

REQUEST FOR BIDS
OLD TOWN HOUSE HISTORICAL RESTORATION
ROOF REPLACEMENT

ISSUE DATE:
March 15, 2010

MANDATORY SITE VISIT:
Monday March 22, 2010 – 10:00 AM

DEADLINE FOR PRE-BID QUESTIONS AND CLARIFICATIONS
Friday March 26, 2010 – 12:00 PM

All questions should be addressed in writing to:

Thomas W. Perkins, PE
Dirigo Architectural Engineering, LLC
tperkins@dirigoae.com

BIDS MUST BE RECEIVED BY:
Friday April 2, 2010 – 2:00 PM

DELIVER BIDS TO:
Turner Town Office
11 Turner Center Road
Turner, Maine 04282
Attn: Ms. Eva Leavitt

or

EMAIL: manager@a7812298814766.99609me fq 8.33333 0 0 8 al

The Town of Turner is seeking responsible bidders for the replacement of the roof of the Old Town House, located on Turner Center Road. The scope of work under this contract includes, but is not limited to the following:

1. Roof Framing
 - a. Resume/References of previous experience with timber-framed structures
 - b. OPT 1: Install new rough-hewn trusses as shown (built in place)
 - c. OPT 2: Install new LVL rafters as shown (stick framed)
 - d. Repair damaged truss with new rough-hewn material
 - e. Remove existing temporary post under damaged truss chord
 - f. Re-nail existing roof boarding
 - g. ADD ALT: Install new 5/8" Advantech Roof Sheathing over entire roof, shimming sagging areas as required.
 - h. ADD ALT: Per Square Foot price to remove and replace existing roof boarding (approved ONLY at the discretion of the Owner and Construction Manager)
 - i. ADD ALT: Per Square Foot price to remove and replace Attic Flooring (approved ONLY at the discretion of the Owner and Construction Manager)
 - j. Install new wooden gable end vents as shown.
 - k. Access through Attic Access doors on East gable end.
 - l. Plywood protection must be placed on the attic floor prior to start of work in order to preserve existing wide pine boards. No fasteners allowed to penetrate existing boards.
2. Roofing
 - a. Remove and dispose of existing roof tarp, strapping, and shingles beneath
 - b. Remove and dispose of existing flashings and dripedge
 - c. Provide temporary covering of roof in interim construction condition. Monitor during high-wind weather conditions to ensure no water leaks into building
 - d. Inspect roof boarding for acceptance with regards to 50-year warranty requirements
 - e. Coordinate manufacturer's periodic inspection of roof installation per warranty requirements
 - f. Install roof flashings, dripedge, and underlayment per plans, specifications, and manufacturer's instructions
 - g. Furnish and Install special appurtenances including but not limited to starter course shingles, manufacturer's recommended underlayments, and ridge cap
 - h. 50-Year Warranty, including periodic inspections as required at no additional cost to the Town of Turner
 - i. OPT 1: Composite Shingle System (TAMKO Lamarite Shake or approved equal)
 - j. OPT 2: Fire-treated Wood Shake System
 - k. OPT 3: Cedar-shake (TAMKO Heritage Vintage Laminated Asphalt Shingles)

The responsible bidder will furnish and install all items required to carry out the work, per plans and specifications (attached).

Your scope of work includes, but is not limited to the following items, furnished and installed unless otherwise noted:

- Delivery and Installation to meet construction schedule
- Local and state permits, as required
- All layout/surveying
- Cooperation with inspectors and other trades
- Exclude all sales tax. Tax Exempt Number to be provided upon award
- All hoisting, rigging, and staging
- All equipment needed to perform your work
- All power required to operate equipment
- Daily cleanup and removal of waste materials from the jobsite, including disposal fees

BID DOCUMENTS

DRAWINGS

AX101	Floor Plan
AX201	South Elevation
AX202	West Elevation
AX203	East Elevation
AX204	North Elevation
AX205	Exterior Details
SX100	Sill Elevations
SX101	1 st FL Framing Details
SX102	Framing Details
SX103	Wall Framing
SX104	2 nd FL Framing
SX105	Roof Framing
C101	Proposed Site Plan
C102	Erosion Control Plan
A101	1 st Floor Plan
S100	Foundation Plan – Frost Wall
S101a	Foundation Plan – Frost Protected Shallow Foundation
S104	Roof Framing Plan

SPECIFICATIONS

Section 011000 – Summary
Section 012500 – Substitution Procedures
Section 012900 – Payment Procedures
Section 013300 – Submittal Procedures
Section 016000 – Product Requirements
Section 061000 – Rough Carpentry
Section 07310 -- Composite Shingles

CONSTRUCTION SCHEDULE

Contract Award: April 15, 2010
Construction Start: May 15, 2010
Construction Completion: July 1, 2010

INSURANCE COVERAGE

- (a) Before commencing Work the Contractor at Contr

numbers, effective dates, expiration dates, and limits of liability thereunder; and (ii) copies of the actual endorsements which designate (1) the "additional insured" required to be added to the policies by this Subcontract, (2) the notices required to be sent to Construction Manager prior to the termination of such policies, and (3) the "primary" nature of such insurance coverage with respect to the additional insureds. If requested by Construction Manager at any time, Contractor shall also promptly furnish Construction Manager with copies of the policies. The Contractor agrees that nothing contained in this paragraph shall limit or release the Contractor from its obligations otherwise provided for in this Agreement, including assumption of liabilities and indemnification to the Owner, Engineer, Construction Manager and other "additional insureds" listed below.

(e) The Contractor must provide a certificate evidencing a per project aggregate endorsement applicable to this Project for all bodily injury, property damage, and personal/advertising injury claims other than bodily injury or property damage included in the products-completed operations.

(f) The following additional insured parties shall be listed on all Contractor's insurance policies and insurance certificates for the Project:

"Dirigo Architectural Engineering, LLC" (the Engineer and Construction Manager) and the **"Town Of Turner"** (the Owner) other affiliates of Owner and Engineer, and each person who shall, from time to time, be a member of the board of trustees or directors of any of the foregoing, as well as all officers, members of the staff, employees, agents, successors, assigns, affiliates, heirs and personal representatives of each of the foregoing."

(g) All of the Contractor's insurance policies shall be endorsed to reflect that coverage afforded to Owner, Construction Manager, Engineer, and all other "additional insureds" listed above, shall be primary with respect to such additional insureds, and that any policies held by any such additional insureds, if any, shall be deemed excess.

(h) All of the Contractor's insurance policies shall be endorsed to provide that the insurance company shall notify the Construction Manager in writing thirty (30) days prior to any cancellation of or change in the above insurance.

(i) A standard form of Fire Insurance and extended coverage with Builder's Risk endorsement may be provided by the Owner and/or others to cover the Contractor on the permanent construction including any materials and equipment on the site which are to be incorporated in the Work or which will be used up in connection with the Work, the value of which is included in the cost of the Work. The existence of the above insurance shall in no way relieve the Contractor or its Contractors of any responsibility or liability for which they are liable in excess of any amount recovered under the insurance provided above. The Contractor shall be responsible for any coverage on its temporary materials, tools, equipment, plant, scaffolds, bracing, sheds, etc.

(j) Any increase of limits of liability or any type of insurance not described above which the Contractor may require for its own protection or on account of statute, shall be its own responsibility and at its own expense. Any policy covering its own materials, equipment or other property against loss by physical damage shall include an endorsement providing that the underwriters waive their right of subrogation against the Owner, the Construction Manager, Engineer, and all other "additional insureds" listed above, as well as all other Contractors, and their sub-Contractors.

(k) The Contractor agrees to cooperate fully with the Construction Manager, the Owner and the insurance carriers in the safety and accident prevention program and claims handling procedures established for the Project.

(l) If Contractor fails to maintain the required insurance, Contractor shall be liable for all judgments, claims, costs, expenses and losses arising as a result of such failure.

OSHA AND SAFETY REQUIREMENTS

(a) The Contractor shall take all reasonable precautions in the performance of the Work to protect the safety and health of the public as well as all job site personnel. All Work shall be performed in accordance with the latest revisions of the Occupational Safety and Health Administration ("OSHA") Regulations for Construction and the latest requirements of all applicable federal, state and local safety laws and regulations. All equipment which is utilized for the Contractor's Work must meet all such safety laws and regulations.

(b) The Contractor shall ensure that each employee receives a site-specific orientation. The Contractor shall submit documentation of same to the Construction Manager within one week of such training.

(c) Contractor shall hold weekly tool box talks and submit documentation of same to Construction Manager within one week.

(d) Contractor shall participate in and cooperate with any site visits/inspections by an OSHA-funded State Consultation Program arranged by the Construction Manager or another Contractor.

(e) In accordance with the requirements of OSHA, Contractor shall designate one or more of its employees who will act as "competent persons" to provide for frequent and regular inspections of the job site, materials and equipment. In addition, if Contractor's Work involves exposure to any specific hazards or conditions for which OSHA specifically requires the employment of a "competent person", Contractor shall designate one or more of its employees to act as "competent persons" with respect to such hazards or conditions. Before commencing any work at the project site, Contractor shall furnish Construction Manager with a letter or other writing identifying each employee who will act as a "competent person" for Contractor.

(f) The Contractor is responsible for implementing an on-going job safety program as required by state, local and federal regulations and copies of reports of such program shall be promptly sent to Construction Manager for its records. As part of this obligation, the Contractor must comply with the Hazard Communication Training per OSHA regulations. Training shall involve providing information to employees making them aware of the latest regulations and training them on how to read and interpret Material Safety Data Sheets. These Material Safety Data Sheets shall be promptly provided to Construction Manager. Each employee shall receive generic training to cover the basic types of hazardous chemicals, hazardous materials, and any other hazardous products in accordance with OSHA regulations.

(g) Upon the Construction Manager's request, the Contractor shall submit a detailed written description of its safety program and implementation plan for the Construction Manager's review and approval within thirty (30) days after the date of such request.

(h) If for any reason the Contractor's work forces remove or disturb the safety protection devices provided by others, Contractor shall promptly notify Construction Manager of same and the Contractor shall promptly restore the safety protection to the original intent of the safety device and the governing regulations and laws.

(i) If Contractor becomes aware of any job site incident that involves any actual or potential injury, illness, property damage or environmental damage, Contractor shall provide verbal notice to Construction Manager within on (1) hour, to be followed by written notice within twenty-four (24) hours.

(j) It is understood that any fine, or violation resulting in a fine, (including but not limited to fines or violations issued to or assessed against Owner or Construction Manager) caused by the acts or omissions of the Contractor will be paid by the Contractor and if not so paid the amount of the fine and all related costs and attorneys' fees may be charged against and deducted from any amounts due to the Contractor.

(k) Whenever the Construction Manager becomes aware of any noncompliance with these safety requirements or any condition that poses a serious or imminent danger to the health and safety of the public or job site personnel, the Construction Manager shall notify the Contractor verbally, with written confirmation, and request immediate initiation of corrective action. This notice, when delivered to the Contractor or the Contractor's representative at the work site, shall be deemed sufficient notice of the noncompliance and that the corrective action is required. After receiving the notice, the Contractor shall immediately take corrective action. If the Contractor fails or refuses to promptly take corrective action, Construction Manager, without prejudice to any other rights it may have, may: (i) withhold all or any portion of any payments otherwise due to Contractor pending the completion of such corrective action, and/or (ii) issue an order stopping all or part of the Work until satisfactory corrective action has been taken. The Contractor shall not be entitled to any equitable adjustment of the Subcontract price or extension of the performance schedule on account of any stop work order issued under this article.

(l) The Contractor shall insert this article, with appropriate changes in the designation of the parties, in all lower-tier subcontracts.

(m) The Contractor is responsible for identifying anticipated crane use on the project and reviewing such use in advance with the Construction Manager's Project Manager. Prior to the commencement of crane use, the Contractor shall furnish a copy of the current annual crane inspection conducted by an independent, third-party inspection agency that is acceptable to Construction Manager.

(n) The Contractor shall ensure that every person under its control (employees, Contractors, vendors, visitors, inspectors, drivers, delivery personnel, etc.) that enters the site shall wear at all times hardhats and safety glasses approved by the American National Standards Institute (ANSI).

BIDDING INSTRUCTIONS

Submit pricing on corporate letterhead, broken out as follows:

<u>WORK SCOPE</u>	<u>LUMP SUM BID</u>
Roof Framing	
OPT 1 - Trusses	\$ _____
OPT 2 – Rafters	\$ _____
ADD ALT 1 – New Roof Sheathing	\$ _____
ADD ALT 2 – R&R Roof Boards	\$ _____ per SF
ADD ALT 3 – R&R Attic Floor Boards	\$ _____ per SF
Roofing	
OPT 1 – Composite Shingle System	\$ _____
OPT 2 – Cedar Shake System	\$ _____
OPT 3 – Asphalt Roofing System	\$ _____

Include with your bid:

- Certificates of Insurance covering work scope above
- Three (3) References of past work involving lifting/jacking of building, work on historic restorations, and work on frost-protected shallow foundations

BID EVALUATION CRITERIA

Award will be made based on pricing, project experience, and bid responsiveness.

The Town Manager and Construction Manager will review all bids and recommend award to the Board of Selectmen. The Town reserves the right to accept or reject any or all bids submitted as they deem them to be in the best interest of the Town of Turner and the Old Town House Project.