

ADDENDUM #1

TO CONTRACT DOCUMENTS FOR

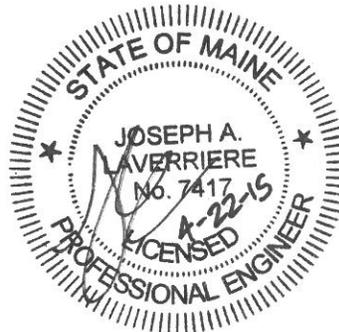
**MSAD #72
PRE-K-8 SCHOOL AT MOLLY OCKETT
FRYEBURG, MAINE**

APRIL 22, 2015

This addendum modifies and supplements designated parts of the Site Development Construction Documents Project Manual / Bid Set for MSAD #72 Pre-K-8 School at Molly Ockett, Fryeburg, Maine and is hereby made an integral part thereof by reference and shall be as binding as though inserted in its entirety in the locations specified herein. It shall be the responsibility of the Contractor to notify all Subcontractors and suppliers he proposes to use for the various parts of the work of any changes or modifications contained in this addendum. The Contractor shall acknowledge receipt of this addendum in the appropriate section of the Bid.

PREPARED BY FAY, SPOFFORD & THORNDIKE

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MODIFICATION/AMENDMENT/CLARIFICATION TO INSTRUCTIONS TO BIDDERS

1. A non-mandatory Pre-Bid Conference/Site Walk was held onsite at 1pm on Tuesday, April 21, 2015. A copy of the sign-in log is appended to this addendum.

During the Pre-Bid Conference, there was a general overview of the project that was followed by a brief site walk. The following questions were raised by potential bidders and clarifications have been provided as follows:

- A. *Question: Is Builder's Risk Insurance required for the project as indicated in the construction bid documents?*

Response: No. All references to Builder's Risk Insurance shall be deleted from the construction bid documents.

- B. *Question: Are there details for the soft and hard play areas?*

Response: The construction of the hard play area shall conform to the standard duty pavement section as shown in Detail A on Sheet C-7.5 of the plan set. The soft play area shall consist of a 12" thick layer of wood fiber material, as specified in Section 32 30 00, paragraph 2.6, over a geotextile fabric (Mirafi 140N or equal) placed on prepared subgrade.

- C. *Question: Is the construction fencing intended to be adjusted throughout construction?*

Response: Yes. The Construction Phasing Plan does indicate the location for a chain link fence to be installed at the onset of construction to separate public access to the site and routes for children to use the softball field and portion of the rectangular multi-purpose field during the remainder of this school year. This fence is intended to remain throughout the construction process with limited adjustments; however, additional safety fencing will be required as necessary to ensure the safety of the general public, students and staff that will be accessing the site throughout the construction process.

It was also noted that the emergency access drive is to be used as the primary construction access to the site and the existing main entrance is not to be used for accessing the site for construction purposes.

- D. *Question: Is the project tax exempt?*

Response: Yes.

- E. *Question: Does the work of this contract include construction of walkways to the building?*

Response: Structural slabs are being provided at each doorway location that extend 5' from the face of building. The structural slabs are not a part of this

contract. The work of this contract includes all site work to the face of building, excluding structural slabs outlined above. Furthermore, the work of this contract includes all fill placement beneath the building slab to a point 16" beneath the finish floor elevation (refer to Building Pad Preparation Notes on Sheet C-1.1 of the plan set) and all utilities to a point 5' outside the building foundation, except the 6" water line with 12" casing that extends beneath the building (refer to notes on Sheet C-4.0 of the plan set).

F. *Question: Is bituminous tack required for the emergency access road as indicated on the detail?*

Response: No.

G. *Question: Is there a geothermal system on this project? Specification Section 33 05 10, Paragraph 1.1.A.5 refers to geothermal lines.*

Response: A geothermal system is not proposed for the project.

H. *Question: Are there any areas for onsite stockpiles?*

Response: Onsite stockpiles are limited to areas shown on Sheet C-6.0 of the plan set. Additional stockpile areas will be limited to the active construction areas defined by the Phasing Plan.

I. *Question: Who is responsible for the watering of the lawn and athletic field areas?*

Response: The contractor is responsible for all watering and maintenance of the newly seeded grass areas until grass is established and accepted by the Owner.

J. *Question: Who will be responsible for winter plowing for construction activities?*

Response: The building contractor will be responsible for snow plowing activities for the building construction. The site contractor for this contract will only be responsible for any snow plowing activities necessary to complete site work performed during the winter months.

K. *Question: Who is responsible for disposal of any stored materials within the sheds identified for removal?*

Response: The Owner will be responsible for removing all materials within the storage sheds prior to removal of the sheds by the contractor.

L. *Question: What is the budget for the project?*

Response: 3 to 3.5 million dollars.

MODIFICATION/AMENDMENT/CLARIFICATION TO NOTICE TO CONTRACTORS

1. The date for receiving bids shall be revised **from April 28, 2015 to May 5, 2015**. The location and time of day for receiving bids shall remain as stipulated in the Notice to Contractors.

MODIFICATION/AMENDMENT/CLARIFICATION TO PROPOSAL FORM

1. Paragraph D shall be revised to change the overall completion date **from May 1, 2017 to August 15, 2017**.

MODIFICATION/AMENDMENT/CLARIFICATION TO TECHNICAL SPECIFICATIONS

1. Section 01 23 00 – Alternates

The Schedule of Alternates as contained in Paragraph 3.1 shall be revised in accordance with the Bid Alternate listing contained in the Proposal Form (Section 2-B-1) of the Project Manual. A summary of the changes to Section 01 23 00, paragraph 3.1 is as follows:

- A. A new Bid Alternate No. 2 shall be added to Section 01 23 00. Bid Alternate No. 2 shall include all costs associated with the Vibratory Probe Compaction work as stipulated in Section 31 23 43 of the technical specifications. The cost provided as part of Bid Alternate No. 2 shall include performing up to 5,760 probes. This bid alternate shall be an additive lump sum amount with no separate measurement and payment. Adjustment in the final cost of this work shall be made in accordance with the unit price portion of the Proposal Form.
- B. Bid Alternate No. 3 (formerly Bid Alternate No. 2 in Section 01 23 00) shall include supplying and installing new chain link backstops for the baseball and softball fields in lieu of resetting the existing chain link backstops removed as part of the site preparation/demolition work.
- C. Bid Alternate No. 4 (formerly Bid Alternate No. 3 in Section 01 23 00) shall include supplying and installing landscape planting materials as shown on Sheet C-5.0 of the plan set.
- D. Bid Alternate No. 5 (formerly Bid Alternate No. 4 in Section 01 23 00) shall include removing and relocating the existing playground equipment at the Molly Ockett School.

2. Section 00 70 00.01 – Site Permit Requirements

- A. Part 1, Paragraph E.2 shall be revised to correctly state that the offsite roadway improvement plans are a part of the Base Bid lump sum bid amount and Bid Alternate No. 1 of the project and are not being bid under separate contract.
- B. Part 1, Paragraph E. shall be revised to include:
“Town of Fryeburg, Land Use Authorization Permit: There are no special conditions of the permit that are required to be met by the Contractor.”

- C. Part 2, Paragraph A shall be revised to delete reference to the Town of Fryeburg Land Use Authorization Permit.
- D. Part 2, Paragraph B shall be revised to include reference to the Town of Fryeburg Land Use Authorization Permit.
- E. Specification Attachment shall be revised to include a copy of the Town of Fryeburg Land Use Authorization Permit, which is appended to this addendum.

3. Section 02 41 19 – Demolition

- A. Paragraph 1.1.A shall be revised to clarify that the removal and relocation of the existing modular buildings is to be performed by others and is not a part of the site contract. The site contractor is required to remove all site improvements (foundation support, bituminous pavement, concrete pads, etc.) and utility services to the modular buildings after they are removed from the site.
- B. Paragraph 1.1.E shall be added to specification section as follows:

“Removal and proper disposal of a 4,000 gallon underground fuel tank. The removal of this tank shall be performed after the heating system for the new school building is operation (anticipated to be in the fall of 2016). The Contractor shall be required to complete work in accordance with all local, state and federal regulations, including preparing and filing ‘Notice of Intent to Remove an Underground Oil Storage Tank Facility and/or Underground Product Piping’ with the Maine Department of Environmental Protection.”

4. Section 32 17 23.13 – Painted Pavement Markings

- A. The project includes multiple phases of construction as shown on Sheet C-2.3 of the plan set. Onsite roadway access drives and parking areas constructed prior to 2017 shall be completed to binder pavement course only. All surface pavement shall be placed during the final phase of the project (Phase 4). Pavement markings shall be installed on binder pavement course during the early phases and then re-stripped at the completion of the surface pavement work in Phase 4.

5. Section 33 05 10 – Site Work to Support Electrical and Mechanical Contractors

- A. Paragraph 1.1.A.5 shall be deleted in its’ entirety.

6. Section 32 30 00 – Site Improvements

- A. Paragraph 1.2.A shall be revised to delete “and those selected by the owner as part of the bid alternates” at the end of the first paragraph as well as delete item #6 Flagpole Foundation in the listing of included work items.
- B. Paragraph 2.7 shall be deleted in its entirety.

MODIFICATION/AMENDMENT/CLARIFICATION TO CONTRACT DRAWINGS

1. Sheet C-1.1 – General Notes and Legend

The Schedule of Bid Alternates shall be revised in accordance with the Proposal Form (Section 2-B-1) and outlined to Section 01 23 00 of the technical specifications as amended previously in this addendum.

2. Sheet C-1.2 – Existing Conditions and Demolition Plan

A. A 4,000 gallon underground fuel tank on the northeasterly corner of the existing school building shall be removed as part of the site work. The removal of this tank shall be performed after the heating system for the new school building is operation (anticipated to be in the fall of 2016).

The location of the underground fuel tank and notation for removal is shown on CSK-1 that is appended to this addendum.

B. Removal of transformer and bollards shall be performed after the new electrical system for the new building is operational (anticipated to be fall of 2016).

C. Removal of the existing “Freezer” located on the north side of the building, west of the transformer shall be removed as part of the “Building Contract” when the new kitchen is operational (anticipated to be fall of 2016).

3. Sheet C-2.3 – Construction Phasing Plan

A. The 19 parking stalls and sidewalk along a portion of the access drive on the easterly side of the existing school has been shifted from Phase 2A to Phase 4. These parking stalls and sidewalk are to be constructed between July 1, 2017 and August 15, 2017 after the two modular school buildings in this area are removed from the site by the school in June 2017.

In addition, the timeline for completion of Phase 4 has been revised to be from July 1, 2017 to August 15, 2017.

The adjustments to the Construction Phasing Plan are depicted on CSK-2 that is appended to this addendum.

B. The extent of Phase 3A has been adjusted on the plan to match the full extent of the offsite roadway improvements. The adjustments to the Construction Phasing Plan are depicted on CSK-2 that is appended to this addendum.

D. Sheet C-7.1 – Pavement, Curb, Guiderail and Sign Post Details

A. Detail C shall be revised to delete Note 1. Tack coat is not required for the emergency access drive.

E. Sheet C-7.2 – Drainage and Utility Details, Detail F – Drywell and Catch Basin Detail

Note 4 should be deleted as it currently reads and replaced with the following note:

“4. Dry Well Leaching Galleries shall be constructed with American Concrete Industries Leaching Galley Item #2840 (Precast Concrete Drainage Cube) or equal.

A. Products considered to be equal include and are limited to Retain-It by Arrow concrete products (distributed by ACF Environmental), Terresearch 48 by Contech Engineered Solutions, Stormtech Arched Chambers (Models MC-3500 or MC-4500 only) by ADS, Inc., and Cultec-Recharger 900HD by Cultec, Inc.

B. The contractor shall submit shop drawings to the engineer of record for review and approval prior to installation in accordance with the project specifications. The shop drawings are required to detail the Drywell Infiltration Systems construction, layout, and sizing with engineering computations supporting all basis of design criteria have been met. The basis of design criteria include but are not limited to:

a. The minimum surface area of the system shall be equivalent or greater to those specified on the drawings;

b. The minimum storage volume of the system shall be equivalent or greater to those specified on the drawings (the proposed volume specified on the drawings include the perimeter and base stone backfill);

c. The footprint area of some alternate systems will be larger than the concrete systems due to a lower cumulative void ratio of the overall system. This should be shown on the shop drawings to evaluate potential conflicts or siting issues which may result from a larger footprint.

d. All access manholes, diversion weirs, inspection ports, etc. required to create an equivalently accessible and maintainable system to that specified on the drawings and meeting MeDEP Chapter 500 Stormwater design manual whichever is greater. (Note: The specified concrete systems are accessible via an access manhole port on each row. Consideration should be made to create equally accessible infiltration systems.)

e. Catch basins with deep sumps, hooded outlets, and sorbent booms may be supplemented but not eliminated.

f. The footprint area of some alternate systems will be larger than the concrete systems due to a lower cumulative void ratio of the overall system. This should be shown on the shop drawings to evaluate potential conflicts or siting issues which may result from a larger footprint.

C. The computations shall meet all of MeDEP Chapter 500 Stormwater requirements and design criteria of Volume III BMP's Technical Design manual Chapter 6- Infiltration BMP's."

D. Sheet C-7.4 – Ball Field Details

The reference to Bid Alternate No. 2 shall be revised to Bid Alternate No. 3 on Details A, C and D.

E. Offsite State Route 302 Roadway Improvements

Sheets 1 through 18 have been revised to reflect comments by MaineDOT and the Fryeburg Water Company. The plan sheets have been revised to more accurately represent the location of the water main, modify the typical sections, and right-of-way information. The typical sections have been modified to add a second layer of pavement grind and overlay where widening areas are less than 8.5 ft., widened surface grind and overlay widths where widening areas are less than 8.5 ft., revised pavement lift thicknesses, and pavement specification item numbers. These changes affect work included with the Base Bid and Bid Alternate 1. Revised plans are enclosed with this addendum.

ATTACHMENTS

Attachment A – Pre-Bid Conference Sign-In Log

Attachment B – Copy of the Town of Fryeburg Land Use Authorization Permit

Attachment C – CSK Figures

State Route 302 Roadway Improvements Drawings

END OF ADDENDUM #1

ATTACHMENT A

Pre-Bid Conference Sign-In Log

ATTACHMENT B

Town of Fryeburg Land Use Authorization Permit

The Town of Fryeburg

Settled 1762 - Incorporated 1777

Municipal Office
16 Lovewell Pond Road
Fryeburg, ME 04037
207-935-2805 telephone
207-935-6008 fax



PLANNING BOARD NOTICE OF DECISION LAND USE AUTHORIZATION (NON-SUBDIVISION)

Date of Action Taken: 3/24/2015

To: MSAD #72 Attn: Jay Robinson

This Notice of Decision is to inform you that the Fryeburg Planning Board has acted on your application for Land Use Authorization as follows:

Project Description & Findings of Fact

1. Property Owner: MSAD #72
2. Site Location: Address: 25 Molly Ockett Drive
Zoning District: OVR
Map & Lot #: 048- 032 & 033
Book & Page: B272 P313 & P868
Parcel Size: 37 acres
3. Land Use Category: Public/private secondary schools- 5.B.5.1
4. Applicant: MSAD #72
5. Applicant Address & Contact Information: 124 Portland Street
Fryeburg, ME 04037
c/o Jay Robinson
6. Legal Interest Document provided: Deed
7. Existing Use of Property: Middle School
8. Proposed Use: Expand school to include a 62,100 sq. ft. addition and site associated improvements.
9. On 2/10/2015, the Planning Board Application and the following supporting documents were submitted:
 Application Appropriate Fee

- X Right, Title, Interest Corporation Documents
- X List of Abutters Site Photos
- X Narrative
- X Proof of Agency Relationship Waiver Requests
- X Location and/or Tax Map

Plans: Title- Site Development Plans

Date- 2/6/2015

Additional Documents (specify): DEP Site Location application, narratives related to proof that performance standards have been met.

10. The application was determined to be complete on: 2/24/2015

11. A public hearing was held on: 3/10/2015

12. The applicants requested waivers of the following Ordinance sections:
n/a

Conclusions

The standards of the Fryeburg Land Use Ordinance, Section 8, pertaining to the Outlying Village Residential zoning district have been met in terms dimensional requirements.

Vote Results:

In Favor 4

Opposed 0

- The Planning voted that the standards of the Fryeburg Land Use Ordinance, Sections 16.B, 16.D, 16.E, 16.F, 16.H, 16.I, 16.J, 16.K, & 16.L are:

Been Met		With Conditions
Not Been Met	x	Not Applicable
Been Waived		

Vote Results:

In Favor 4

Opposed 0

Note: These standards only apply to Commercial, Industrial, and Multi-family Uses. Land Use Ordinance Section 25 defines the uses to be considered commercial and industrial, which does not include educational uses.

- The Planning voted that the standards of the Fryeburg Land Use Ordinance, Section 16.C Access to Lots has:

x	Been Met	With Conditions
	Not Been Met	Is Not Applicable
	Been Waived	

Vote Results:

In Favor 4
Opposed 0

- The Planning voted that the standards of the Fryeburg Land Use Ordinance, Section 16.G Glare has:

Been Met With Conditions
 Not Been Met Is Not Applicable
 Been Waived

Vote Results:

In Favor 4
Opposed 0

- The Planning voted that the standards of the Fryeburg Land Use Ordinance, Section 16.M Sanitary Standards has:

Been Met With Conditions
 Not Been Met Is Not Applicable
 Been Waived

Vote Results:

In Favor 4
Opposed 0

- The Planning voted that the standards of the Fryeburg Land Use Ordinance, Section 16.N Signs has:

Been Met With Conditions
 Not Been Met Is Not Applicable
 Been Waived

Vote Results:

In Favor 4
Opposed 0

- The Planning voted that the standards of the Fryeburg Land Use Ordinance, Section 16.O Erosion Control has:

Been Met With Conditions
 Not Been Met Is Not Applicable
 Been Waived

Vote Results:

In Favor 4
Opposed 0

- The Planning voted that the standards of the Fryeburg Land Use Ordinance, Section 16.P Stormwater Run-off has:

x Been Met With Conditions
Not Been Met Is Not Applicable
Been Waived

Vote Results:
In Favor 4
Opposed 0

- The Planning voted that the standards of the Fryeburg Land Use Ordinance, Section 16.Q Water Quality Protection has:

x Been Met With Conditions
Not Been Met Is Not Applicable
Been Waived

Vote Results:
In Favor 4
Opposed 0

- The Planning voted that the standards of the Fryeburg Land Use Ordinance, Section 16.R Aquifer Protection has:

x Been Met With Conditions
Not Been Met Is Not Applicable
Been Waived

Vote Results:
In Favor 4
Opposed 0

- The Planning voted that the standards of the Fryeburg Land Use Ordinance, Section 16.T Other Regulations Apply has:

x Been Met x With Conditions
Not Been Met Is Not Applicable
Been Waived

Vote Results:
In Favor 4
Opposed 0

Decision

Based on the above findings and conclusions, Planning Board voted to approve deny your Land Use Authorization application.

Approval was granted with the following Conditions:

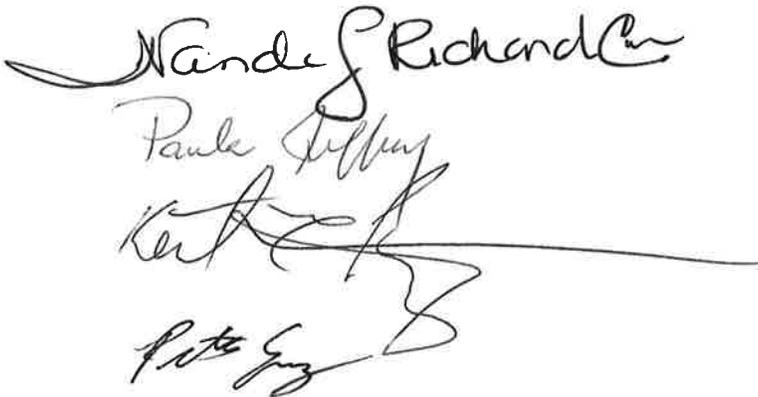
Conditions of Approval:

- Receipt of recorded deed combining the 2 school lots is required.
- Receipt of all required permits, licenses, and approvals is required.

The Board notes that the applicant should be aware of the following requirements from the Land Use Ordinance:

- Following the issuance of Land Use Authorization, if no substantial start is made in construction or in use of property within two years of the date of the Authorization, the Authorization is deemed to have lapsed and is void.
- A building permit is required from the Town of Fryeburg prior to constructing, erecting, placing, moving, or altering a structure when the value is in excess of \$1000.
- A Certificate of Completion/Occupancy is required prior to the use or occupancy of any new structure.

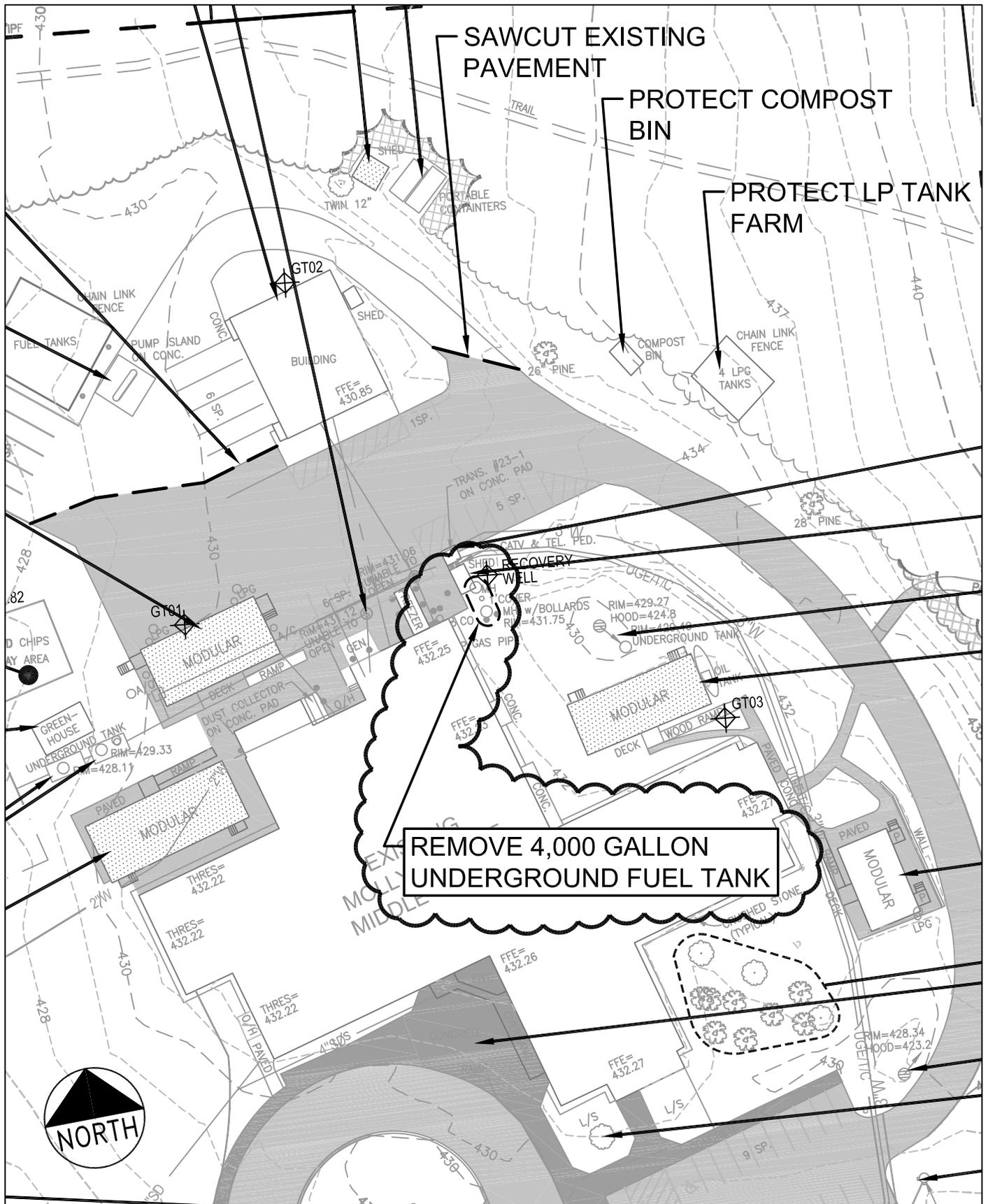
Town of Fryeburg Planning Board



Wanda J. Richardson
Paula Jeffrey
Kurt [unclear]
Pete [unclear]

ATTACHMENT C

CSK Figures



REMOVE 4,000 GALLON UNDERGROUND FUEL TANK

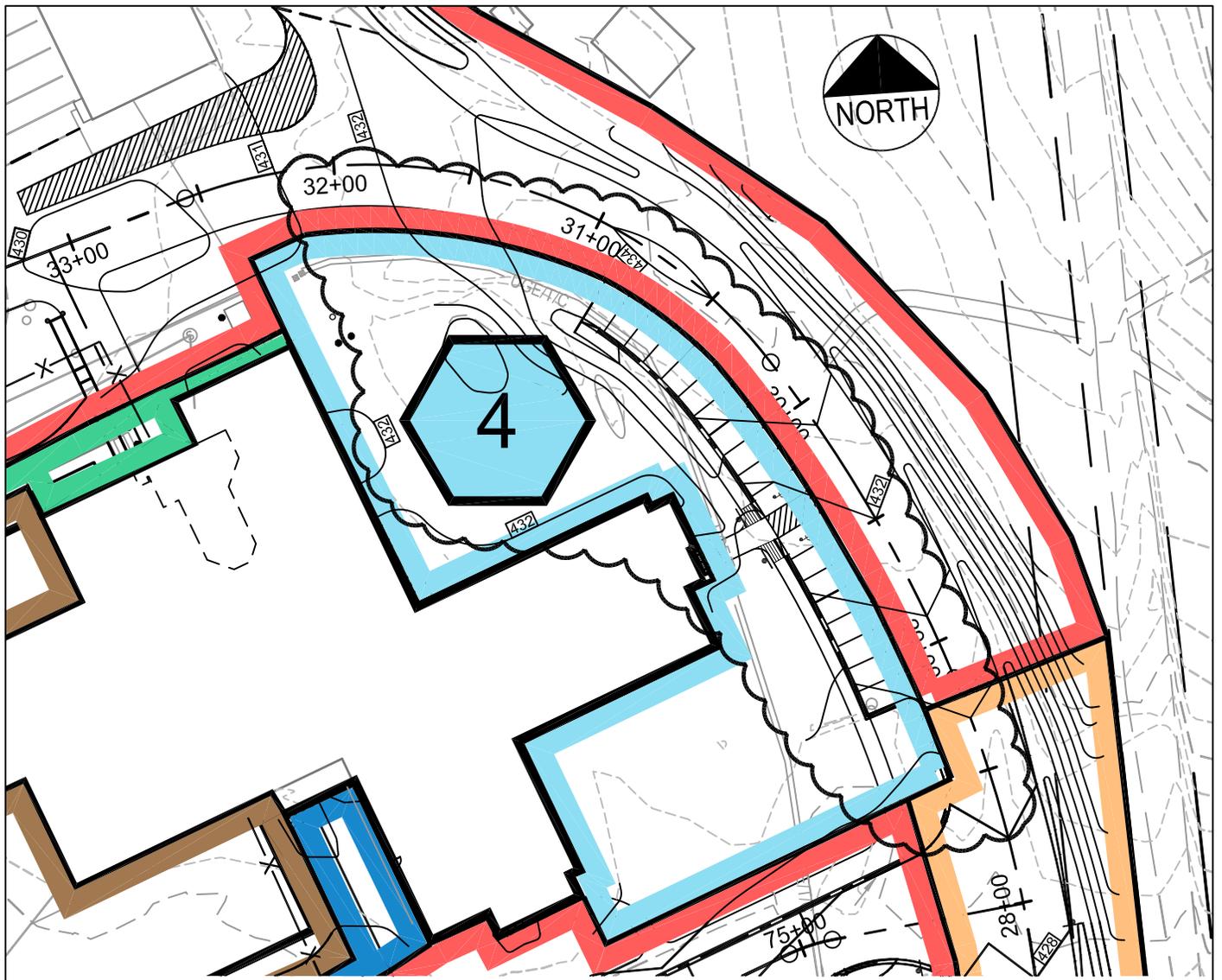
**SCHOOL AT MOLLY OCKETT
FRYEBURG, MAINE**

**EXCERPT OF SHEET C-1.2
ADDED REMOVAL NOTE FOR 4,000 GAL.
UNDERGROUND FUEL TANK**



FAY, SPOFFORD & THORNDIKE
ENGINEERS · PLANNERS · SCIENTISTS
778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106

DRAWN: CDD	DATE: 04.22.15	CSK-1
DESIGNED: JAL	SCALE: 1" = 60'	
CHECKED: JAL	JOB NO. SF-M044A	
FILE NAME: SF-M044A-EXISTING		



CONSTRUCTION PHASING

PHASE	TIME PERIOD	COMMENTS
PHASE 1A	APRIL 2015 THRU JULY 1, 2015	
PHASE 1B	APRIL 2015 THRU AUGUST 15, 2015	
PHASE 1C	APRIL 2015 THRU AUGUST 15, 2015	
PHASE 2A	JULY 1, 2015 THRU AUGUST 15, 2015	
PHASE 2B	JULY 1, 2015 THRU AUGUST 15, 2016	
PHASE 3A	APRIL 1, 2016 THRU AUGUST 15, 2016	
PHASE 3B	JUNE 1, 2016 THRU AUGUST 15, 2016	
PHASE 4	JULY 1, 2017 THRU AUGUST 15, 2017	PLACEMENT OF SURFACE PAVEMENT COARSE THROUGHOUT THE SITE

**SCHOOL AT MOLLY OCKETT
FRYEBURG, MAINE**

**EXCERPT OF SHEET C-2.3
MODIFIED EXTENT OF PHASE 2A / 3B
ON EASTERLY SIDE OF SCHOOL**

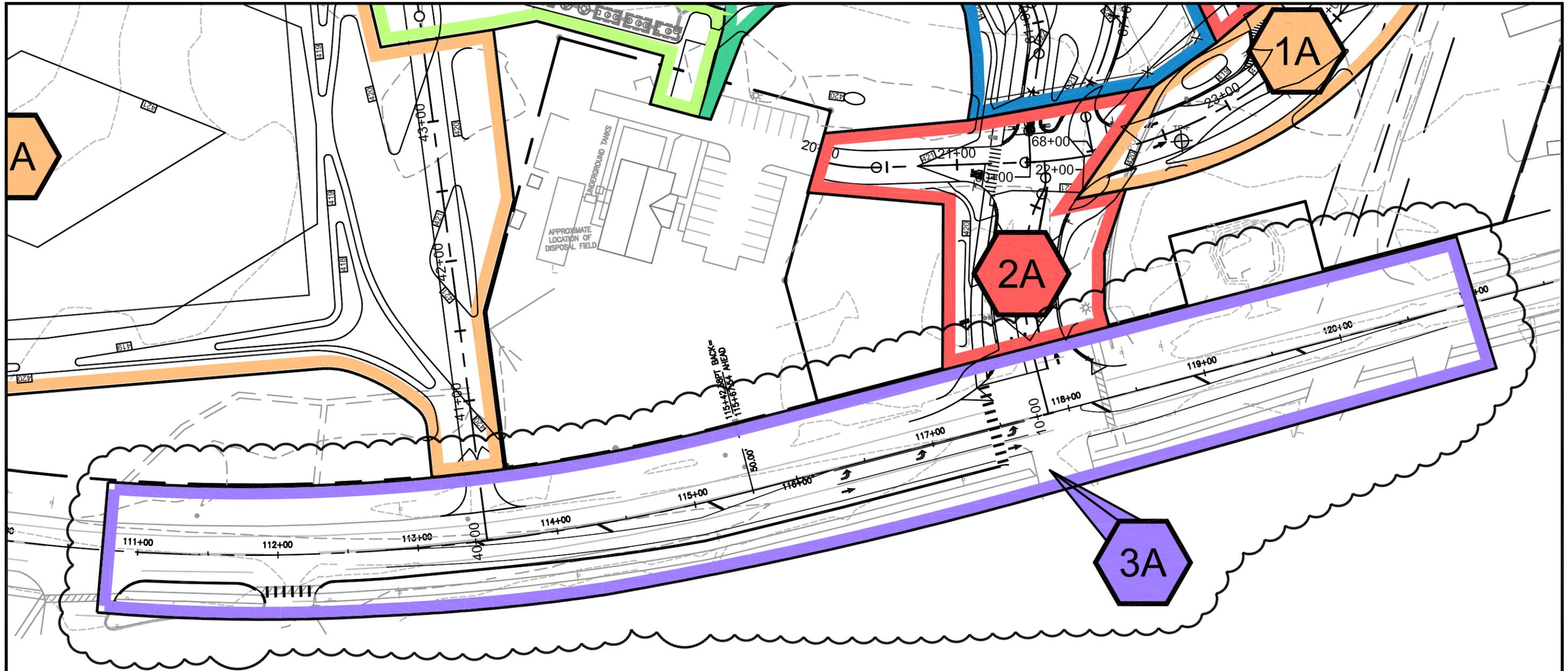


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778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106

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FIGURE

CSK-2



FAY, SPOFFORD & THORNDIKE
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 778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106

DRAWN:	CDD	DATE:	04.22.15
DESIGNED:	JAL	SCALE:	1" = 70'
CHECKED:	JAL	JOB NO.:	SF-M044A
FILE NAME:	SF-M044A-GRADING		

SCHOOL AT MOLLY OCKETT
FRYEBURG, MAINE

EXCERPT OF SHEET C-2.3
 MODIFIED EXTENT OF PHASE 3A
 AT BRIDGTON ROAD (ROUTE 302)

FIGURE
CSK-3