

## Scope of Work- Baldwin Community Center Roof Repair

The Town of Baldwin is seeking proposals to replace approximately 2200 square feet (approx.. 40'x 55') of built up roofing on the former Baldwin Consolidated School. This is the flat roofed portion of the 1976 addition to the facility. Proposers should verify quantities and state the square footage to be replaced in their proposal.

The work should include:

1. Remove current membrane and insulation down to the decking.
2. Install new insulation to equal a minimum R-Value of 20.
3. Install new wood blocking around entire perimeter of the roof.
4. Install .060 EDPM membrane per manufactures specifications.
5. Properly flash all penetrations.
6. Install two new drains to existing roof drain plumbing.
7. Install new flashing to the perimeter.
8. Properly terminate new membrane into existing attached roofs and walls.
9. Provide a manufacturer's warranty on labor and materials.
10. Remove and dispose of any old or unused construction debris.
11. Replacement of any decking determined necessary as time and materials with concurrence of Olin Thomas.
12. Provide a cost for additional R-Value insulation as a separately costed line item.

A mandatory site review at the former Baldwin Consolidated School is on Monday, May 16<sup>th</sup> at 9:00am. Contractors must attend the site review in order to submit a bid for the work.

Bids are due by 4:00pm on May 24<sup>th</sup> at the Baldwin Town office in a sealed envelope OR bidders may drop off their sealed bid by 6:30pm at the May 24<sup>th</sup> Selectmen's meeting. Bids will be opened and read during the Selectmen's meeting that evening.

Bids received after 6:30pm will not be accepted.

Any awarded contractor must show proof of general liability and vehicle insurance with the town listed as certificate holder and provide proof of worker's compensation insurance or a certificate stating exempt from the state.

The Baldwin Selectmen reserve the right to reject any and all proposals submitted which are not in the town's best interest as determined by the Selectmen.

FMI contact the Baldwin Town Office 207-625-9107 or email [baldwinselectmen@gmail.com](mailto:baldwinselectmen@gmail.com).