

ADDENDUM NO. 4

State of Maine Cultural Building Asbestos Abatement & Mechanical Upgrades
Phase 2: Mechanical Upgrades & Museum Abatement
230 State Street
Augusta, ME

February 23, 2022

From: Wood
Environment & Infrastructure Solutions
511 Congress Street
Portland, Maine 04101

To: Prospective Bidders

This Addendum forms a part of the Contract Documents and modifies the original bidding documents dated January 7, 2022, as noted below. Bidder shall acknowledge receipt of this Addendum in the space provided on the Contractor Bid Form, failure to do so may subject the bidder to disqualification.

PERTAINING TO SPECIFICATIONS

1. Section 00 11 13 Notice to Contractors for Email
 - a) DELETE section in its entirety, ADD the Section 00 11 13 Notice to Contractors for Email attached to this addendum.
2. Section 00 41 13 Contractor Bid Form
 - a) DELETE section in its entirety, ADD the Section 00 41 13 Contractor Bid Form attached to this addendum.
3. Section 012300 Alternates
 - a) DELETE section in its entirety, ADD the Section 012300 Alternates attached to this addendum.

END OF ADDENDUM NO. 4

Cultural Building Asbestos Abatement & Mechanical Upgrades - Phase 2: Mechanical Upgrades & Museum Abatement
PT 3108

The Phase 2 project work consists of asbestos abatement throughout selected areas of the Cultural Building in Augusta, ME, including abatement of asbestos containing materials (ACM) and contaminated materials; and limited removal of the mechanical system components, electrical and fire alarm fixtures and devices, and architectural features to support the abatement work. The work consists of partial renovation throughout the entire building, including areas previously abated under separate contract. Upgrades include replacement of the mechanical system, electrical and architectural upgrades necessitated by the abatement and mechanical work, minor structural repairs, and other Work included in the Contract Documents. The work also includes protection of identified exhibits within the Museum galleries to protect the collections and facilitate the abatement and construction activities.

The cost of the work is approximately \$ 9,200,000. The work to be performed under this contract shall be completed on or before the Final Completion date of 15 November 2023.

1. Submit bids on a completed Contractor Bid Form, plus bid security when required, all scanned and included as an attachment to an email with the subject line marked "**Bid for Cultural Building Asbestos Abatement & Mechanical Upgrades - Phase 2: Mechanical Upgrades and Museum Abatement**" and addressed to the Bid Administrator at: BGS.Architect@Maine.gov, so as to be received no later than **2:00:00 p.m. on March 1, 2022**.

Bid submissions will be opened and read aloud at the time and date noted above at the Bureau of General Services office, accessible as a video conference call. Those who wish to participate in the call must submit a request for access to Jill.Instasi@Maine.gov.

Any bid received after the noted time will not be considered a valid bid and will remain unopened. Any bid submitted by any other means will not be considered a valid bid. The Bid Administrator may require the Bidder to surrender a valid paper copy of the bid form or the bid security document in certain circumstances.

Questions on the bid opening process shall be addressed to the Bid Administrator: Jill Instasi, Bureau of General Services, 77 State House Station, Augusta, Maine 04333-0077, Jill.Instasi@Maine.gov.

2. The bid shall be submitted on the Contractor Bid Form (section 00 41 13) provided in the Bid Documents. The Owner reserves the right to accept or reject any or all bids as may best serve the interest of the Owner.
3. Bid security *is required* on this project.
If noted above as required, the Bidder shall include a satisfactory Bid Bond (section 00 43 13) or a certified or cashier's check for 5% of the bid amount with the completed bid form submitted to the Owner. The Bid Bond form is available on the BGS website.
4. Performance and Payment Bonds *are required* on this project.
If noted above as required, the selected Contractor shall furnish a 100% contract Performance Bond (section 00 61 13.13) and a 100% contract Payment Bond (section 00 61 13.16) in the contract amount to cover the execution of the Work. Bond forms are available on the BGS website.

00 11 13
Notice to Contractors

Addendum No. 4
February 23, 2022

5. Filed Sub-bids *are not required* on this project.
6. There *are no* Pre-qualified General Contractors on this project.
If Pre-qualified General Contractors are identified for this project, the name of each company, with their city and state, are listed below.
7. An on-site pre-bid conference *will* be conducted for this project.
If a pre-bid conference is scheduled, it is *mandatory* for General Contractors and optional for Subcontractors and suppliers. Contractors who arrive late or leave early for a mandatory meeting may be prohibited from participating in this meeting and bidding. *Pre-bid conference #1 will be conducted Wednesday, January 19, 2022, at 10:00 a.m. at the Cultural Building, 230 State Street, Augusta, ME 04333. Pre-bid conference #2 will be conducted Tuesday, February 1, 2022, at 9:00 a.m. at the Cultural Building. Those in attendance for conference #1 are not required to attend conference #2. Requests for Information shall be submitted by email to lorrie.picard@woodplc.com by 2:00 PM on February 10, 2022.*
8. Bid Documents - full sets only - will be available on or about *January 14, 2022* and may be obtained *electronically or as printed sets purchased at cost* from:
Xpress Copy Plan Room
17 Westfield Street
Portland, ME 04101
(207) 775-2444
<https://www.xpressplanroom.com>
9. Bid Documents may be examined at:

<i>AGC Maine</i>	<i>Construction Summary</i>
<i>188 Whitten Road</i>	<i>734 Chestnut Street</i>
<i>Augusta, ME 04330</i>	<i>Manchester, NH 03104</i>
<i>Phone 207-622-4741 Fax 207-622-1625</i>	<i>Phone 603-627-8856 Fax 603-627-4524</i>

Cultural Building Asbestos Abatement & Mechanical Upgrades
Phase 2: Mechanical Upgrades & Museum Abatement PT 3108

Bid Form submitted by: *email only to email address below*

Bid Administrator:

Jill Instasi

jill.instasi@maine.gov

Bureau of General Services

111 Sewall Street, Cross State Office Building, 4th floor

77 State House Station

Augusta, Maine 04333-0077

Bidder:

Signature: _____

Printed name and title: _____

Company name: _____

Mailing address: _____

City, state, zip code: _____

Phone number: _____

Email address: _____

State of incorporation, if a corporation: _____

List of all partners, if a partnership: _____

The Bidder agrees, if the Owner offers to award the contract, to provide any and all bonds and certificates of insurance, as well as Schedule of Values, Project Schedule, and List of Subcontractors and Suppliers if required by the Owner, and to sign the designated Construction Contract within twelve calendar days after the date of notification of such acceptance, except if the twelfth day falls on a State of Maine government holiday or other closure day, or a Saturday, or a Sunday, in which case the aforementioned documents must be received before 12:00 noon on the first available business day following the holiday, other closure day, Saturday, or Sunday.

As a guarantee thereof, the Bidder submits, together with this bid, a bid bond or other acceptable instrument as and if required by the Bid Documents.

00 41 13
Contractor Bid Form

Addendum No. 4
February 23, 2022

- 1. The Bidder, having carefully examined the form of contract, general conditions, specifications and drawings dated January 7, 2022, prepared by Wood Environment & Infrastructure Solutions for Cultural Building Asbestos Abatement & Mechanical Upgrades - Phase 2: Mechanical Upgrades & Museum Abatement, as well as the premises and conditions relating to the work, proposes to furnish all labor, equipment and materials necessary for and reasonably incidental to the construction and completion of this project for the **Base Bid** amount of:

\$ _____ .00

- 2. Allowances *are included* on this project.
Bid amount above includes the following Allowances
Allowance No. 1: Lump-Sum for existing penetrations in fire-rated construction \$ 40,000.00

- 3. Alternate Bids *are included* on this project.
Alternate Bids are as shown below
Any dollar amount line below that is left blank by the Bidder shall be read as a bid of **\$0.00**.

- 1 *Alternate No. 1: Emergency Generator* \$ _____ .00
- 2 *Alternate No. 2: Exterior Door and Window Upgrades* \$ _____ .00
- 3 *Alternate No. 3: Exterior Veneer and Joint Repair* \$ _____ .00
- 4 *Alternate No. 4: Exterior Surface Cleaning* \$ _____ .00
- 5 *Alternate No. 5: 4th Floor Mechanical Room Abatement* \$ _____ .00

- 4. The Bidder acknowledges receipt of the following addenda to the specifications and drawings:

Addendum No. _____	Dated: _____	Addendum No. _____	Dated: _____
Addendum No. _____	Dated: _____	Addendum No. _____	Dated: _____
Addendum No. _____	Dated: _____	Addendum No. _____	Dated: _____
Addendum No. _____	Dated: _____	Addendum No. _____	Dated: _____

- 5. Bid security *is required* on this project.
If noted above as required, the Bidder shall include with this bid form a satisfactory Bid Bond (section 00 43 13) or a certified or cashier's check for 5% of the bid amount with this completed bid form submitted to the Owner.

**00 41 13
Contractor Bid Form**

**Addendum No. 4
February 23, 2022**

6. Filed Sub-bids *are not required* on this project.
If noted above as required, the Bidder shall include with this bid form a list of each Filed Sub-bidder selected by the Bidder on the form provided (section 00 41 13F).

7. *Unit Pricing is included* on this project.
Unit Prices are as shown below

1 *Unit Price No. 1: Repairing of Cementitious Coating (per SF)* \$ _____ .00

SECTION 012300 - ALTERNATES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements for alternates.

1.3 DEFINITIONS

- A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the bidding requirements that may be added to or deducted from the base bid amount if the Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
 - 1. Alternates described in this Section are part of the Work only if enumerated in the Agreement.
 - 2. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternates into the Work. No other adjustments are made to the Contract Sum.

1.4 PROCEDURES

- A. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
 - 1. Include, as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation, whether or not indicated as part of alternate.
- B. Execute accepted alternates under the same conditions as other Work of the Contract.
- C. Schedule: A Part 3 "Schedule of Alternates" Article is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

A. Alternate No. 1: Emergency Generator.

1. Alternate: Replace existing emergency generator including, but not limited to, removal of the existing emergency generator, and providing a new emergency generator and related construction systems as indicated on Drawings and as specified in relevant sections.

B. Alternate No. 2: Exterior Door and Window Upgrades.

1. Alternate: Provide exterior door, window, and glazing system improvements including, but not limited to, exterior door and window replacement, exterior curtain wall system replacement, exterior overhead door replacement and related construction systems as indicated on Drawings and as specified in relevant sections.

C. Alternate No. 3: Exterior Veneer and Joint Repair.

1. Alternate: Provide exterior veneer and joint repairs including, but not limited to, granite panel repointing, limestone panel repointing, concrete panel repointing and related construction systems as indicated on Drawings and as specified in relevant sections.

D. Alternate No. 4: Exterior Surface Cleaning.

1. Alternate: Provide surface cleaning and preservation including, but not limited to, limestone panel cleaning and preservation, concrete surface cementitious coating patching and repair and related construction systems as indicated on Drawings and as specified in relevant sections.

E. Alternate No. 5: Abatement and Demolition of 4th Floor Mechanical Room.

1. Alternate: Remove abatement and associated demolition of the 4th floor Mechanical Room (416) in its entirety including, but not limited to, asbestos containing fireproofing, ductwork, mechanical equipment, and associated electrical work as indicated on Drawings and as specified in relevant sections.

END OF SECTION 012300