



Addendum No.: 2

Date Of Addendum: October 4, 2019

CT DAS • Construction Services • Office of Legal Affairs, Policy, and Procurement

Roof Replacement and Repair  
Carl Robinson Correction Facility  
Enfield, CT  
BI – JA – 470-A.

Original Bid Due Date / Time:

October 16, 2019

1:00 PM

Previous Addendums: Addendum #1 dated 9/6/2019

**TO: Prospective Bid Proposers:**

This Addendum forms part of the "Contract Documents" and modifies or clarifies the original "Contract Documents" for this Project dated 3/15/2019. Prospective Bid Proposers shall acknowledge receipt of the total number the Addenda issued for this Project on the space provided on Section 00 41 00 Bid Proposal Form.

Failure to acknowledge receipt of the total number the Addenda issued for this Project on the space provided on Section 00 41 00 Bid Proposal Form shall subject Bid Proposers to disqualification.

The following clarifications are applicable to drawings and specifications for the project referenced above.

**Item 1:**

Pre-Bid Attendance Log, Agenda and Minutes (Attached)

All questions must be **emailed** (not verbal or by phone) to the consulting Architect/Engineer (Martin A. Benassi, AIA, Email: mbenassi@mabarchitect.com) with copies sent to the DAS/CS Project Manager (Steven Udeh, Email: steven.udeh@ct.gov) and Construction Manager (NA, Email: NA)

End of Addendum # 2

Mellahee Walton, Associate Fiscal Administrative Officer  
State of Connecticut  
Department of Administrative Services, Construction Services  
Office of Legal Affairs, Policy, and Procurement  
450 Columbus Boulevard, Suite 1302  
Hartford, CT 06103

**ROOF REPLACEMENT AND REPAIR  
DEPARTMENT OF CORRECTIONS  
CARL ROBINSON CORRECTIONAL INSTITUTION  
285 Shaker Road  
Enfield, Connecticut 06082**

**STATE OF CONNECTICUT  
DEPARTMENT OF CORRECTIONS**

**Department of Administrative Services  
DAS Project No.: BI-JA-470-A  
Architect's Project No.: 17-11**

**Pre-Bid Meeting Minutes**

**Date: September 26, 2019 @ 11:00 a.m.**

1. The meeting was held at the State of Connecticut Department of Corrections conference room in Building #5, Bilton Road, Enfield, CT.
2. The meeting was conducted by Steve Udeh (DAS Project Manager); Paul Bessette (Construction Administrator and Plant Facilities Engineer for the Carl Robinson Correctional Institution); and Martin Benassi (Martin A. Benassi, AIA - Architect, LLC).
3. Attendance Log was distributed. (Refer to attached copy.)
4. Steve Udeh began meeting.
  - A. This meeting was described as an informal, pre-bid meeting for the project of "Roof Replacement and Repair" at Carl Robinson Correctional Institution.
  - B. Team members were introduced.
  - C. In the future, all questions are to be submitted in writing.
  - D. Bids are due October 16, 2019.
  - E. Currently, the duration of work is held at 90 days.
  - F. Currently, no official start date has been determined.
5. Paul Bessette retrieved a site photo used to aid in describing the locations and logistics of work involved.
  - A. Security is of primary importance.
  - B. The expense of transporting men and materials in and out of the institution is the responsibility of the Contractor.
  - C. Contractors are responsible for developing their own methods of entering and exiting job sites in a timely manner.
  - D. An area of parking lot will be designated for Contractor's use. Security of the area is the responsibility of the Contractor.
6. Martin Benassi gave a description of the scope of work as explained in the Construction Documents (Drawings and Specifications).
  - A. To aid in the discussion of the scope of work, the Architect's pre-bid agenda was distributed.
  - B. Included within the agenda were the buildings' "Scope of Work" as described on Sheet SP-1 of the Architect's Drawings.
  - C. Included within the agenda were "Unit Price Quantities" as described within the Architect's Specifications.
7. The mandatory pre-bid meeting was adjourned from the conference room. For those wishing, a non-mandatory site visit began afterward at the corrections facility.

*To the best of my knowledge, the above represents the important items discussed during the meeting. Please take time to review. Should you take exception to any of the above information, please contact our office immediately.*

Submitted by:  
Jim Harding, AIA  
Martin A. Benassi, AIA - Architect, LLC

cc: Steven Udeh                      Steven.Udeh@ct.gov  
Paul Bessette                      Paul.Bessette@ct.gov  
Christopher Iwanik                Christopher.Iwanik@ct.gov

enc: Attendance Log and Sign-in Sheet



6020  
 Bid Phase Meeting Attendance Log

Page 1 of 2

DAS/CS Project Title:	Roof Replacement and Repair, Carl Robertson Corrections, Enfield CT	
DAS/CS Project No.:	BI-JA-470A	Meeting Purpose (insert "X" below):
Date:	September 26, 2019	Pre-Bid Meeting X
Meeting Start Time:	11:00 AM	Post Bid Review Meeting
Meeting Location:	H5 175 Bilton Rd, Somers, CT 06071	Other:

Name:	Ed Muller	Title:	CEO
Company/Department:	Camel Rock Resting	E-mail:	ed@camelrockresting.com
Street:	340 Kersey Dr.	Phone:	860-958-9199
City/State/Zip:	Luton CT 06250	FAX:	

Name:	MIKE BEALLIS	Title:	SENIOR ESTIMATOR
Company/Department:	ESTIMATING	E-mail:	MIKE@GREENWOOD-INDUSTRIES.COM
Street:	30-LEONARDO DR.	Phone:	860-798-7100
City/State/Zip:	NORTH HAVEN, CT. 06473	FAX:	

Name:	JEFF Blair	Title:	Estimator
Company/Department:	Young Developers	E-mail:	jeff@youngdevelopers.com
Street:	42A Crestway	Phone:	203-559-5320
City/State/Zip:	Hamden, CT 06514	FAX:	

Name:	Edwards Vazquez	Title:	Estimator
Company/Department:	Plan Roofing, Inc.	E-mail:	edvazquez@planroofing.com
Street:	200 Tapley St	Phone:	413-536-1624
City/State/Zip:	Springfield, MA 01104	FAX:	

Name:	SIM HARDING, AIA	Title:	ARCHITECT
Company/Department:	MARTIN A. BENESSI AIA	E-mail:	
Street:	112 BROADWAY	Phone:	CELL (203) 530-8066
City/State/Zip:	HAMDEN, CT 06518	FAX:	

Name:	Paul Bosselle	Title:	PFE 1
Company/Department:	Dept of Correction	E-mail:	Paul.Bosselle@ct.gov
Street:		Phone:	
City/State/Zip:		FAX:	

Name:	Chris Iwanik	Title:	PFE 2
Company/Department:	Dept of Correction	E-mail:	Christopher.Iwanik@ct.gov
Street:		Phone:	
City/State/Zip:		FAX:	



**Connecticut Department of Correction**  
**District 1 – FM&E**  
**175 Bilton Road, House 5, Somers, CT**  
**Attendance Record**

**Topic:** B1-JA-470A – Carl Robinson Roof Replacement & Repair

**Date/Time:** 9/26/19 at 11 am

**Location:** House 5/Conference Room

Name: (Please Print)	Company or Facility:	Signature:
1. STEVEN UDEH	DAS	[Signature]
2. M. PENAZZI	Architect	[Signature]
3. MIKE BENJEN	GREENWOOD INDUSTRIES	[Signature]
4. S. Muller	Commercial Real	[Signature]
5. JEFF Blair	Young Developers	[Signature]
6. Edgardo Vazquez	Titan Rent	[Signature]
7. Stephen Pombranski	CRCI CMS	[Signature]
8. [Signature] HAKDING	MAB ARCHITECT	[Signature]
9. Paul Bessette	DOC PFEI	[Signature]
10.		

**ROOF REPLACEMENT AND REPAIR  
CARL ROBINSON CORRECTIONAL INSTITUTION  
285 Shaker Road  
Enfield, Connecticut**

**STATE OF CONNECTICUT  
DEPARTMENT OF ADMINISTRATIVE SERVICES**

**DAS Project No.: BI-JA-470-A  
Architect's Project No.: 17-11**

**PRE-BID MEETING AGENDA**

**September 26, 2019**

1. Owner's Requirements - by DAS
2. Time to substantial completion (**90 calendar days** from Authorization to Proceed)
3. Contract Documents:
  - A. Drawings and Specifications – Dated: March 15, 2019
4. Review Scope of Work (includes, but not limited to):
  - A. Roof replacement at Visitor Center and Indoor Recreation Building:
    - 1) New EPDM roof system at low slope areas.
    - 2) Remove existing membrane roofing and insulation system down to the metal deck. Inspect metal roof deck and repair/replace any damaged or defective areas. Where required per FM Global Assembly, include deck reinforcement to structure.
    - 3) Temporary removal and reinstallation of razor wire and bracket assembly.
    - 4) Install new mechanically fastened rigid insulation, protection board, and fully adhered 90 mil EPDM membrane roofing, roofing system, and all related flashings for 25-year warranty.
    - 5) Remove existing and install new pre-fab aluminum coping system.
    - 6) Additional wood blocking as required. Replace damaged wood blocking as per unit pricing.
    - 7) All new sealant work as noted on drawings.
    - 8) Resetting of mechanical equipment and utilities on new curbing and supports.
    - 9) Install fully adhered EPDM new walkway pads as shown to access roof mounted equipment.
    - 10) New roof drawings and roof drain domes (strainers) painted OSHA yellow.
    - 11) Install new guardrails as shown on drawings.
  - B. Low slope repairs at Modular Building, Medical and Activity Building, Housing Units 1-6, and Cafeteria:
    - 1) Repairs and patching to damaged or defective areas of EPDM membrane and flashings as shown on these drawings and where defective as per unit pricing.
    - 2) Miscellaneous EPDM flashing repairs at roof penetrations.
    - 3) EPDM repairs at parapets and curbs as shown on drawings and where defective as per unit pricing.
    - 4) Rigid board insulation replacement where shown on drawings and where damaged as per unit pricing. New rigid board insulation where shown on drawings for additional drainage.
    - 5) Steel deck replacement, reinforcement, and painting where necessary.
    - 6) Wood blocking installation and replacement at curbs and copings necessary for repairs.
    - 7) Clean, paint, reinstall roof drain domes (strainers). Replace missing or damaged roof domes.
    - 8) New roof drains at north and south sides of modular building.
    - 9) Replace sealant work where defective. See unit pricing.
    - 10) Install new guardrails as shown on drawings.
  - C. Metal roof and coping repairs and re-line metal built-in gutters at all buildings:
    - 1) Inspection and repair to metal roofing system as shown on these drawings and where damaged as per unit pricing.
    - 2) Patch damaged metal roofing with PMMA liquid applied flashing.
    - 3) Replace missing, damaged, or rusted fasteners at metal roofing and metal copings.
    - 4) Replace missing foam closures.
    - 5) Reseal metal roofing and coping joints where defective as per unit pricing.
    - 6) Re-line built-in gutters with PMMA liquid flashing, insulated ceiling below where shown on drawings.

- D. All other related work as shown on the drawings and/or indicated in the specifications.
  - E. The Authorities Having Jurisdiction for Threshold Projects, Non-Threshold Projects, and/or Connecticut State University System (CSUS) 2020 Projects, as defined by the Connecticut General Statutes, are the Connecticut Department of Administrative Services (DAS) / Construction Services (CS), Office of State Building Inspector (OSBI), and Office of State Fire Marshal (OSFM).
5. General Warranties: When discrepancies exist between general warranties and product specific warranties, the longer warranty will always take precedence.
- 00 72 13 Article 22
    - 22.1 Unless expressly provided for otherwise in the Contract Documents, the Contractor shall provide a Warranty on the Work for an 18-month period from the date of Substantial Completion. The Contractor shall warrant that the equipment, materials, and workmanship are of good quality and new, unless permitted elsewhere by the Contract Documents, and that the Work shall be free from defects not inherent in the quality required or permitted and that the Work conforms to the Contract Documents.
    - 22.2 Disclaimers and limitation from manufacturers, subcontractors, suppliers, or installer to the Contractor shall not relieve the Contractor of the Warranty on the Work. The Contract Documents detail the related damages, reinstatement of Warranty, replacement cost, and Owner's recourse.
6. Product Specific Warranties: When discrepancies exist between general warranties and product specific warranties, the longer warranty will always take precedence.
- 07 53 23 Single-Ply Membrane Roofing, Flashing, and Insulation:
    - 25-year manufacturer's full system / no dollar limit
    - 2-year General Contractor's materials and workmanship
    - 32 man-hours per year for accidental punctures
  - 07 56 00 Fluid Applied Roofing:
    - 5-year manufacturer's full system / no dollar limit
    - 5-year waterproofing Contractor's applicator maintenance warranty
  - 07 62 00 Sheet Metal Flashing and Trim:
    - 3-year materials and workmanship and General Contractor's installation
    - 20-year manufacturer's materials
    - 20-year manufacturer's Kynar finish
    - 20-year manufacturer's color
  - 07 92 00 Joint Sealant:
    - 5-year materials and workmanship
  - 09 91 00 Painting:
    - 3-year materials and workmanship
  - 22 14 26 13 Roof Drains:
    - 2-year materials and workmanship
7. Unit Price quantities to be included in the Base Bid amount.

05 31 00 Metal Decking - Replacement, Patching, and Painting: Total area of metal deck work to be included in the Base Bid amount is as follows (measurement will be taken in plain view and not following actual profile of metal decking):

1.	Visitor Center (15,755 SF metal decking total )	
a.	Preparation and painting of existing rusted metal deck	800 SF
b.	Metal deck replacement	200 SF
c.	Metal deck reinforcement	200 SF
2.	Indoor Recreation Building (1,340 SF metal decking total )	
a.	Preparation and painting of existing rusted metal deck	75 SF
b.	Metal deck replacement	15 SF
c.	Metal deck reinforcement	15 SF
3.	All Other Buildings in Total	
a.	Preparation and painting of existing rusted metal deck	1000 SF
b.	Metal deck replacement	500 SF
c.	Metal deck reinforcement	500 SF

06 10 53 Miscellaneous Wood Blocking:

1.	Wood Blocking: Linear feet listed below is for 3 layers of 2 x wood blocking per LF	
a.	Visitor Center	75 LF
b.	Indoor Recreation Building	25 LF
c.	Modular Building	75 LF
d.	Medical and Activity Building	838 LF
e.	Cafeteria Building	610 LF
f.	Housing Units 1-6	2580 LF
2.	Wood Sheathing	
a.	Visitor Center	30 SF

07 22 00 Roof Insulation:

1.	Modular Building	144 SF
2.	Medical and Activity Building	370 SF
3.	Cafeteria Building	220 SF
4.	Housing Units 1-6	924 SF

07 56 00 Fluid Applied Roofing:

1.	Patching and repair of damaged metal roofing	
a.	Visitor Center	50 SF
b.	Indoor Recreation Building	
	Pyramid Roof	15 SF
	Main Roof	295 SF
c.	Administrative Building	1250 SF
d.	Program Building	40 SF
e.	Vocational Education Building	190 SF
f.	Restrooms	12 SF
g.	Medical and Activity Building	180 SF
h.	Housing Units 1-6	365 SF
i.	Cafeteria Building	36 SF
2.	Patching and repair of damaged metal coping	
a.	Visitor Center	10 SF
b.	Indoor Recreation Building	10 SF
c.	Modular Building	10 SF
d.	Medical and Activity Building	30 SF
e.	Housing Units 1-6	100 SF
f.	Cafeteria Building	32 SF

07 59 00 Roof Maintenance and Repairs:

1.	EPDM membrane and flashing repairs	
a.	Modular Building	1400 SF
b.	Medical and Activity Building	3696 SF
c.	Housing Units 1-6	9216 SF
d.	Cafeteria Building	2210 SF

2.	Metal roofing repairs - Assume 3 fasteners per 1 LF of metal roofing	
a.	Visitor Center	64 LF
b.	Indoor Recreation Building	254 LF
c.	Misc. metal roofing buildings (Program, Vocational Ed, Restrooms)	150 LF
d.	Administrative Building	1000 LF
e.	Medical and Activity Building	84 LF
f.	Housing Units 1-6	390 LF
g.	Cafeteria Building	56 LF
3.	Metal roofing repairs - New foam closures at open metal roofing seams	
a.	Visitor Center	13 LF
b.	Indoor Recreation Building	6 LF
c.	Misc. metal roofing buildings (Program, Vocational Ed, Restrooms)	150 LF
d.	Administrative Building	123 LF
e.	Medical and Activity Building	17 LF
f.	Housing Units 1-6	78 LF
g.	Cafeteria Building	12 LF

07 62 00 Aluminum Coping Repair and Metal Flashing:

1.	Metal coping repair - Remove and replace damaged and rusted fasteners. Assume 6 fasteners per 10 LF.	
a.	Visitor Center	25 LF
b.	Indoor Recreation Building	5 LF
c.	Modular Building	10 LF
d.	Medical and Activity Building	(9" copings) 233 LF
		(10" EJ copings) 26 LF
		(8" EJ copings) 18 LF
		(10" Penthouse copings) 42 LF
e.	Housing Units 1-6	(8" copings) 475 LF
		(15" copings) 273 LF
		(10.75" EJ copings) 150 LF
f.	Cafeteria Building	(8" copings) 62 LF
		(18.5" copings) 96 LF
		(20.5" copings) 21 LF
2.	Replace flashing, counter flashing, copings	
a.	All buildings	300 LF

07 92 00 Joint Sealant:

1.	Visitor Center	200 LF
2.	Indoor Recreation Building	200 LF
3.	Modular Building	100 LF
4.	Program Building (Vocational Education, Restrooms)	500 LF
5.	Administrative Building	400 LF
6.	Medical and Activity Building	300 LF
7.	Housing Units 1-6	1200 LF
8.	Cafeteria Building	250 LF

22 14 26.13 Roof Drains:

1.	Unit Pricing	
2.	Base Bid	
a.	Set (bowl, clamping ring, dome, drain receiver)	6 Units
b.	Clamping rings	6 Units
c.	Domes	6 Units