

**ADDENDUM NO. 3****2308.01 / LAMOINE STATE PARK / BGS 3519**

Lewis + Malm Architecture

17OCT2024

This Addendum forms a part of the contract documents. It modifies them as follows:

DISCIPLINES: Civil, Structural, Architecture, Mechanical, Electrical, Plumbing

CLARIFICATIONS:

BID FORM The revised bid form for this project was provided w/ Addendum 2.

PRE-BID WALK-THROUGH The following General Contractors (GC) and Sub-Contractors (SC) attended the Non-Mandatory Pre-Bid Walk-Through held on 09OCT2024 at Lamoine State Park:

- Bowman Constructors (GC)
- Nickerson & O'Day, Inc. (GC)
- Benchmark Construction (GC)
- Nichols Construction (GC)
- ABM Mechanical/Electrical (SC)

PLAN HOLDERS An updated Plan Holders List is attached to this Addendum.

ELECTRICAL QUESTIONS QUESTION 1: Addendum 1 revised the electrical drawings to state that surface wiring shall be in ENT conduit. Would EMT or PVC conduit be acceptable wiring methods?
RESPONSE 1: REVISE the term "ENT", on Electrical DWGS provided w/ Addendum 1 to read "EMT". The specification SECTION 26 00 10 Basic Electrical Requirements, Table 1 still applies. #8 Exposed dry interior (surface) unfinished space is EMT for branch circuits and control circuits.

QUESTION 2: Is the intent to pull a new feeder for panel A in entirety, or is it acceptable to splice the feeder in Office 1 to extend to the new location?
RESPONSE 2: Yes it is acceptable to splice the feeder to extend to the new location.

NOTE: See DWG SERIES 100 below for additional Electrical Q&A.

SHINGLES Architectural Shingles specified in Addendum 2 are not required to be hand nailed.

PRODUCTS The preference for American made products mentioned in SECTION 007214 is standard BGS language (cannot be edited), and will not be required for this project.

**ADDENDUM NO. 3****2308.01 / LAMOINE STATE PARK / BGS 3519**

Lewis + Malm Architecture

17OCT2024

TESTING	Construction testing mentioned in SECTION 014000 1.9.B is standard BGS language (cannot be edited). The GC shall coordinate the services of all required construction testing for earthwork compaction and concrete quality control, billable directly to the Owner.
COORDINATION	Coordination drawings mentioned in SECTION 0131100 1.2.A is standard BGS language (cannot be edited), and will not be required for this project.
GEO-TECHNICAL	There is no geo-technical information available for this project.
LEDGE	Ledge, if encountered will be evaluated for type and engineering and shall be dealt with as an Allowance draw-down, or Change Order.
ALTERNATE #4	As indicated in Addendum 1, double tracks are indicated for the five (5) sets of sliding doors, in order to ensure proper operation bay to bay.
ENCLOSURE	Site enclosure mentioned in SECTION 015000 3.4.E is standard BGS language (cannot be edited), and will not be required for this project.
BARN ROOF FRAMING	The sistered LVL indicated on DWG S-110 are only required on one side of each existing purlin. The note referring to "both sides" means this treatment shall occur on both sides of the entire barn roof.
SURVEYING	The pole barn corner coordinates shall be provided by the Architect/Civil Engineer prior to construction. The GC shall employ and pay for all setting out surveying required for the project.
FINAL SURVEY	Final property survey mentioned in SECTION 017300 3.4.E is standard BGS language (cannot be edited), and will not be required for this project.
WOOD DECK	<p>The existing deck located at the SERIES 100: Barn project is lumber. The new ADA ramp/steps/landing (posts, beams, joists, ledgers, railings, caps & decking) shall be constructed of pressure treated lumber. Hand railings & extensions shall be hot galvanized pipe to code.</p> <p>Composite lumber, as indicated on DWG 5/A203, is not required.</p>
ALLOWANCES	This section has been modified with this Addendum.



ADDENDUM NO. 3

2308.01 / LAMOINE STATE PARK / BGS 3519

Lewis + Malm Architecture

17OCT2024

DRAWINGS:

SERIES 000:

C101

DELETE in its entirety.

ADD DWG C101-REV1 attached to this Addendum in its entirety.

SERIES 100:

A102

Add Note reading "All exterior doors are to be insulated hollow metal w/ tempered glass, factory primed and field painted (2 finish coats to full coverage).

E101 & E102

QUESTION 3: Drawings show replacing the lighting in the existing locations with new lighting. It appears that much of the existing wiring is non-metallic sheathed cable, and it also is not properly supported in many areas. Is the intent to run new wiring to these fixtures?

RESPONSE 3: No. The intent is to keep the existing wiring in place in the barn. Properly support non-metallic sheathed cable if it is found to be not supported properly.

QUESTION 4: If so, should the new circuitry be complete from the panel to the switches and lighting, or can the new wiring originate at the switch locations?

RESPONSE 4: Please keep the existing wiring in place.

SERIES 200:

XXX

No adjustments in this Addendum.

SERIES 300:

XXX

The Owner determined w/ Addendum 2 that this project shall not be included.

SERIES 400:

XXX

The Owner determined w/ Addendum 2 that this project shall not be included.

SERIES 500:

C-500

DELETE in its entirety.

ADD DWG C500-REV1 attached to this Addendum in its entirety.

C-501

DELETE in its entirety.

ADD DWG C501-REV1 attached to this Addendum in its entirety.

**ADDENDUM NO. 3****2308.01 / LAMOINE STATE PARK / BGS 3519**

Lewis + Malm Architecture

17OCT2024**SERIES 600:**

XXX No adjustments in this Addendum.

SPECIFICATIONS: Note: Specifications apply to all four (4) Sub-Projects according to indicated scope.01 21 00 DELETE in its entirety.
ADD SECTION 012100-REV1 attached to this Addendum in its entirety.

23 09 33 3.1. Has been removed from the project.

23 09 33 1.5.A.3b GC and their mechanical Sub-Contractor shall determine quantity, size and location of access panels, all valves must be easily accessible. This project has only a few required, if any.

23 33 00 3.1 ADD note reading "GC to have Electrical Sub-Contractor review this section for electrical items requiring coordination with the mechanical contractor."

ATTACHMENTS: As mentioned above.

END OF ADDENDUM NO. 3

17-Oct-24

Plan Holder	Discipline	Address	Contact	Telephone	Email	Hold Harmless	e-DOCS	ADDENDUM #1	ADDENDUM #2	ADDENDUM #3	SPECS		
GC													
Nickerson & O'Day, Inc.	GC	PO Box 911 Bangor, Maine 04402-0911	Wade Poulton	207.989.7400	wpoulton@nickoday.com	1-Oct-24	1-Oct-24	3-Oct-24	10-Oct-24	17-Oct-24	1-Oct-24		
Bowman Constructors	GC	522 Moosehead Trail PO Box 156 Newport ME 05953	Jesse	207.368.2405	bids@bowmanconstructors.com	24-Sep-24	24-Sep-24	3-Oct-24	10-Oct-24	17-Oct-24	24-Sep-24		
Ganneston Corp.	GC	PO Box 27 Augusta, ME 04330	Stacey Morrison	207.6218505	staceymorrison@gannestonconstruction.com	24-Sep-24	24-Sep-24	3-Oct-24	10-Oct-24	17-Oct-24	24-Sep-24		
Tito Masonry & Construction, LLC	GC	188 Presumpscot St Portland ME	Moravia Tito Dice	207.899-1839	titomasonryoffice@gmail.com	30-Sep-24	30-Sep-24	3-Oct-24	10-Oct-24	17-Oct-24	30-Sep-24		
Phelan Construction, LLC	GC	492 Sutton St. North Andover MA	Teagan Phelan	978.296.3327	tphelan@phelanconstruction.com	7-Oct-24	7-Oct-24	7-Oct-24	10-Oct-24	17-Oct-24	7-Oct-24		
Nichols Construction Inc.	GC	100 Thatcher St. Bangor ME	Craig Nicols	20.947.0048	craig@nicholsgc.com	11-Oct-24	11-Oct-24	11-Oct-24	11-Oct-24	17-Oct-24	11-Oct-24		
SUBS													
ABM Mechanical, Inc.	SUB	33 Dowd Road #1 Bangor	Andrew Vicnaire	207.570.5717	avicnaire@abmmechanical.com	2-Oct-24	2-Oct-24	3-Oct-24	10-Oct-24	17-Oct-24	2-Oct-24		
Copia Specialty Contractors	SUB	261 Bomarc Road Bangor ME	Adam Stanley	207.989.3082	adams@copias.com	1-Oct-24	7-Oct-24	7-Oct-24	10-Oct-24	17-Oct-24	7-Oct-24		
OWNER & PLAN ROOMS													
State of Maine	Owner	92 Western Avenue Fairfield, Maine 04937	Ryan Kerr	207.453.5076	Ryan.Kerr@maine.gov	24-Sep-24	24-Sep-24	3-Oct-24	10-Oct-24	17-Oct-24	24-Sep-24		
Construct Connect	Bid News	Cincinnati, Ohio	Scott Jonas	513.458.5892	scott.jonas@constructconnect.com	1-Oct-24	1-Oct-24	3-Oct-24	10-Oct-24	17-Oct-24	1-Oct-24		
Construction Summary	Bid News	Construction Summary of NH/Maine 734 Chestnut Street Manchester NH 0104	Bob Morin	207.990.1156	info@constructionsummary.com	24-Sep-24	24-Sep-24	3-Oct-24	10-Oct-24	17-Oct-24	24-Sep-24		
AGC Maine	Bid News	188 Whitten Road Augusta ME 04332	Andrea White	207.622.4741	awhite@agcmaine.org	24-Sep-24	24-Sep-24	3-Oct-24	10-Oct-24	17-Oct-24	24-Sep-24		
Lewis + Malm Architecture	Architect	119 Main StreetPO Box 1459 Bucksport, Maine 04416	Charles Earley	207.469.7440	charles@lewisandmalm.com								

[illegible]

106 HOGAN RD.,
SUITE 7
BANGOR, ME 04401

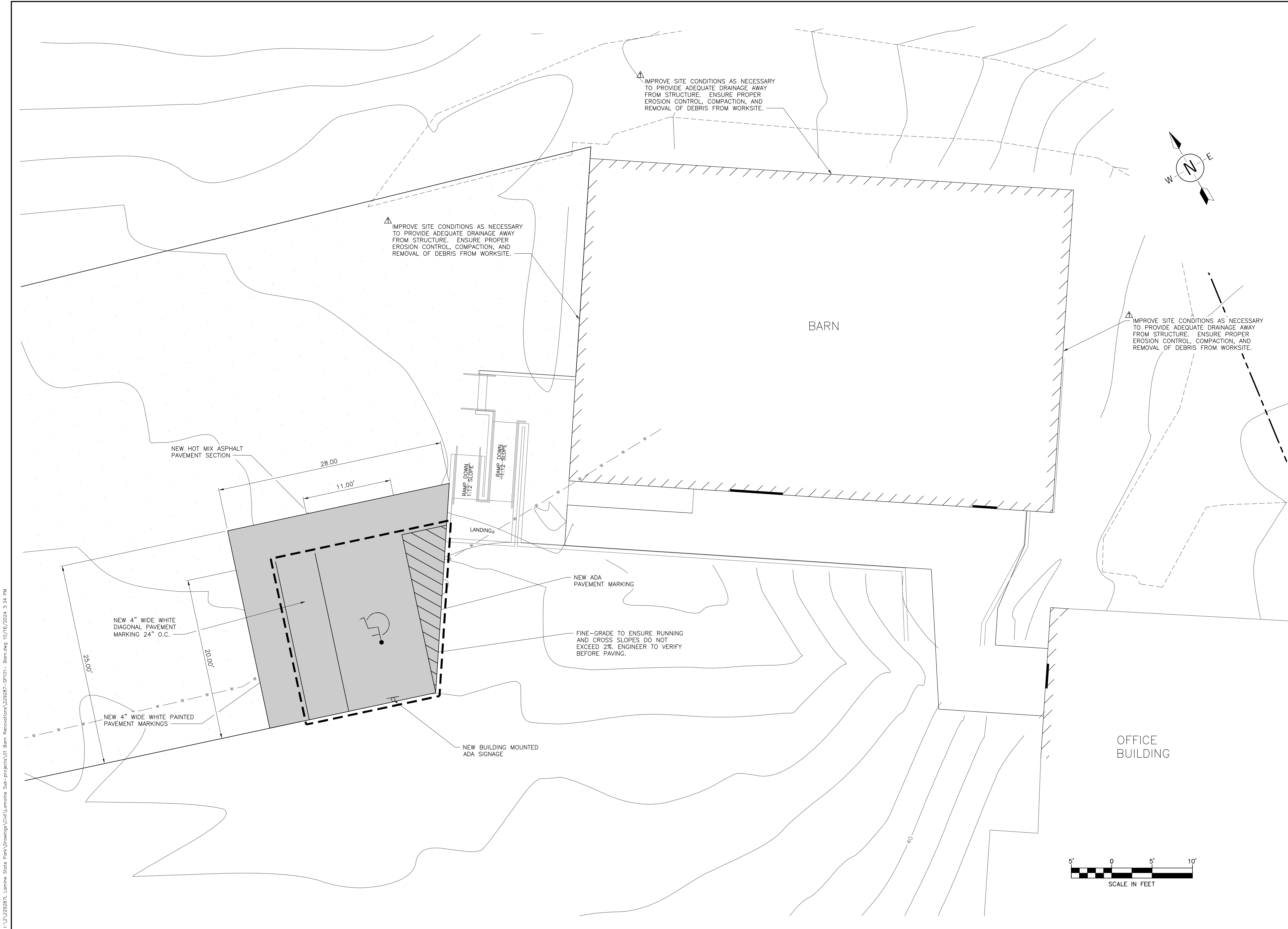
611 LAMOINE BEACH RD.
LAMOINE BEACH, ME 04605

PROJECT #	PROJ. ENG.
229287	JSK
DRAWN BY	CHECKED BY
EBS	JSK

20SEPT2024

SHEET NUMBER

SHEET: 5 of 20



**NOT FOR
CONSTRUCTION
GC BID SET**

[illegible]

STATE OF MAINE
BUREAU OF PARKS &
LANDS

106 HOGAN RD.,
SUITE 7
BANGOR, ME 04401

2308.01
LAMOINE
STATE PARK
BGS 3519

611 LAMOINE BEACH RD.
LAMOINE BEACH, ME 04605

SHEET TITLE:
PROJECT 3C
ENTRY BLDG & GATE
SITE REMOVALS PLAN

PROJECT #	PROJ. ENG.
229287	JSK
DRAWN BY	CHECKED BY
EBS	JSK

20SEPT2024

C500

SHEET: 15 of 20



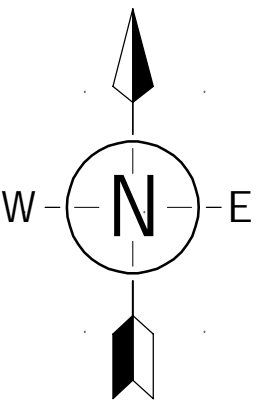
STATE OF MAINE
BUREAU OF PARKS &
LANDS

106 HOGAN RD.,
SUITE 7
BANGOR, ME 04401

611 LAMOINE BEACH RD.
LAMOINE BEACH, ME 04605

PROJECT #	PROJ. ENG.
229287	JSK
DRAWN BY	CHECKED BY
EBS	JSK

C501



SECTION 012100 - ALLOWANCES

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 governing allowances.
- B. Types of allowances include the following:
 - 1. Testing and inspecting allowances.
- C. Related Requirements:
 - 1. Section 012600 "Contract Modification Procedures" for procedures for submitting and handling Change Orders.
 - 2. Section 014000 "Quality Requirements" for procedures governing the use of allowances for field testing by an independent testing agency.

1.3 DEFINITIONS

- A. Allowance: A quantity of work or dollar amount included in the Contract, established in lieu of additional requirements, used to defer selection of actual materials and equipment to a later date when direction will be provided to Contractor. If necessary, additional requirements will be issued by Change Order.
- B. Allowance Use: Allowances are to only be used for works not designated in the Contract Documents.
- C. Permission: Allowance use must be agreed upon between the Owner, General Contractor and Architect, in writing, prior to the GC engaging in any allowance usage.
- D. Allowance Change Proposal: The General Contractor shall endeavor to provide complete written cost proposals in a timely manner for review by the Owner and Architect.
- E. Time & Materials Allowance Use: The Owner and Architect may agree to allow the General Contractor to proceed with smaller, low cost, Allowance use items on a Time & Materials basis, provided that the GC records and presents daily written T&M allowance use reports to the Owner & Architect.
- F. Allowance Use Log: The General Contractor shall maintain an Allowance Use Log and present updated print-outs of said log for review by the Owner and Architect as part of the monthly Requisitions record-keeping. The Allowance Use Log shall include the following:
 - 1. Original Allowance Amount

2. Date
3. Allowance Use Proposal Number
4. Topic of Allowance Use
5. Category of Allowance Use (Discipline)
6. Total Cost of Allowance Use
7. Remaining Balance by Allowance
8. Overall Remaining Balance (combined Allowances)

- G. Allowance Allocation: The Architect may determine to reallocate Allowance funds from one discipline category to another during construction.

1.4 TESTING AND INSPECTING ALLOWANCES

- A. Testing and inspecting allowances include the cost of engaging testing agencies, actual tests and inspections, and reporting results.
- B. The allowance does not include incidental labor required to assist the testing agency or costs for retesting if previous tests and inspections result in failure. The cost for incidental labor to assist the testing agency shall be included in the Contract Sum.
- C. Costs of testing and inspection services not specifically required by the Contract Documents are Contractor responsibilities and are not included in the allowance.
- D. At Project closeout, credit unused amounts remaining in the testing and inspecting allowance to Owner by Change Order.

1.5 ADJUSTMENT OF ALLOWANCES

- A. Allowance Adjustment: To adjust allowance amounts, prepare a Change Order proposal based on the difference between purchase amount and the allowance, multiplied by final measurement of work-in-place where applicable. If applicable, include reasonable allowances for cutting losses, tolerances, mixing wastes, normal product imperfections, required maintenance materials, and similar margins.
 1. Include installation costs in purchase amount only where indicated as part of the allowance.
 2. If requested, prepare an explanation and documentation to substantiate distribution of overhead costs and other markups.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALLOWANCES: **TOTAL \$98,000.00**

- A. Allowance No. 1: Cut & Patch Asphalt, include the sum of \$4,000.00 for works not indicated in the Contract Documents.
- B. Allowance No. 2: Cut & Patch Concrete, include the sum of \$4,000.00 for works not indicated in the Contract Documents.
- C. Allowance No. 3: Cut & Patch Gypsum Wall Assemblies, include the sum of **\$2,000.00** for works not indicated in the Contract Documents.
- D. Allowance No. 4: Cut & Patch Paint, include the sum of \$4,000.00 for works not indicated in the Contract Documents.
- E. Allowance No. 5: Cut & Patch Mechanical/Plumbing, include the sum of \$4,000.00 for works not indicated in the Contract Documents.
- F. Allowance No. 6: Cut & Patch Electrical, include the sum of \$4,000.00 for works not indicated in the Contract Documents.
- G. Allowance No. 7: Electrical Utilities, include the sum of \$66,000 for mainline utility connections not indicated in the contract documents.
- H. Allowance No. 8: Architect/Engineer's Discretion Allowance: Include the sum of **\$10,000.00** for works not indicated in the construction documents.

END OF SECTION