURAL REINFORCEMENT  
 PROPOSED  
 NEW ROOF PLAN

PLAN PROGRESS
<input type="checkbox"/> DRAFT
<input type="checkbox"/> 35% REVIEW
<input type="checkbox"/> 50% REVIEW
<input type="checkbox"/> 95% REVIEW
<input type="checkbox"/> FINAL REVIEW
<input type="checkbox"/> FOR BIDDING
<input checked="" type="checkbox"/> ISSUED FOR CONSTRUCTION
<input type="checkbox"/> RECORD DRAWINGS

SHEET ID:  
**R-103**  
 SHEET: 7 OF 10