

DOCUMENT 009100

ADDENDA

ADDENDUM NUMBER ONE (001)

DATE: November 20, 2024

PROJECT: **Two State Buildings Renovations**

PROJECT NUMBER: Artifex Project No. 2022147; BGS Project No. 3561 & 3562

CLIENT: Bureau of General Services
111 Sewall Street
Augusta, ME 04333

ARCHITECT: Artifex AE

TO: Prospective Bidders

This Addendum forms a part of the Contract Documents and modifies the Bidding Documents dated November 7, 2024, with amendments and additions noted below.

The Bidder is to acknowledge receipt of this Addendum in the space provided in the Bid Form of the Project Manual. Failure to do so may disqualify the Bidder.

This Addendum consists of three **(3)** pages, plus noted attachments and specifications.

1.0 Changes to Bidding:

- 1.01 Bid Date extended to December 17th, 2024 at 2pm
- 1.02 Bidders' Requests for Information: Send to Architect by December 12th, 2024 at 5pm. Address to Ellen Angel and CC Aaron Goodine.

2.0 Questions Received

2.01 **Question:** *Is the GC responsible for Builders Risk Insurance?*
Answer: Yes.

2.02 **Question:** *Are the allowances carried for the work indicated in the bid documents or are these in addition to the work shown on the drawings?*
Answer: Allowances are included in the Bid Price.

2.03 **Question:** *There is a spec section for Unit Prices, but the Bid Form does not indicate Unit Prices to be bid.*

Answer: **Complete the Unit Prices Form (00 43 22) and attach it to the Bid Form.**

2.04 **Question:** *Are Coordination drawings necessary to the extent specified?*

Answer: **Coordination drawings are necessary to the extent required for proper coordination.**

2.05 **Question:** *Doors 102 and 112 in Nash are interior doors in the new addition shown as storefront. Spec 084213 says clear anodized. Can you confirm? Exterior of adjacent units is black.*

Answer: **Doors 102 and 212 at Nash will have a clear anodic finish per 08 42 13.**

2.06 **Question:** *Is corridor B01 in McLean getting a new acoustical ceiling? It doesn't have the same markup as the Nash School.*

Answer: **No. The ACT ceiling in B01 at McLean is existing to remain.**

2.07 **Question:** *Will the stump outside McLean [by Office 111] need to be removed?*

Answer: **No.**

2.08 **Question:** *Can construction at Daschlager occur during construction at McLean?*

Answer: **Yes.**

2.09 **Question:** *During construction, will the parking lot at Nash be in use?*

Answer: **No, but access to the basement door is needed.**

2.10 **Question:** *Were borings done at Nash?*

Answer: **Yes. Please refer to the Geotechnical report under 00 31 32.**

2.11 **Question:** *Will furniture and AC units be removed from windows prior to start? AC's reinstalled by others if required?*

Answer: **AC units to be removed by Owner prior to start.**

2.12 **Question:** *There are some remnants of triple track storm windows on McLean 2nd floor West and South windows. Are these to be reinstalled after frame restoration? Most are missing significant parts.*

Answer: **No. Remove remnants of storm windows where they exist.**

2.13 **Question:** *There are several half screens on the Nash exterior. Are these screens to be reinstalled after the windows are restored?*

Answer: **No. Salvage screen units to Owner.**

2.14 **Question:** *There are wooden raised panels directly below some of the McLean first floor windows that are integral to the interior window trim. Some are in poor condition. Are these raised panels to be considered interior trim to be restored?*

Answer: **Yes.**

2.15 **Question:** *Some Basement windows in Nash may require some masonry work. Will there be an allowance for this work?*

Answer: See Unit Price for Historic Masonry remediation/repointing.

2.16 **Question:** *Window W14 in McLean is missing one shutter. Hinges are still existing. Do you want this to be replaced with a new shutter to match existing?*

Answer: Yes. See Sheet A-B200.

3.0 Changes to General Documents:

NONE

4.0 Changes to the specifications:

NONE

5.0 Changes to the Plans:

NONE

6.0 Attachments:

- 6.01 Minutes of Pre-Bid Meeting
- 6.02 Pre-Bid Meeting Attendance Sheet

-- END OF DOCUMENT --

Pre-Bid Meeting Minutes

Meeting Date/Time:

November 18th, 2024 @10:30am

Meeting Location:

193 State Street, 103 Sewall Street

Bid Due Date:

November 26, 2024 by 2:00pm

Project Number:

2022147 ; BGS No. 3561 & 3562

1. Introductions:
 - a. Deane Rykerson, Owner's Representative, BGS
Deane.Rykerson@maine.gov
 - b. Ellen Angel, Principal Architect, Artifex AE
eangel@artifexae.com
 - c. Aaron Goodine, Project Manager, Artifex AE
agoodine@artifexae.com
 - d. Bid date to be extended. See Addendum 001.
2. Procurement and Contracting Requirements:
 - a. General Scope of Project:
 - i) Renovations to two state buildings in Augusta, Maine. Common to each building are a variety of building system upgrades, including the building envelope; restoration of select historic elements; and limited interior alterations. Nash School includes a building addition for Accessibility including a new elevator.
 - b. Instructions to Bidders.
 - i) Exempt from Maine State sales and use taxes
 - ii) Davis-Bacon / State of Maine Wage Determination
 - c. Insurance Requirements. See Section 9, General Conditions.
 - d. Bid Security:
 - i) Bid Bond required Bonding: 5% of bid amount
 - ii) Performance and Payment Bonds required
 - e. Bid Form and Attachments.
 - f. Notice of Award.
3. Communication during Bidding Period:
 - a. Obtaining documents:
 - i) Digitally through Architect.
 - ii) AGC Maine
 - iii) Construction Summary
 - b. Bidder's Requests for Information:
 - i) to Ellen & Aaron via email.

- c. Bidder's Substitution Request/Prior Approval Request– none accepted
- 4. Contracting Requirements:
 - a. Agreement. In Project Manual
 - b. The General Conditions: 00 72 13 BGS General Conditions
 - c. Other Owner requirements.
 - i) Change Orders fully transparent and documented – maximum 10% O/P for subs, 20% for GC self perform.
- 5. Construction Documents:
 - a. Scopes of Work
 - b. Temporary Facilities:
 - i) Sewer and water provided by Owner
 - ii) Electricity provided by Owner
 - iii) ADA ramp at Sewall St. needed during construction.
 - c. Use of Site– Limits of Work
 - i) Both buildings will be occupied during construction.
 - d. Work Restrictions:
 - i) 7am to 5pm, Monday – Friday
 - e. Alternates:
 - i) Nash– ADD Capitol St. stairs
 - ii) Nash– ADD exterior steps at parking lot
 - iii) Nash– DEDUCT elevator stop at basement.
 - iv) McLean– ADD full ventilation system
 - f. Allowances: include per bid form in Bid Price.
 - g. Unit Prices:
 - i) Historic Masonry Remediation / Repointing
 - h. Substitutions following award– as approved
- 6. Schedule:
 - a. Project Schedule:
 - i) Substantial Completion by December 15, 2026
 - ii) Final Completion by December 31, 2026
 - b. Contract Expiration Date: February 28th, 2027
 - c. Liquidated Damages: yes
 - d. Other Bidder Questions.
 - i) See Addendum 001
- 7. Site walkthrough at McLean House; Site visit at Nash School.



Project: Two State Buildings Renovations
Project No: 2022147
 BGS Project No. #3561 & 3562
Date: November 18, 2024



ATTENDEES

NAME	COMPANY	PHONE	E-MAIL
1 Ellen Angel	Artifex AE	207-745-0237	eangel@artifexae.com
2 Deane Rykerson	STATE OF MAINE, BGS	207-624-7349	Deane.Rykerson@maine.gov
3 Aaron Goodine	Artifex AE	207-974-3028	agoodine@artifexae.com
4 Travis Whitehead	Knowles	207-854-1900	TWhitehead@KnowlesIndustrial.com
5 JEREMY WHITEHOUSE	JACOBS GLASS	207-232-2003	jeremy@jacobsglass.net
6 Scott Cooper	Jacobs Glass	207-798-1815	scott@jacobsglass.net
7 Tim Dow	BENCHMARK	591-7600	KRICE@BENCHMARKCONSTRUCTION.ORG
8 Kolby Hendrix	Doten's Construction	207-800-7911	Kolby@dotens.com / tyler@dotens.com
9 Scott Stoutanger	TRAVERSE ELECTRIC	207-474-5829	SCOTT@TRAVERSEELECTRIC.COM
10 Joe LaRose	GANNESTON CONST. CORP	207-615-7534	JLROSE@GANNESTONCONSTRUCTION.COM
11 Will Barofoli	Knowles Industrial	781-779-5141	wbarofoli@knowlesindustrial.com

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	NAME	COMPANY	PHONE	E-MAIL
12	Spencer Hunnewell	Nickerson O'Day	207-399-6581	shunnewell@nickoday.com
13	Brett Phelan	Phelan con	617-999-4005	bphelan@phelanconstruction.com
14	Teagan Phelan	Phelan Con	617-615-2000	Tphelan@phelanconstruction.com
15	Jesse Johnson	Bowman Constructors	207-369-2405	bids@bowmanconstructors.com
16	Jason Surtell	D.P. Porter / CEM Maine	207-322-4682	Jason@cemmaine.com
17	Trevor Lawrence	Lakeside AP+CC	207-712-5365	Lawrence@lakesideap.com
18	Blane Casey	Blane Casey Contractors	207-622-5600	gcsey@blancasey.com
19	Annabelle Soucie	Blane Casey Contractors	207-622-5600	estimating@blancasey.com
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