



Public Works Service Operations

DATE: March 26, 2024

FROM: Steven Salwei, Director Public Works Services

ITEM: Public Works Roofing Project Bid Award

REQUEST:

Consider request to receive bids and award contract for Public Works Roofing Project.

BACKGROUND INFORMATION:

Sealed bids for City of Bismarck Public Works Roof Replacement were publicly opened and reviewed at 11:00 AM CT on Wednesday, March 13, 2024. Three (3) bids were received. However, only 2 bids were considered; Twin City Roofing and Tecta America.

Bid Tabulation
March 13, 2024

Project: City of Bismarck
Public Works Roof Replacement
Project #: J22326



Roofing Contractor	Acknowledged Addenda 1-4	Contractor's License	Bid Bond	Installer's Certificate	Base Bid Liquid Applied Roof	Completion Date	Alternate #1 Skylight Replacement	Alternate #2 Skylight Circulation	Alternate Bid #3 EPDM Replacement	Unit Price #1 Cover Board/SF	Unit Price #2 Insulation/BF
Aspen Contracting							No Bid Bond - Invalid Bid				
Twin City Roofing	Yes	Yes	Yes	Yes	N/A	9/30/2025	\$898,900.00	\$60,800.00	\$1,368,490.00	\$3.50/SF	\$4.25/BF
Tecta America	Yes	Yes	Yes	Yes	\$1,374,801.00	9/13/2024	\$886,030.00	\$23,117.00	\$0.00	\$0.00	\$0.00

RECOMMENDED CITY COMMISSION ACTION:

Receive bids, select alternatives to include in the contract, and award contract for Public Works Roofing Project.

STAFF CONTACT INFORMATION:

Steven Salwei, Director Public Works Services, 701-355-1705, ssalwei@bismarcknd.gov

ATTACHMENTS:

1. Bid Tab Public Works Roof Replacement
2. J22326 00 1113 - Advertisement for Bids (Public Works Re-Roof)
3. Addendum 1 COB Public Works Roof Replacement
4. Addendum 2 COB Public Works Roof Replacement
5. Addendum 3 COB Public Works Roof Replacement
6. Addendum 4 COB Public Works Roof Replacement

ADVERTISEMENT FOR BIDS

Notice is hereby given that sealed bids for City of Bismarck Public Works Roof Replacement, Bismarck, North Dakota will be received by the Board of City Commissioners of the City of Bismarck in the office of the City Administrator until 10:00 AM CT on Wednesday, February 28, 2024. Bids will be publicly opened and reviewed at 11:00 AM CT on Wednesday, February 28, 2024.

The sealed bids may be mailed to the City Administrator (P.O. Box 5503, Bismarck, ND 58506-5503) or otherwise deposited with the City Administrator (221 N 5th Street, Bismarck, ND 58501) and shall be sealed and endorsed:

Bids for City of Bismarck Public Works Roof Replacement
Name of the person, firm or corporation submitting the bid.

All bids received after the scheduled time will be returned to the bidder unopened. Bids which do not comply with the Bond and Licensing provisions and any deficient bid submitted will be resealed and returned to the Bidder.

All bids shall be in accordance with the Contract Documents as prepared by J2 Studio Architecture Design, PC, 925 Basin Avenue, Suite 5, Bismarck, ND 58504. Bona fide Prime Contract Bidders may secure copies of the proposed Contract Documents by the following methods:

Printed Procurement and Contracting Documents: Obtain on February 6, 2024 by contacting Architect. Contractor shall be responsible for the cost of all reproduction for bid and construction documents.

Online Procurement and Contracting Documents: Obtain access on February 6, 2024 by contacting Architect. Online access will be provided to all registered bidders and suppliers.

Viewing Procurement and Contracting Documents: Copies of the plans and specifications are also on file and open for public inspection at:

Bismarck-Mandan Builders Exchange, Mandan, ND
Bismarck Builders Exchange, Bismarck, ND
Fargo-Moorhead Builders Exchange, Fargo, ND
Minnesota Builders Exchange, Minneapolis, MN
Builders Exchange of Billings, Billings, MT
Bozeman Plan Room, Bozeman, MT
Missoula Plans Exchange, Missoula, MT
Construction Industry Center, Rapid City, SD

In compliance with the laws of the state of North Dakota, each Contractor must be licensed for the highest amount of their bid as stated in Section 43-07-05 of the North Dakota Century Code.

All bids must be accompanied by a separate envelope containing the contractor's license and bid security complying with Section 48-01.2-05 of the North Dakota Century Code. This separate envelope shall be attached to the outside of the BID envelope. The bid security must be in a sum equal to five (5 %) percent of the full amount of the bid; including all add Alternates, and must be in the form of a bidder's bond. The copy of the license or Certificate of Renewal thereof issued by the Secretary of State must be enclosed in the required bid bond envelope complying with Section 43-07-12 of the North Dakota Century Code.

No bid may be read or considered if the bid does not fully comply with the requirements of Section 48-01.2-05 and that any deficient bid submitted must be resealed and returned to the bidder immediately.

City of Bismarck
Public Works Roof Replacement
Bismarck, North Dakota

J22326

The Owner reserves the right to reject any and all bids and rebid the project until a satisfactory bid is received in accordance with 48-01.2-07. The Owner further reserves the right to hold all bids for a period of SIXTY (60) DAYS AFTER THE DATE OF THE OPENING. The Owner reserves the right to reject any and all bids or portions thereof and to waive irregularities, and the Owner shall incur no legal liability for the payment of any monies until the contract is awarded and approved by the proper authorities.

The successful Bidder will be required to furnish a Performance-Payment Bond.

Dated this 6th Day of February 2024.

Bruce Schirado, Building Maintenance Manager
City of Bismarck
Public Works Service Operations
601 South 26th Street, P.O. Box 5503
Bismarck, ND 58506-5503

Published February 6, 13 and 20, 2024.

END OF SECTION



Date: February 23, 2024

Project: City of Bismarck
Public Works Roof Replacement
Bismarck, ND

J2 Studio #: J22326

RE: Addendum #1

From: J2 Studio Architecture + Design
925 Basin Avenue Suite #5
Bismarck, ND 58504
Phone: (701) 255-1622
Fax: (701) 223-8927

To: All Planholders on record

No. of Pages: 3 (1 - 8½ x 11 Addendum body, 1 – 8 ½ x 11 Planholders List)

General

1. **The bid date and time is revised as follows:**
 - a. Bids will be received by the Board of City Commissioners at the City of Bismarck in the office of the City Administrator until **10:00am CT on Wednesday, March 13, 2024.**
 - i. Bids may be mailed to **P.O. Box 5503, Bismarck, ND 58506-5503** or delivered to **221 N. 5th Street, Bismarck, ND 58501** and shall be sealed and endorsed as per the advertisement for bids.
 - b. **Bids will be opened publicly at 11:00am CT on Wednesday, March 13, 2024. Bid opening location is to be determined.**
 - i. The bid opening may be attended virtually. Contact Gale Nicholson: gnicholson@bismarcknd.gov for access.
 - c. Bid Submission; Bids shall follow standard bid submission and include:
 - i. Bid shall be sealed and endorsed:
 1. Bids for City of Bismarck Public Works Roof Replacement
 2. Name of person, firm or corporation submitting the bid.
 - ii. Bidders shall include the bid bond and their license in a separate envelope attached to the outside of the bid envelope.

- iii. In the bid envelope, bidders shall include (2) copies of their bid, and (2) copies of installer’s certification for the intended roofing system.
 - iv. Refer to the specifications for complete bid requirements.
2. **Note: An alternate bid option for standard EPDM replacement will be added in a forthcoming addendum. More information will follow.**

Specifications

Section 00 2113 Instructions to Bidders

- 1. Subparagraph 2.01.A.1; revise to read:
 - a. 1. Bids for City of Bismarck Public Works Roof Replacement

Section 08 4500 Translucent Wall and Roof Assemblies

- 2. Subparagraph 2.02.A; revise to read:
 - a. A. Deflection: Limit rafter deflection to L/60 with full recovery of glazing materials.
- 3. Subparagraph 2.02.B; revise to read;
 - a. B. Thermal Resistance of Panel System: R of 5.8 minimum (U-factor of .17).

Drawings

All Drawing Sheets

- 1. General Clarification: Existing rooftop equipment that is to remain shall only be removed and reconnected as required for roof installation. Roofing contractor shall be responsible for determining if removal and reconnection is required and coordinate with mechanical or electrical contractor.

Approved Equals

Specification Section	Manufacturer	Model/Type
07 5600 Fluid-Applied Roofing	Garland Company	LiquiTec
	Sika	Sikalastic 641 LVOC – Applied as Partially Reinforced System

End of Addendum #1

Planholders List - J22321

City of Bismarck

Public Works Roof Replacement

Bismarck, North Dakota



Set	Planholder	Mailing Address	City	State	Zip	Phone #	Fax #	Contact Name
1	City of Bismarck	601 S. 26th Street	Bismarck	ND	58504	(701) 355-1743	-	Bruce Schirado
E	J2 Studio Architecture + Design	925 Basin Avenue, Suite 5	Bismarck	ND	58504	(701) 255-1622	(701) 223-8927	James Devine/Carrie Meyer
E	Prairie Engineering	619 Riverwood Drive	Bismarck	ND	58504	(701) 258-3493	-	Blake Wagner
E	Apex Engineering	600 North Second Street, Suite 145	Bismarck	ND	58504	(701) 323-3950	-	John Klein
E	Wegner Roofing	537 Airport Road	Bismarck	ND	58504	(701) 561-0777	-	Matt Arps
E	Tecta America	213 Riverwood Ave SE	Mandan	ND	58554	(701) 541-3801	-	Dave Rinas
E	Pinnacle Construction, Inc.	4020 Somerset Circle	Casper	WY	82609	(307) 200-9685	-	Jordon McDonald
E	Fargo-Moorhead Builders Exchange	1010 Page Dr	Fargo	ND	58103	(701) 237-6772	(701) 232-1653	Calisa Nickelson
E	Minnesota Builders Exchange	1123 Glenwood Avenue	Minneapolis	MN	58405	(612) 381-2620	(612) 381-2621	Jeff Boelter
E	Bismarck-Mandan Builders Exchange	805 Adobe Trail SE	Mandan	ND	58554	(701) 667-4322	(701) 667-5217	Julie Monzelowsky
E	Construction Industry Center	2771 Plant St	Rapid City	SD	57702	(605) 343-5252	(605) 343-4591	Kasi Kuiper
E	Builders Exchange of Billings	2050 Broadwater Ave, Suite A	Billings	MT	59102	(406) 652-1311	(406) 652-1391	Luke Hudson
E	Bismarck Builders Exchange	215 Airport Rd	Bismarck	ND	58504	(701) 258-4215	(701) 258-1391	Sandy Kerzman
E	Bozeman Planroom	1105 Reeves Rd W, Suite 800	Bozeman	MT	59718	(406) 586-7653	(406) 586-4062	Stan Wagner
E	Missoula Builders Exchange	201 N Russell St	Missoula	MT	59801	(406) 549-5502	(406) 721-2941	Twyla Brooks
E	ConstructConnect	-	-	-	-	(323) 602-5079	-	Maria Delfino
E	Dodge Construction Network	2860 S. State Highway 161 Ste 160 #501	Grand Prairie	TX	75052-7361	(844) 326-3826	-	Brandi Flanagan
E	SpecPro Inc.	8834 Washington Circle	Omaha	NE	68127	(402) 597-8870	-	Brandon Beery
E	Tremco Roofing	3735 Green Road	Beachwood	Ohio	44122	(989) 560-8969	-	Nick Hixson

Printed Copies = \$2.10/sheet for drawings and \$.12/page for specifications



Date: March 5, 2024

Project: City of Bismarck
Public Works Roof Replacement
Bismarck, ND

J2 Studio #: J22326

RE: Addendum #2

From: J2 Studio Architecture + Design
925 Basin Avenue Suite #5
Bismarck, ND 58504
Phone: (701) 255-1622
Fax: (701) 223-8927

To: All Planholders on record

No. of Pages: 16 (2 - 8½ x 11 Addendum body, 8 – 8 ½ x 11 Specifications, 5 – 30x42 Drawings, 1 – 8 ½ x 11 Planholders List)

General

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 1. Bids for City of Bismarck Public Works Roof Replacement
 2. Name of person, firm or corporation submitting the bid.
 - ii. Bidders shall include the bid bond and their license in a separate envelope attached to the outside of the bid envelope.

- iii. In the bid envelope, bidders shall include (2) copies of their bid, and (2) copies of installer’s certification for the intended roofing system.
- iv. Refer to the specifications for complete bid requirements.

Specifications

Section 00 4323 Alternates Form

- 1. Replace this section in its entirety.
 - a. This section now includes a line item for Alternate Bid #3, a standard EPDM roof replacement as well as line items for unit prices of cover board and insulation.

Section 01 2200 Unit Prices

- 1. Add this section in its entirety.
 - a. This section includes clarifications on the unit prices as required for the Alternate Bid #3 roof replacement.

Section 01 2300 Alternates

- 1. Replace this section in its entirety.
 - a. This section has been updated to include Alternate Bid #3, a standard EPDM roof replacement.

Section 07 5300 Elastomeric Membrane Roofing

- 1. Add this section in its entirety.
 - a. This section includes information on the EPDM roof replacement for Alternate Bid #3.

Drawings

A101 Partial Roof Plan – Area A and Detail

- 1. Specific Roof Plan Notes; revise the color of the Tremco system to ‘White’.

A107-A111 Partial Roof Plans – Areas A-D & Roof Details

- 1. Add new sheets A107-A111 in their entirety. These sheets provide roof details for Alternate Bid #3, which is the fully adhered EPDM roof replacement option for the roof.

Approved Equals

Specification Section	Manufacturer	Model/Type
07 5600 Fluid-Applied Roofing	Aldo Coatings	Aldocoat Polyurethane Roof System
	Gaco Coatings	GacoFlex U91 Urethane

End of Addendum #2

**SECTION 00 4323
ALTERNATES FORM**

PARTICULARS

1.01 THE FOLLOWING IS THE LIST OF ALTERNATES REFERENCED IN THE BID SUBMITTED BY

1.02 (BIDDER)

1.03 TO (OWNER) BOARD OF CITY COMMISSIONERS OF THE CITY OF BISMARCK

1.04 DATED **AND WHICH IS AN INTEGRAL PART OF THE BID FORM.**

ALTERNATES LIST

2.01 THE FOLLOWING AMOUNTS SHALL BE ADDED TO OR DEDUCTED FROM THE BID AMOUNT. REFER TO SECTION 01 2300 - ALTERNATES.

ALTERNATE 1 ADD

A. Scope of Work: Replacement of skylights.

ALTERNATE 2 ADD

B. Scope of Work: Installation of circulation at skylight areas.

ALTERNATE 3 ADD (DEDUCT)

C. Scope of Work: Standard removal and reinstallation of EPDM roof replacement in lieu of fluid-applied system.

1. Unit Price #1: Remove and replace damaged cover board: Price per SF -

2. Unit Price #2: Remove and replace damaged insulation: Price per BF -

END OF SECTION

**SECTION 01 2200
UNIT PRICES**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. List of unit prices, for use in preparing Bids.
- B. Measurement and payment criteria applicable to Work performed under a unit price payment method.

1.02 COSTS INCLUDED

- A. Unit Prices included on the Bid Form shall include full compensation for all required labor, products, tools, equipment, plant, transportation, services and incidentals; erection, application or installation of an item of the Work; overhead and profit.

1.03 UNIT QUANTITIES SPECIFIED

- A. Quantities indicated in the Bid Form are for bidding and contract purposes only. Quantities and measurements of actual Work will determine the payment amount.

1.04 MEASUREMENT OF QUANTITIES

- A. Measurement methods delineated in the individual specification sections complement the criteria of this section. In the event of conflict, the requirements of the individual specification section govern.
- B. Take all measurements and compute quantities. Measurements and quantities will be verified by Architect.
- C. Assist by providing necessary equipment, workers, and survey personnel as required.
- D. Measurement by Area: Measured by square dimension using mean length and width or radius.
- E. Linear Measurement: Measured by linear dimension, at the item centerline or mean chord.

1.05 PAYMENT

- A. Payment for Work governed by unit prices will be made on the basis of the actual measurements and quantities of Work that is incorporated in or made necessary by the Work and accepted by the Architect, multiplied by the unit price.
- B. Payment will not be made for any of the following:
 - 1. Products determined as unacceptable before or after placement.
 - 2. Products remaining on hand after completion of the Work.
 - 3. Loading, hauling, and disposing of rejected Products.

1.06 SCHEDULE OF UNIT PRICES

- A. Item #1: Remove and replace damaged cover board; Section 07 5300.
- B. Item #2: Remove and replace damaged insulation; Section 07 5300.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

**SECTION 01 2300
ALTERNATES**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Description of Alternates.
- B. Procedures for pricing Alternates.

1.02 RELATED REQUIREMENTS

- A. Document 00 2113 - Instructions to Bidders: Instructions for preparation of pricing for Alternates.
- B. Document 00 4323 - Alternates Form: List of Alternates as supplement to Bid Form.

1.03 ACCEPTANCE OF ALTERNATES

- A. Alternates quoted on Bid Forms will be reviewed and accepted or rejected at Owner's option. Accepted Alternates will be identified in the Owner-Contractor Agreement.
- B. Coordinate related work and modify surrounding work to integrate the Work of each Alternate.

1.04 SCHEDULE OF ALTERNATES

- A. Alternate No. 1 - Replacement of skylights:
 - 1. Base Bid Item: Existing skylights shall remain; remove and reinstall as required for roof system installation.
 - 2. Alternate Item: Replace all 11 skylights at roof of Public Works building in their entirety.
- B. Alternate No. 2 - Installation of circulation system at skylight:
 - 1. Base Bid Item: No work shall be done on the existing skylights for circulation.
 - 2. Alternate Item: Installation system to increase circulation at the skylights; refer to mechanical for full scope of work.
- C. Alternate No. 3 - Standard removal and reinstallation of existing EPDM roof with new EPDM roof system:
 - 1. Base Bid Item: Liquid applied system shall be installed over existing EPDM system.
 - 2. Alternate Item: Remove existing EPDM fully adhered membrane roof and reinstall new. Replace damaged cover board or insulation where required.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

**SECTION 07 5300
ELASTOMERIC MEMBRANE ROOFING**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Elastomeric roofing membrane, adhered conventional application.
- B. Insulation, flat and tapered.
- C. Vapor retarder.
- D. Cover boards.
- E. Roofing cant strips, cant strips, stack boots, stack boots, roofing expansion joints, roofing expansion joints, walkway pads, and walkway pads.

1.02 RELATED REQUIREMENTS

1.03 REFERENCE STANDARDS

- A. ASTM C1177/C1177M - Standard Specification for Glass Mat Gypsum Substrate for Use as Sheathing; 2017.
- B. ASTM D4637/D4637M - Standard Specification for EPDM Sheet Used in Single-Ply Roof Membrane; 2015, with Editorial Revision (2022).
- C. FM DS 1-28 - Wind Design; 2015, with Editorial Revision (2022).
- D. NRCA (WM) - The NRCA Waterproofing Manual; 2021.

1.04 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements for submittal procedures.
- B. Product Data: Provide data indicating membrane materials, flashing materials, insulation, vapor retarder, surfacing, and fasteners.
- C. Shop Drawings: Indicate joint or termination detail conditions and conditions of interface with other materials.
- D. Manufacturer's Certificate: Certify that products meet or exceed specified requirements.
- E. Warranty: Submit manufacturer warranty and ensure forms have been completed in Owner's name and registered with manufacturer.

1.05 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum three years of documented experience.
- B. Installer Qualifications: Company specializing in performing the work of this section with minimum three years documented experience.

1.06 DELIVERY, STORAGE, AND HANDLING

- A. Deliver materials in manufacturer's original containers, dry and undamaged, with seals and labels intact.
- B. Store materials in weather protected environment, clear of ground and moisture.
- C. Ensure storage and staging of materials does not exceed static and dynamic load-bearing capacities of roof decking.

1.07 FIELD CONDITIONS

- A. Do not apply roofing membrane during unsuitable weather.
- B. Do not apply roofing membrane when ambient temperature is below 40 degrees F or above 100 degrees F.
- C. Do not apply roofing membrane to damp or frozen deck surface or when precipitation is expected or occurring.

- D. Do not expose materials vulnerable to water or sun damage in quantities greater than can be weatherproofed the same day.
- E. Schedule applications so that no partially completed sections of roof are left exposed at end of workday.

1.08 WARRANTY

- A. See Section 01 7800 - Closeout Submittals for additional warranty requirements.
- B. Correct defective work within a two year period after Date of Substantial Completion.
- C. Provide 10 year manufacturer's material and labor warranty to cover failure to prevent penetration of water.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. EPDM Membrane Materials:
 - 1. Carlisle SynTec Systems; Sure-Tough EPDM: www.carlisle-syntec.com/#sle.
 - 2. Elevate (formerly Firestone Building Products): www.holcimelevate.com/#sle.
 - 3. GenFlex Roofing Systems, LLC: www.genflex.com.
 - 4. Johns Manville: www.jm.com/#sle.
 - 5. Versico Roofing Systems: www.versico.com/#sle.
 - 6. Substitutions: See Section 01 6000 - Product Requirements.
- B. Insulation:
 - 1. Atlas Roofing Corporation: www.atlasroofing.com.
 - 2. GAF: www.gaf.com/#sle.
 - 3. Dow Chemical Co: www.dow.com.
 - 4. Owens Corning Corporation: www.owenscorning.com.
 - 5. Versico Roofing Systems; SecurShield Insulation: www.versico.com/#sle.
 - 6. Substitutions: See Section 01 6000 - Product Requirements.

2.02 ROOFING - UNBALLASTED APPLICATIONS

- A. Elastomeric Membrane Roofing: One ply membrane, fully adhered, over cover board and existing insulation.
- B. Roofing Assembly Requirements:
 - 1. Factory Mutual Classification: Class 1 and windstorm resistance of 1-75, in accordance with FM DS 1-28.
- C. Acceptable Insulation Types (at repaired areas) - Constant Thickness Application: Any of the types specified.
- D. Acceptable Insulation Types (at repaired areas) - Tapered Application: Any type that meets requirements and is approved by membrane manufacturer for application.

2.03 ROOFING MEMBRANE AND ASSOCIATED MATERIALS

- A. Membrane: Ethylene-propylene-diene-terpolymer (EPDM); non-reinforced; complying with minimum properties of ASTM D4637.
 - 1. Thickness: 0.060 inch (60 mil).
 - 2. Color: Black.
- B. Seaming Materials: As recommended by membrane manufacturer.
 - 1. Fire-retardant adhesive.
- C. Flexible Flashing Material: Same material as membrane.
 - 1. Thickness: 60 mil.
 - 2. Tensile Strength: 1,200 psi.
 - 3. Elasticity: 50 percent with full recovery without set.
 - 4. Color: Black.

2.04 COVER BOARDS

- A. Cover Boards: Glass-mat faced gypsum panels complying with ASTM C1177/C1177M, fire resistant type.
 - 1. Thickness: to match existing; believed to be 1/2" thickness, Type X, fire-resistant.
 - 2. Products:
 - a. Georgia-Pacific; DensDeck Prime Roof Board with EONIC Technology: www.densdeck.com/#sle.
 - b. Carlisle Syntec SecurShield HD; carlisesyntec.com
 - c. USG Corporation: www.usg.com/#sle.
 - d. Substitutions: See Section 01 6000 - Product Requirements.

2.05 INSULATION (REPAIRED AREAS ONLY)

- A. Polyisocyanurate Board Insulation (for insulation at damaged areas only - refer to Unit Prices): Rigid cellular foam, complying with ASTM C1289, Type II, Class 1, cellulose felt or glass fiber mat both faces; Grade 1 and with the following characteristics:
 - 1. Products:
 - a. Carlisle Roofing Systems, Inc, InsulBase Bevel: www.carlisle-syntec.com/#sle.
 - b. Atlas Roofing Corporation: www.atlasroofing.com.
 - c. Dow Chemical Company: www.dow.com/#sle.
 - d. GAF: www.gaf.com/#sle.
 - e. Versico Roofing Systems; SecurShield Insulation: www.versico.com/#sle.
 - f. Substitutions: See Section 01 6000-Product Requirements.

2.06 ACCESSORIES

- A. Roofing Expansion Joint Flashing: Sheet butyl.
- B. Stack Boots: Prefabricated flexible boot and collar for pipe stacks through membrane; same material as membrane.
- C. Cant and Edge Strips: Wood fiberboard, compatible with roofing materials ; cants formed to 45 degree angle.
- D. Sheathing Adhesive: Noncombustible type, for adhering gypsum sheathing to metal deck.
- E. Sheathing Joint Tape: Paper type, 2 inch wide (or manufacturer's standard width), self adhering.
- F. Insulation Joint Tape: Glass fiber reinforced type as recommended by insulation manufacturer, compatible with roofing materials; 6 inches wide; self adhering.
- G. Insulation Fasteners: Appropriate for purpose intended and approved by roofing manufacturer.
 - 1. Length as required for thickness of insulation material and penetration of deck substrate, with metal washers.
- H. Membrane Adhesive: As recommended by membrane manufacturer.
- I. Surface Conditioner for Adhesives: Compatible with membrane and adhesives.
- J. Thinners and Cleaners: As recommended by adhesive manufacturer, compatible with membrane.
- K. Insulation Adhesive: As recommended by insulation manufacturer.
- L. Roofing Nails: Galvanized, hot-dipped type, size and configuration as required to suit application.
- M. Strip Reglet Devices: Galvanized steel, maximum possible lengths per location, with attachment flanges.
- N. Insulation Perimeter Restraint: Stainless steel edge device configured to restrain insulation boards in position and provide top flashing over ballast.
- O. Sealants: As recommended by membrane manufacturer.

- P. Walkway Pads: Suitable for maintenance traffic, contrasting color or otherwise visually distinctive from roof membrane.
 - 1. Composition: Asphaltic with mineral granule surface or Roofing membrane manufacturer's standard.
 - 2. Size: 30 by 30 inches.
 - 3. Surface Color: Black.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that surfaces and site conditions are ready to receive work.
- B. Verify deck is supported and secure.
- C. Verify deck is clean and smooth, flat, free of depressions, waves, or projections, properly sloped and suitable for installation of roof system.
- D. Verify deck surfaces are dry and free of snow or ice.
- E. Verify that roof openings, curbs, and penetrations through roof are solidly set, and cant strips are in place.

3.02 PREPARATION - METAL DECK

- A. Install deck sheathing on metal deck (at repaired areas as required):
 - 1. Lay with long side at right angle to flutes; stagger end joints; provide support at ends.
 - 2. Cut sheathing cleanly and accurately at roof breaks and protrusions to provide smooth surface.
 - 3. Tape joints.
- B. Mechanically fasten sheathing to roof deck, in accordance with Factory Mutual recommendations and roofing manufacturer's instructions.
 - 1. Over entire roof area, fasten sheathing using six fasteners with washers per sheathing board.

3.03 VAPOR RETARDER AND INSULATION - UNDER MEMBRANE (REPAIRED AREAS ONLY)

- A. Install vapor retarder to deck surface with adhesive in accordance with manufacturer's instructions.
 - 1. Extend vapor retarder under cant strips and blocking to deck edge.
 - 2. Install flexible flashing from vapor retarder to air seal material of wall construction, lap and seal to provide continuity of the air barrier plane.
- B. Ensure vapor retarder is clean and dry, continuous, and ready for application of insulation.
- C. Attachment of Insulation:
 - 1. Mechanically fasten insulation to deck in accordance with roofing manufacturer's instructions.
- D. Cover Boards: Mechanically fasten cover boards in accordance with roofing manufacturer's instructions.
- E. Lay subsequent layers of insulation with joints staggered minimum 6 inches from joints of preceding layer.
- F. Place tapered insulation to the required slope pattern in accordance with manufacturer's instructions.
- G. On metal deck, place boards parallel to flutes with insulation board edges bearing on deck flutes.
- H. Lay boards with edges in moderate contact without forcing. Cut insulation to fit neatly to perimeter blocking and around penetrations through roof.
- I. Tape joints of insulation in accordance with roofing and insulation manufacturers' instructions.
- J. Do not apply more insulation than can be covered with membrane in same day.

3.04 INSTALLATION - MEMBRANE

- A. Install elastomeric membrane roofing system in accordance with manufacturer's recommendations and NRCA (WM) applicable requirements.
- B. Roll out membrane, free from wrinkles or tears. Place sheet into place without stretching.
- C. Shingle joints on sloped substrate in direction of drainage.
- D. Overlap edges and ends and seal seams by contact adhesive, minimum 3 inches. Seal permanently waterproof. Apply uniform bead of sealant to joint edge.
- E. At intersections with vertical surfaces:
 - 1. Extend membrane over cant strips and up a minimum of 4 inches onto vertical surfaces.
 - 2. Fully adhere flexible flashing over membrane and up to nailing strips.
- F. Around roof penetrations, seal flanges and flashings with flexible flashing.
- G. Install roofing expansion joints where indicated. Make joints watertight.
- H. Coordinate installation of roof drains and sumps and related flashings.

3.05 CLEANING

- A. See Section 01 7000 - Execution and Closeout Requirements for additional requirements.
- B. Remove bituminous markings from finished surfaces.
- C. In areas where finished surfaces are soiled by work of this section, consult manufacturer of surfaces for cleaning advice and comply with their documented instructions.
- D. Repair or replace defaced or damaged finishes caused by work of this section.

3.06 PROTECTION

- A. Protect installed roofing and flashings from construction operations.
- B. Where traffic must continue over finished roof membrane, protect surfaces using durable materials.

END OF SECTION

REVISIONS

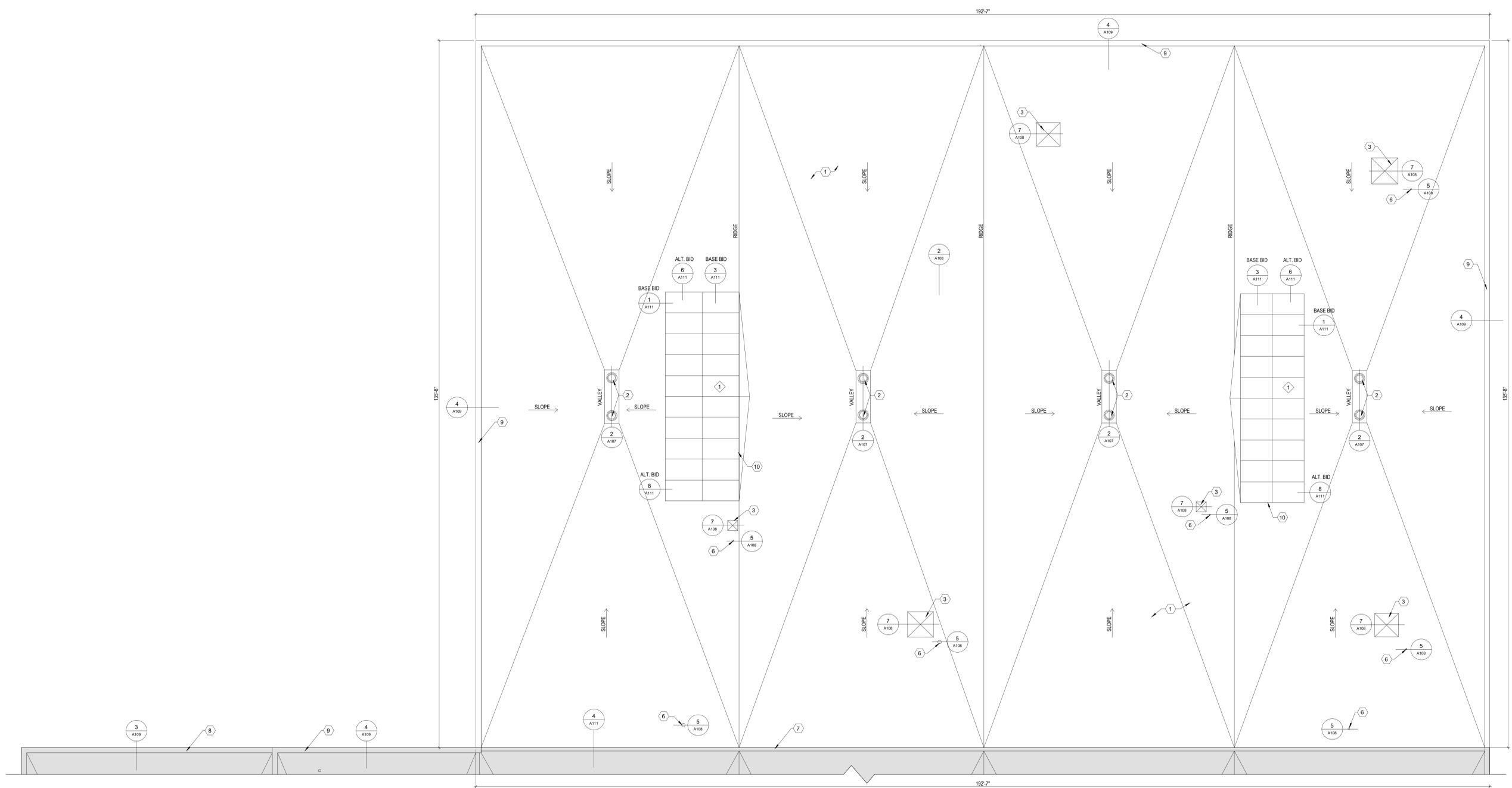
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Contract Documents

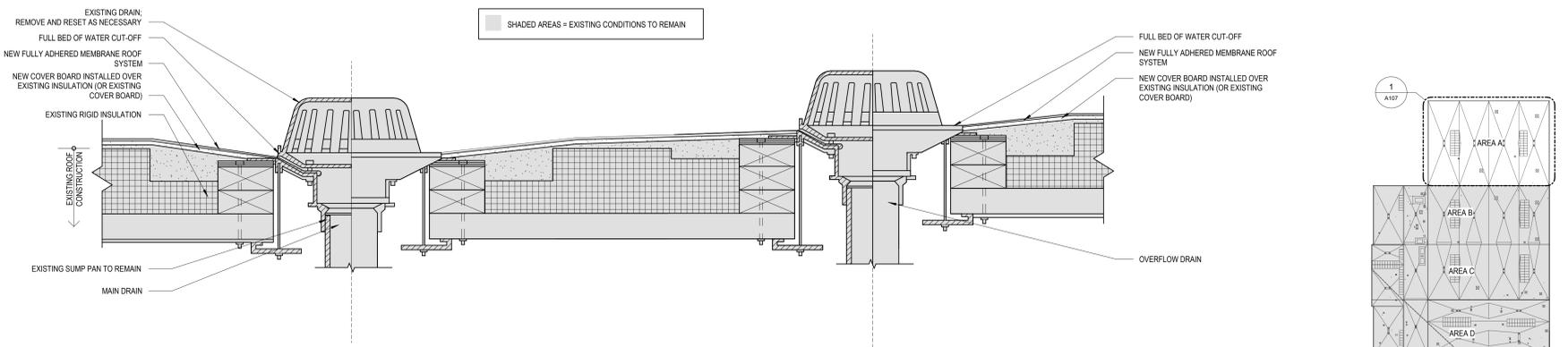
February 6, 2024
J2 Project No. J22326



City of Bismarck
Public Works Roof Replacement
Bismarck, ND



1 Partial Roof Plan - Area A (Approx. 26,128 SF) (Alt. Bid #3)
Scale: 1/8" = 1'-0"



2 Typical Roof Drain and Overflow Drain Detail
Scale: 3" = 1'-0"

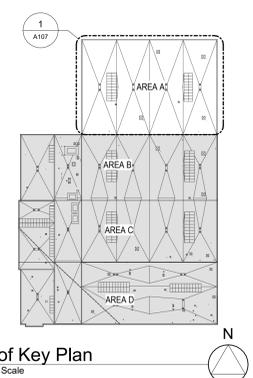
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ADD THIS SHEET IN ITS ENTIRETY



Roof Key Plan
Not to Scale



Partial Roof Plan
- Area A and
Detail - Alt. Bid
#3

A107

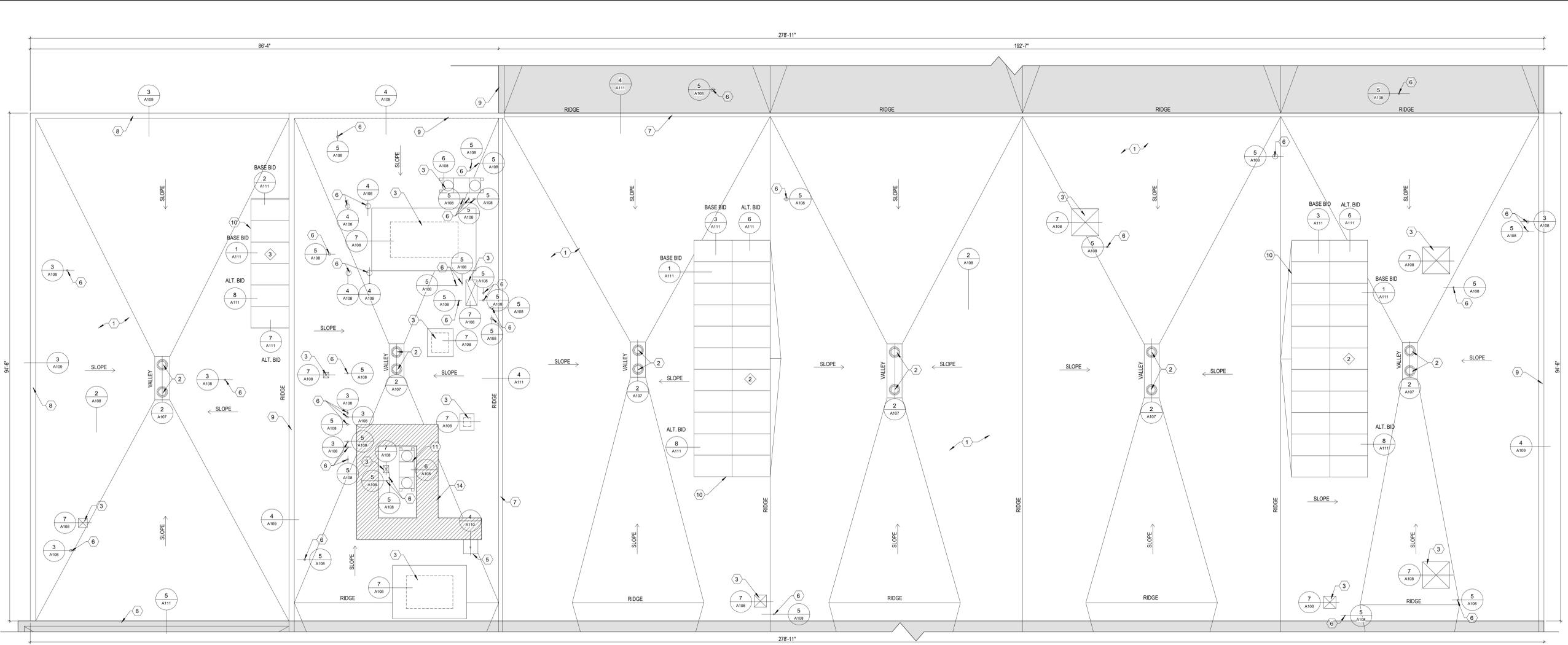
REVISIONS		
MARK	DATE	DESCRIPTION

Contract Documents

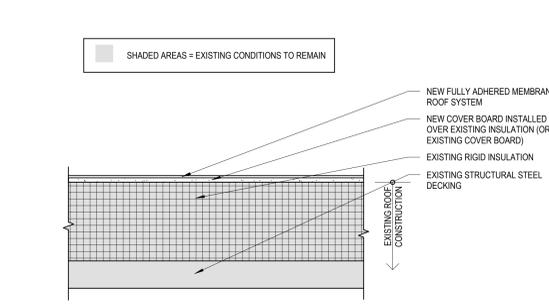
February 6, 2024
J2 Project No. J22326



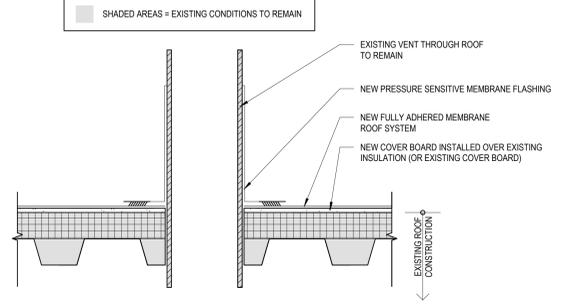
City of Bismarck Public Works Roof Replacement Bismarck, ND



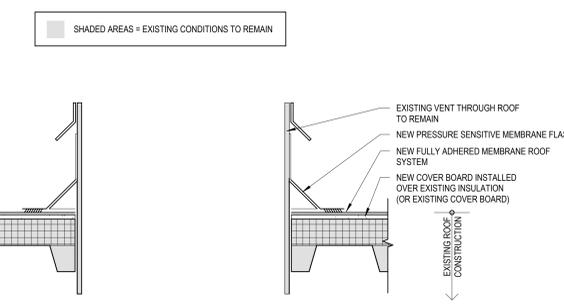
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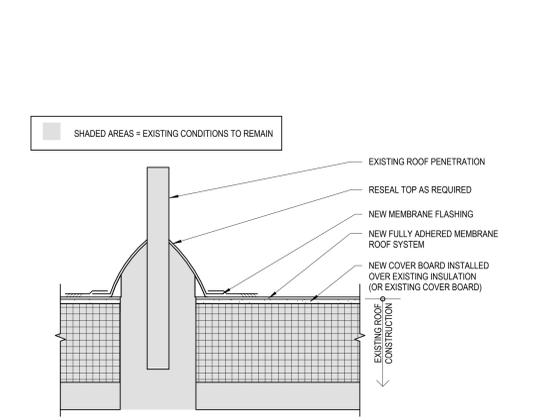
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Scale: 3/4" = 1'-0"



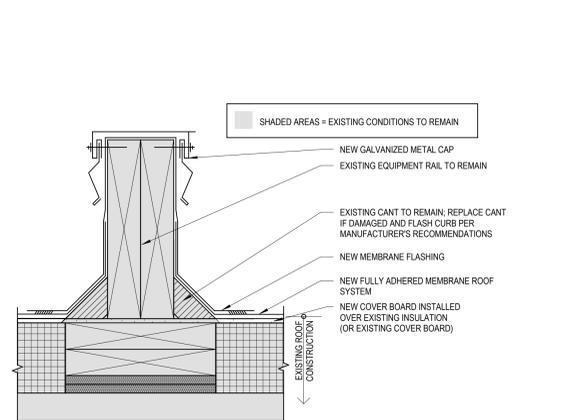
3 Typical Roof Vent Detail
Scale: 3/4" = 1'-0"



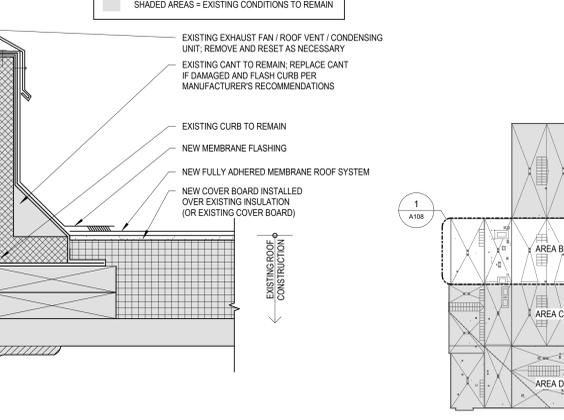
4 Typical Roof Vent Detail
Scale: 3/4" = 1'-0"



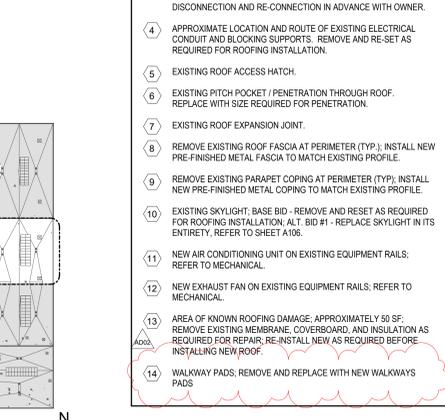
5 Typical Roof Penetration Detail
Scale: 3/4" = 1'-0"



6 Typical Equipment Rail Detail
Scale: 3/4" = 1'-0"



7 Typical Roof Curb Detail
Scale: 3/4" = 1'-0"



8 Roof Key Plan
Not to Scale

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ADD THIS SHEET IN ITS ENTIRETY

J2 studio
architecture + design, pc
925 Basin Avenue, Suite #5
Bismarck, ND 58504
(701) 255-1822

Partial Roof Plan
- Area B and
Details - Alt. Bid
#3

A108

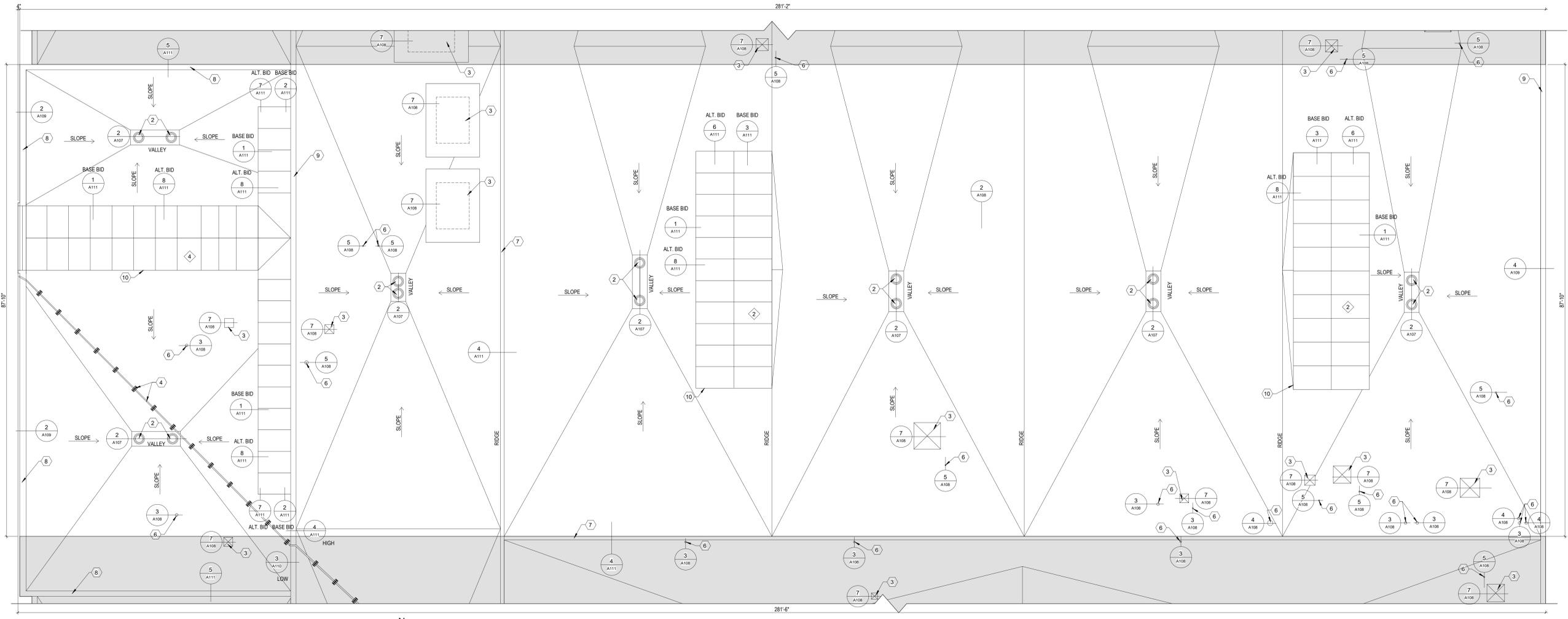
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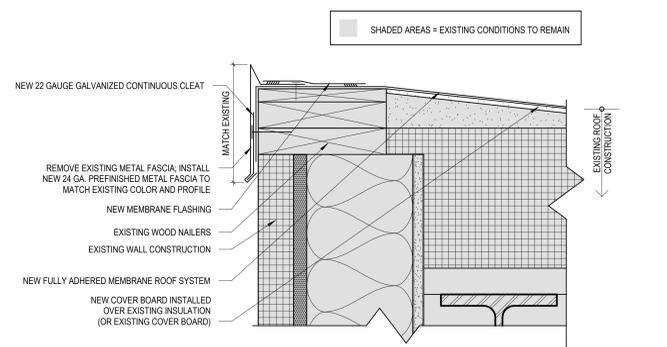
February 6, 2024
J2 Project No. J22326



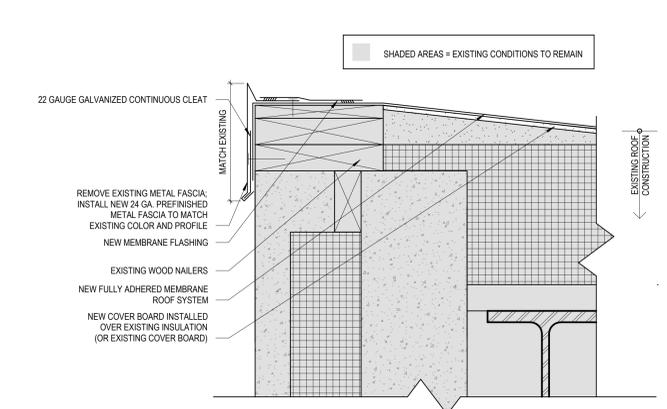
City of Bismarck
Public Works Roof Replacement
Bismarck, ND



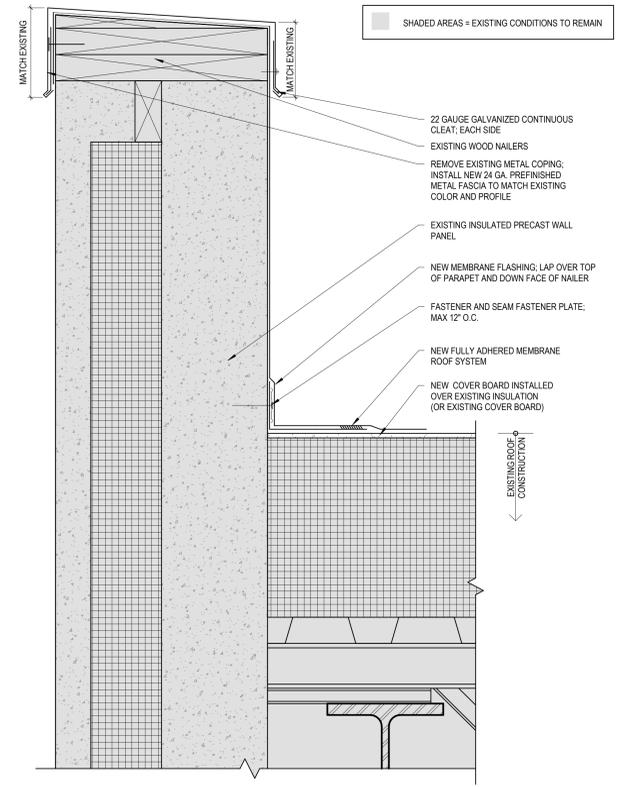
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Scale: 1/8" = 1'-0"



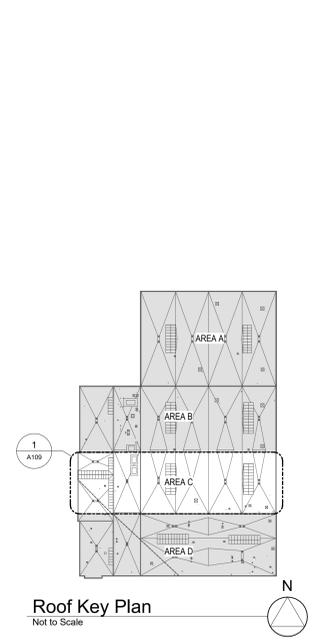
2 Roof Edge Detail
Scale: 3" = 1'-0"



3 Roof Edge Detail
Scale: 3" = 1'-0"



4 Parapet Detail
Scale: 3" = 1'-0"



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ADD THIS SHEET IN ITS ENTIRETY



Partial Roof Plan - Area C and Details - Alt. Bid #3

A109

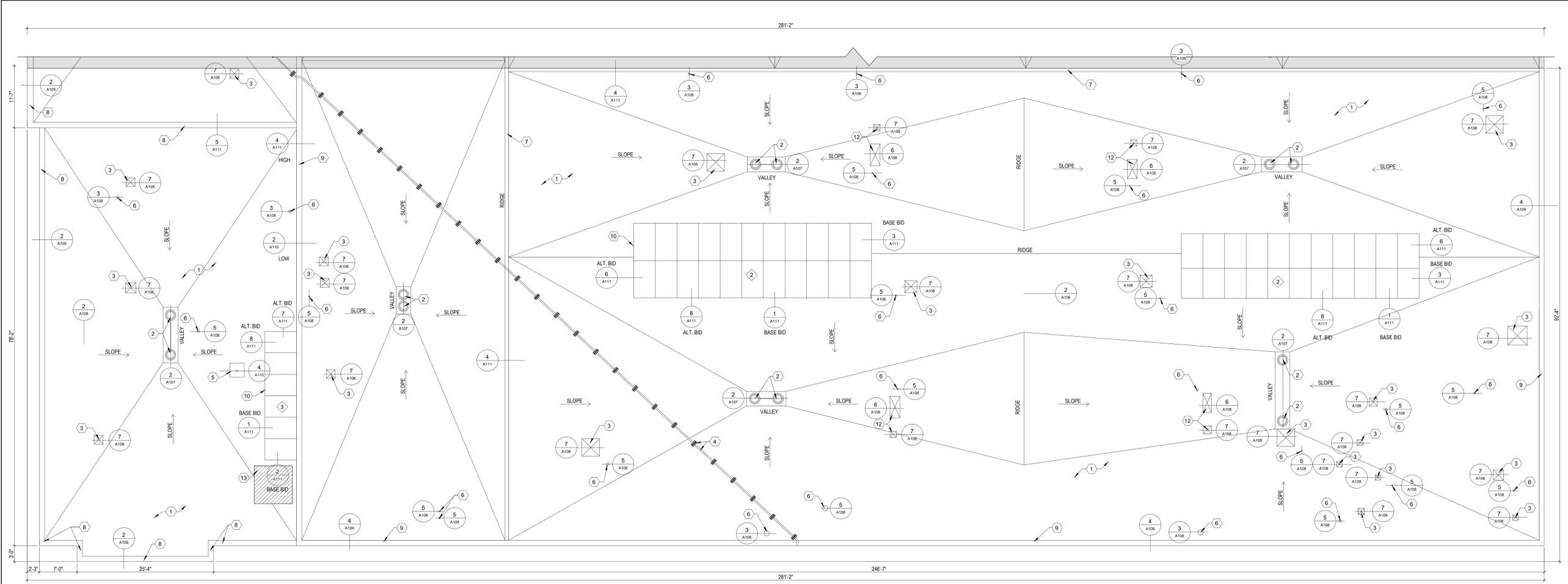
REVISIONS		
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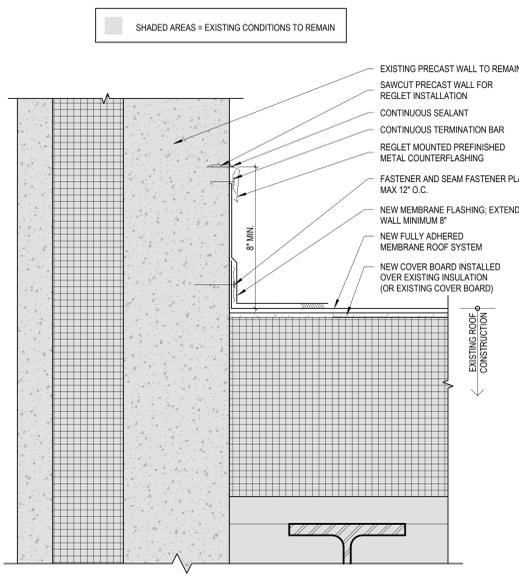
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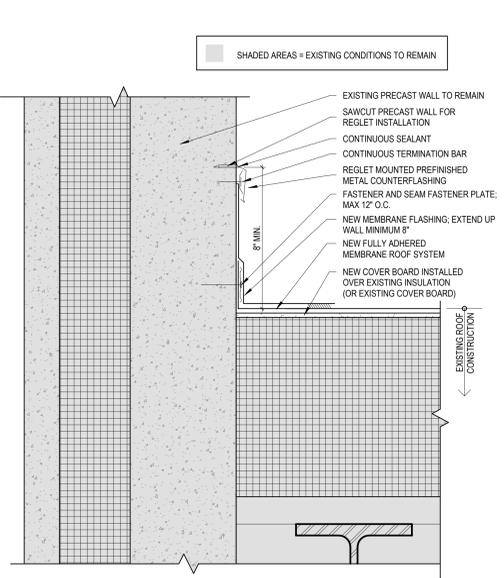
City of Bismarck
Public Works Roof Replacement
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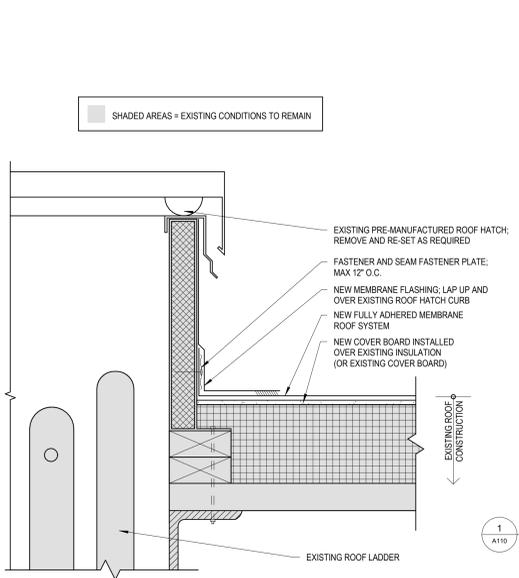
1 Partial Roof Plan - Area D (Approx. 25,018 SF) (Alt. Bid #3)
Scale: 1/8" = 1'-0"



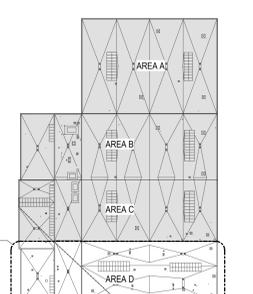
2 Roof Counterflashing Detail
Scale: 3/8" = 1'-0"



3 Roof Counterflashing Detail
Scale: 3/8" = 1'-0"



4 Roof Hatch Detail
Scale: 3/8" = 1'-0"



Roof Key Plan
Not to Scale

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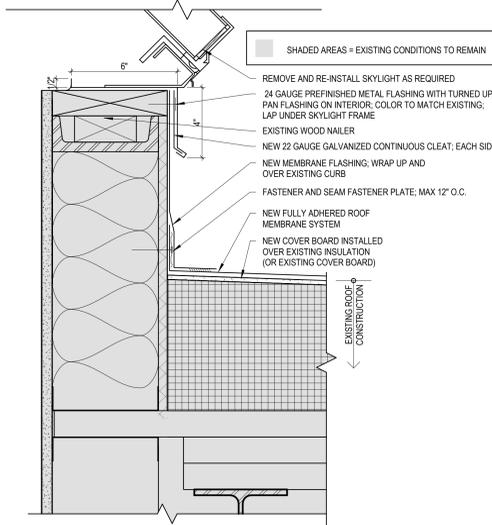
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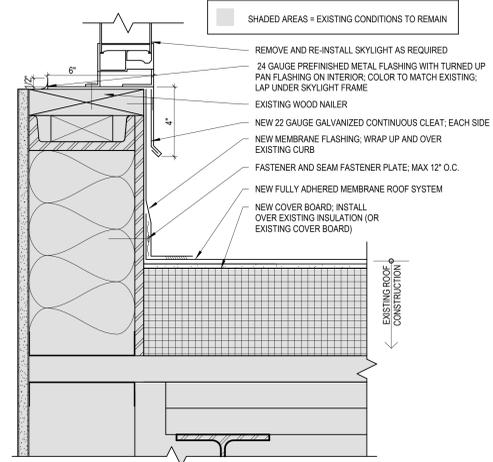


Partial Roof Plan - Area D and Details - Alt. Bid #3

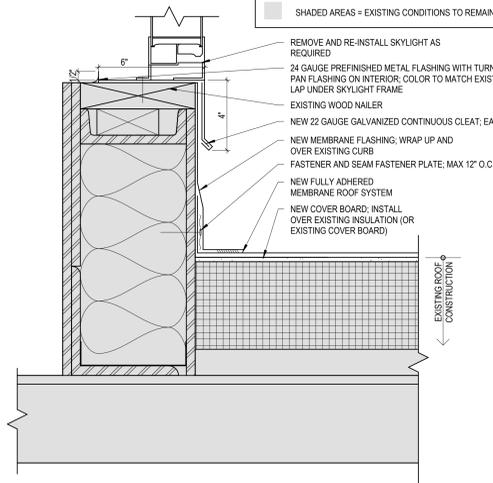
A110



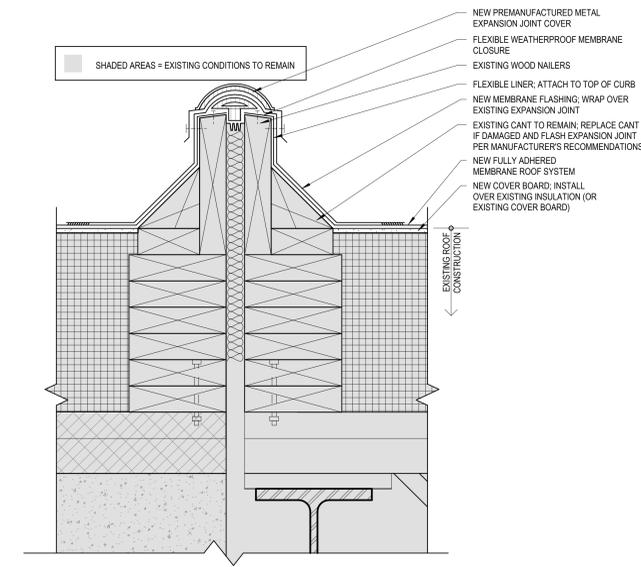
1 Roof Curb at Skylight Detail
Scale: 3" = 1'-0"



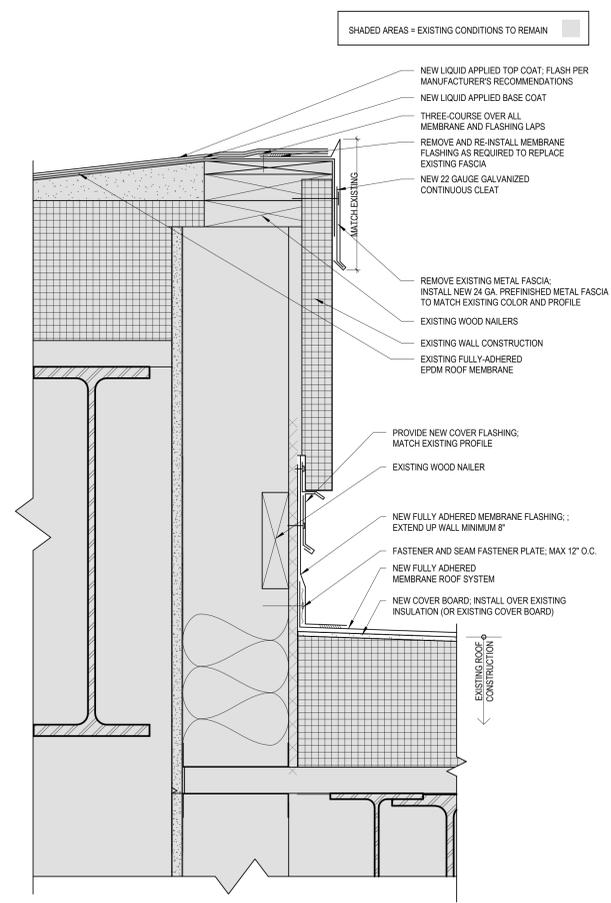
2 Roof Curb at Skylight Detail
Scale: 3" = 1'-0"



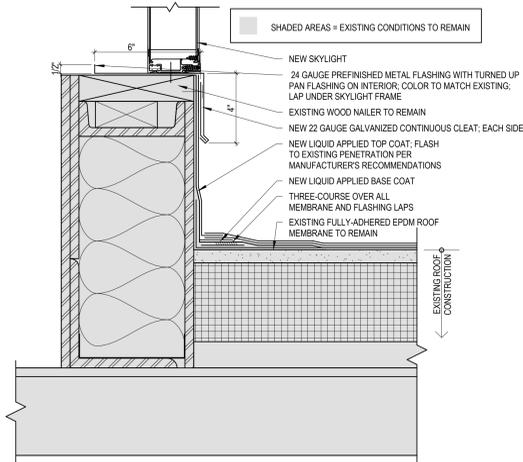
3 Roof Curb at Skylight Detail
Scale: 3" = 1'-0"



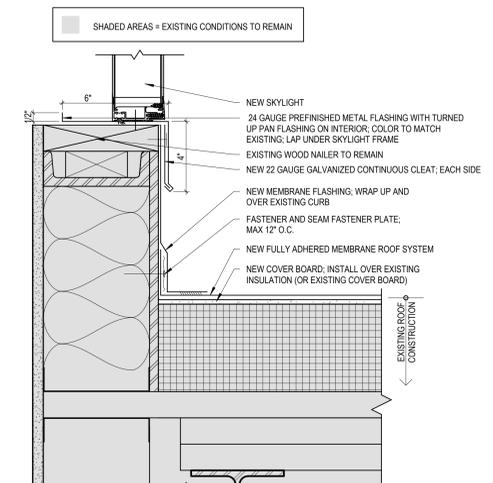
4 Roof Expansion Joint Detail
Scale: 3" = 1'-0"



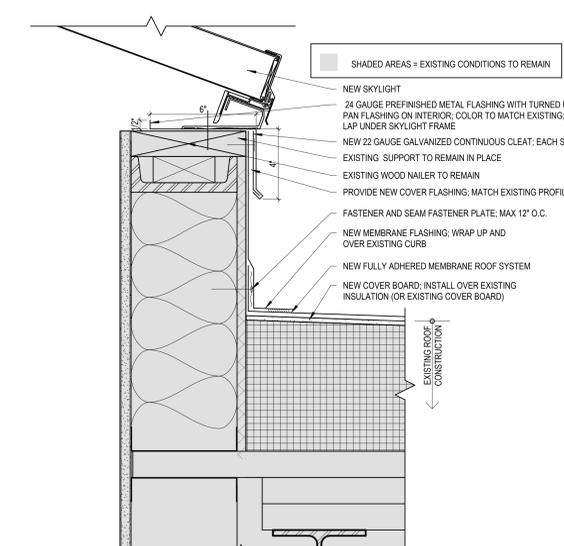
5 Roof Expansion Joint Detail
Scale: 3" = 1'-0"



6 Skylight Roof Curb Detail - Alt. Bid #1
Scale: 3" = 1'-0"



7 Skylight Roof Curb Detail - Alt. Bid #1
Scale: 3" = 1'-0"



8 Skylight Roof Curb Detail - Alt. Bid #1
Scale: 3" = 1'-0"

ADD THIS SHEET IN ITS ENTIRETY

REVISIONS		
MARK	DATE	DESCRIPTION

Contract Documents

February 6, 2024
J2 Project No. J22326



City of Bismarck
Public Works Roof Replacement
Bismarck, ND



Roof Details - Alt. Bid #3

A111

Planholders List - J22326

City of Bismarck
Public Works Roof Replacement
Bismarck, North Dakota



Set	Planholder	Mailing Address	City	State	Zip	Phone #	Fax #	Contact Name
1	City of Bismarck	601 S. 26th Street	Bismarck	ND	58504	(701) 355-1743	-	Bruce Schirado
E	J2 Studio Architecture + Design	925 Basin Avenue, Suite 5	Bismarck	ND	58504	(701) 255-1622	(701) 223-8927	James Devine/Carrie Meyer
E	Prairie Engineering	619 Riverwood Drive	Bismarck	ND	58504	(701) 258-3493	-	Blake Wagner
E	Apex Engineering	600 North Second Street, Suite 145	Bismarck	ND	58504	(701) 323-3950	-	John Klein
E	Wegner Roofing	537 Airport Road	Bismarck	ND	58504	(701) 561-0777	-	Matt Arps
E	Tecta America	213 Riverwood Ave SE	Mandan	ND	58554	(701) 541-3801	-	Dave Rinas
E	Pinnacle Construction, Inc.	4020 Somerset Circle	Casper	WY	82609	(307) 200-9685	-	Jordon McDonald
E	M.J. Dalsin Co. of N.D., Inc.	635 Armour Street	West Fargo	ND	58078	(701) 282-0509	-	Mark Stahl
E	Fargo-Moorhead Builders Exchange	1010 Page Dr	Fargo	ND	58103	(701) 237-6772	(701) 232-1653	Calisa Nickelson
E	Minnesota Builders Exchange	1123 Glenwood Avenue	Minneapolis	MN	58405	(612) 381-2620	(612) 381-2621	Jeff Boelter
E	Bismarck-Mandan Builders Exchange	805 Adobe Trail SE	Mandan	ND	58554	(701) 667-4322	(701) 667-5217	Julie Monzelowsky
E	Construction Industry Center	2771 Plant St	Rapid City	SD	57702	(605) 343-5252	(605) 343-4591	Kasi Kuiper
E	Builders Exchange of Billings	2050 Broadwater Ave, Suite A	Billings	MT	59102	(406) 652-1311	(406) 652-1391	Luke Hudson
E	Bismarck Builders Exchange	215 Airport Rd	Bismarck	ND	58504	(701) 258-4215	(701) 258-1391	Sandy Kerzman
E	Bozeman Planroom	1105 Reeves Rd W, Suite 800	Bozeman	MT	59718	(406) 586-7653	(406) 586-4062	Stan Wagner
E	Missoula Builders Exchange	201 N Russell St	Missoula	MT	59801	(406) 549-5502	(406) 721-2941	Twyla Brooks
E	ConstructConnect	-	-	-	-	(323) 602-5079	-	Maria Delfino
E	Dodge Construction Network	2860 S. State Highway 161 Ste 160 #501	Grand Prairie	TX	75052-7361	(844) 326-3826	-	Brandi Flanagan
E	SpecPro Inc.	8834 Washington Circle	Omaha	NE	68127	(402) 597-8870	-	Brandon Beery
E	Tremco Roofing	3735 Green Road	Beachwood	Ohio	44122	(989) 560-8969	-	Nick Hixson

Printed Copies = \$2.10/sheet for drawings and \$.12/page for specifications



Date: March 7, 2024

Project: City of Bismarck
Public Works Roof Replacement
Bismarck, ND

J2 Studio #: J22326

RE: Addendum #3

From: J2 Studio Architecture + Design
925 Basin Avenue Suite #5
Bismarck, ND 58504
Phone: (701) 255-1622
Fax: (701) 223-8927

To: All Planholders on record

No. of Pages: 3 (2 - 8½ x 11 Addendum body, 1 – 8 ½ x 11 Planholders List)

General

1. **The bid date and time is as follows:**
 - a. Bids will be received by the Board of City Commissioners at the City of Bismarck in the office of the City Administrator until **10:00am CT on Wednesday, March 13, 2024.**
 - i. Bids may be mailed to **P.O. Box 5503, Bismarck, ND 58506-5503** or delivered to **221 N. 5th Street, Bismarck, ND 58501** and shall be sealed and endorsed as per the advertisement for bids.
 - b. **Bids will be opened publicly at 11:00am CT on Wednesday, March 13, 2024. Bid opening will be held in the 4th Floor Mayor’s Conference Room.**
 - i. The bid opening may be attended virtually. Contact Gale Nicholson: gnicholson@bismarcknd.gov for access.
 - c. Bid Submission; Bids shall follow standard bid submission and include:
 - i. Bid shall be sealed and endorsed:
 1. Bids for City of Bismarck Public Works Roof Replacement
 2. Name of person, firm or corporation submitting the bid.
 - ii. Bidders shall include the bid bond and their license in a separate envelope attached to the outside of the bid envelope.

- iii. In the bid envelope, bidders shall include (2) copies of their bid, and (2) copies of installer's certification for the intended roofing system.
 - iv. Refer to the specifications for complete bid requirements.
2. **After further research on the prior approved products in Addendum #2, we have determined that they are not equal to the originally specified 07 5600 product for this project. The proposed substituted products meet the specifications for a different line of the specified product, but not the intended product for the project. Therefore, Aldo Coatings 'Aldocoat Polyurethane Roof System' and Gaco Coatings 'GacoFlex U91 Urethane' are no longer approved equals.**

Contractors shall bid one of the following systems:

Tremco	Alphaguard Bio
Garland Company	LiquiTec
Sika	Sikalastic 641 LVOC – Applied as Partially Reinforced System

Specifications

None

Drawings

None

Approved Equals

None

End of Addendum #3

Planholders List - J22326

City of Bismarck

Public Works Roof Replacement

Bismarck, North Dakota



Set	Planholder	Mailing Address	City	State	Zip	Phone #	Fax #	Contact Name
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E	Tremco Roofing	3735 Green Road	Beachwood	Ohio	44122	(989) 560-8969	-	Nick Hixson

Printed Copies = \$2.10/sheet for drawings and \$.12/page for specifications



Date: March 8, 2024

Project: City of Bismarck
Public Works Roof Replacement
Bismarck, ND

J2 Studio #: J22326

RE: Addendum #4

From: J2 Studio Architecture + Design
925 Basin Avenue Suite #5
Bismarck, ND 58504
Phone: (701) 255-1622
Fax: (701) 223-8927

To: All Planholders on record

No. of Pages: 7 (2 - 8½ x 11 Addendum body, 4 – 8 ½ x 11 – Bid Forms, 1 – 8 ½ x 11 Planholders List)

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 2. Name of person, firm or corporation submitting the bid.
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- iii. In the bid envelope, bidders shall include (2) copies of their bid, and (2) copies of installer's certification for the intended roofing system.
- iv. Refer to the specifications for complete bid requirements.

Specifications

Section 00 4100 Bid Form – Base Bid

1. Replace this section in its entirety. This bid form shall be utilized by contractors intending to bid both the base bid and the Alternate Bid #3 roof replacement option.
 - a. Contractors shall also indicate their alternate bid pricing on this bid form for Alternate Bids #1, #2 and #3.

Section 00 4100 Bid Form – Alternate Bid #3

1. Add this section in its entirety. This bid form shall be utilized by contractors intending to bid only the Alternate Bid #3 roof replacement option.
 - a. Contractors shall also indicate their alternate bid pricing on this bid form for Alternate Bids #1 and #2.

Section 00 4323 Alternates Form

1. Remove this section in its entirety.
 - a. Clarification: this section has been added to the bid forms.

Drawings

None

Approved Equals

None

End of Addendum #4

Bidders; unless a mutually satisfactory arrangement is made for its retention and validity for an extended period of time.

2.07 CONTRACT TIME

- A. Complete the Work by the _____ day of _____, _____ . (Bidder to enter day, month, and year.)

2.08 ALTERNATES

- A. **THE FOLLOWING AMOUNTS SHALL BE ADDED TO OR DEDUCTED FROM THE BID AMOUNT. REFER TO SECTION 01 2300 – ALTERNATES.**

- 1. **ALTERNATE 1 ADD**
 - a. Scope of Work: Replacement of skylights.
- 2. **ALTERNATE 2 ADD**
 - a. Scope of Work: Installation of circulation at skylight areas.
- 3. **ALTERNATE 3 ADD (DEDUCT)**
 - a. Scope of Work: Standard removal and reinstallation of EPDM roof replacement in lieu of fluid-applied system.
 - 1) Unit Price #1: Remove and replace damaged cover board:
Price per SF
 - 2) Unit Price #2: Remove and replace damaged insulation:
Price per SF

2.0 ADDENDA

- A. The following Addenda have been received. The modifications to the Bid Documents noted below have been considered and all costs are included in the Bid Sum.
 - 1. Addendum # _____ Dated _____ .
 - 2. Addendum # _____ Dated _____ .
 - 3. Addendum # _____ Dated _____ .
 - 4. Addendum # _____ Dated _____ .
 - 5. Addendum # _____ Dated _____ .

2.10 BID FORM SUPPLEMENTS

- A. The following information is included with Bid submission:
 - 1. Manufacturer's certification for intended roofing system.

2.11 BID FORM SIGNATURE(S)

- A. The Corporate Seal of
- B.
- C. **(B_____- _____)**
- D. was hereunto affixed in the presence of:
- E.
- F. **(A_____, T_____)**
- G. (Seal)
- H.
- I. **(A_____, T_____)**

2.12 IF THE BID IS A JOINT VENTURE OR PARTNERSHIP, ADD ADDITIONAL FORMS OF EXECUTION FOR EACH MEMBER OF THE JOINT VENTURE IN THE APPROPRIATE FORM OR FORMS AS ABOVE.

END OF SECTION

**SECTION 00 4100
BID FORM – ALTERNATE BID PRICING ONLY**

THIS BID FORM SHALL BE UTILIZED BY CONTRACTORS PROVIDING PRICING ONLY FOR THE ALTERNATE BID 3 REPLACEMENT OPTION.

THE PROJECT AND THE PARTIES

2.01 TO

- A. Owner
Board of City Commissioners of the City of Bismarck
P.O. Box 5503
221 N. 5th Street
Bismarck, ND 58506-5503

2.02 FOR

- A. Project: City of Bismarck Public Works Roof Replacement
B. Architect's Project Number: J22326
601 S. 26th Street
Bismarck, ND 58504

2.03 DATE (BIDDER TO ENTER DATE)

2.04 SUBMITTED BY (BIDDER TO ENTER NAME AND ADDRESS)

- A. Bidder's Full Name
1. Address
2. City, State, ip

2.05 OFFER – ALTERNATE BID 3

- A. Having examined the Place of The Work and all matters referred to in the Instructions to Bidders and the Contract Documents prepared by J2 Studio Architecture Design, PC for the above mentioned project, we, the undersigned, hereby offer to enter into a Contract to perform the Work for the Sum of:
- B. _____ dollars
(_____), in lawful money of the United States of America.
- C. We have included the required security deposit as required by the Instruction to Bidders.
- D. We have included the required performance assurance bonds in the Bid Amount as required by the Instructions to Bidders.
- E. All applicable federal taxes are included and State of North Dakota taxes are included in the Bid Sum.

2.06 ACCEPTANCE

- A. This offer shall be open to acceptance and is irrevocable for (60) sixty days from the bid closing date.
- B. If this bid is accepted by Owner within the time period stated above, we will:
1. Execute the Agreement within seven days of receipt of Notice of Award.
 2. Commence work within seven days after written Notice to Proceed of this bid.
- C. If this bid is accepted within the time stated, and we fail to commence the Work or we fail to provide the required Bond(s), the security deposit shall be forfeited as damages to Owner by reason of our failure, limited in amount to the lesser of the face value of the security deposit or the difference between this bid and the bid upon which a Contract is signed.
- D. In the event our bid is not accepted within the time stated above, the required security deposit shall be returned to the undersigned, in accordance with the provisions of the Instructions to

Bidders; unless a mutually satisfactory arrangement is made for its retention and validity for an extended period of time.

2.07 CONTRACT TIME

- A. Complete the Work by the _____ day of _____, _____. (Bidder to enter day, month, and year.)

2.08 ALTERNATES

- A. **THE FOLLOWING AMOUNTS SHALL BE ADDED TO OR DEDUCTED FROM THE BID AMOUNT. REFER TO SECTION 01 2300 – ALTERNATES.**

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 - a. Scope of Work: Replacement of skylights.
- 2. **ALTERNATE 2 ADD**
 - a. Scope of Work: Installation of circulation at skylight areas.
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- F. **(A_____, T_____)**
- G. (Seal)
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- I. **(A_____, T_____)**

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END OF SECTION

Planholders List - J22326

City of Bismarck

Public Works Roof Replacement

Bismarck, North Dakota



Set	Planholder	Mailing Address	City	State	Zip	Phone #	Fax #	Contact Name
1	City of Bismarck	601 S. 26th Street	Bismarck	ND	58504	(701) 355-1743	-	Bruce Schirado
E	J2 Studio Architecture + Design	925 Basin Avenue, Suite 5	Bismarck	ND	58504	(701) 255-1622	(701) 223-8927	James Devine/Carrie Meyer
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