



OAK POINT  
ASSOCIATES

architecture  
engineering  
planning

## ADDENDUM No. 2

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**Date:** January 17, 2025

**Project:** Cross Building and State House Security Screening Centers  
Bureau of General Services  
Augusta, Maine

This addendum is issued prior to receipt of the bids and does hereby become a part of the contract documents, and in case of conflict, it shall supersede the original project manual and drawings.

Each bidder shall be responsible for issuing information contained herein to sub-contractors and suppliers to ensure that their proposal covers all work required by the contract documents including this addendum.

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### **GENERAL**

1. All questions must be submitted in writing to Oak Point Associates, attention Leah Schaffer. Email: [lschaffer@oakpoint.com](mailto:lschaffer@oakpoint.com). All clarifications will be sent out by written Addenda.
2. Sign-In Sheet for the Pre-Bid Meeting held on January 14, 2025 is attached.
3. The Geotechnical Report is included in the Project Specifications in Section 312000 Earth Moving as an attachment.
4. As a General Note Room numbers will be clarified in the Ready for Construction set.

### **QUESTIONS RECEIVED**

The following are questions received during the Pre-Bid Meeting on January 14, 2025 and responses are as follows.

1. *Question: Can you confirm working hours for the project and if off hour work is allowed?*
  - a. See Phasing Plan General Note 1 and 2 on G-109 and Specification Section 011000 Summary 1.11 B. Working hours are to be Monday through Friday from 7:30am to 5pm except Government holidays. Prior written approval from Owner is required for off hours work. Work in the State House is to be scheduled after Legislative adjournment in June. All work on the 7th Floor will need to be completed during off-hours.
2. *Question: Are there any known hazardous materials?*
  - a. There are no known hazardous materials at the Cross Building. Lead Paint is suspected at the existing plaster ceiling of the State House. See General Note 3 on AD104 and General Note 4 on AE703 for testing required by contractor.
3. *Question: When is Substantial and Final completion expected?*
  - a. See Notice to Contractors included in Project Specifications. The Substantial Completion Date should be on or before June 30, 2025 for the Capital Police Offices, and 15 December 2025 for the two Security Screening areas, and the Contract Final Completion Date on or before 15 January 2026.

4. *Question: Is there a location noted for dumpsters on Site? Can debris be brought down the elevator or the stairs?*
  - a. The contractor laydown area is noted on CX101 in a portion of the parking lot and the dumpster should be located within this area. Debris can be transferred via stair or elevator provided floor and finish protection is provided. For Basement removals, only one elevator has basement access and card access will need to be requested from the Owner.
5. *Is the General Contactor or the demolition contractor to carry the cost for floor/finish protection?*
  - a. Floor and finish protection during demolition is to be provided through work areas and where debris will be carried through occupied spaces. The cost for these items should be coordinated between the demolition subcontractor and General Contractor.
6. *Will the Owner remove furniture and equipment from work areas?*
  - a. The Owner will remove all furniture, wall mounted artwork, and moveable equipment from areas of work unless noted otherwise on demolition drawings. The existing Key Boxes will be removed and relocated by the Owner prior to construction start.
7. *How will access be provided to the building and specific work areas?*
  - a. General Contractors and subcontractors will be provided with access cards to specific building areas as required during the associated construction phase. Background checks must be passed prior to issuance of access cards. Prior Notice is to be given by the contractor to Building Controls at least 24 hours prior to access being required.
  - b. During normal working hours of 7:30am to 5pm Monday through Friday the building is open to the public. Access on weekends and after 5pm on weekdays will require advanced notice of 72 hours for Building Control and Capital Police to coordinate.
8. *Are background checks required?*
  - a. Background checks are required for all General Contractor and subcontractor personnel that will be on site. Background checks will be run by Building Controls at no cost. If failed personnel will not be permitted on State grounds.
9. *Do we know the existing first floor slab thickness?*
  - a. The existing slab is +/- 7" thick and is noted on SF103 and AD101. Original Construction drawings from 1954 have been provided for reference as well as an attachment to this addendum.
10. *Will the veneer on the addition match the existing?*
  - a. Yes, the addition will have 3-5/8" thick granite veneer panels. The existing stone is Deer Isle Granite. See Specification Section 044200 and drawings for additional information.
11. *Are any of the existing doors ballistic rated?*
  - a. None of the existing doors to be removed are ballistic rated.
12. *Where are security systems located?*
  - a. For the Cross Building security items are located in Room T12 and T11.
13. *Will any work be completed in the Main High Voltage Electrical Room at Cross?*
  - a. No work will be needed in the high voltage electrical room. Work on the first floor of the Cross building is at Elec 140 and 112 electrical rooms only.

14. *Does the ACT ceiling on the 7th Floor need to be reinstalled at the end of each working day?*
- No the ceiling can remain down for the duration of work needed on the 7th Floor and reinstalled once work above the ceiling is completed.
15. *How much space is above ACT ceilings in the Café and Dish Area?*
- There is approximately 18" from ACT ceiling to bottom of steel beams and 30" from ACT ceiling to structural slab.
16. *Is the structure for the existing building or the addition required to be blast rated?*
- No the structure is not required to be blast rated. The new windows noted as Type A are required to be UL Level 3 Ballistic Rated. Interior Storefront systems, interior storefront doors, and interior doors for both buildings are required to be UL Level 3 Ballistic Rated where scheduled.
17. *Can a Bid Extension be provided?*
- Please see reissued Notice to Contractors for Bid questions and deadline extension.
18. *Is access control required for Door 138A and 138B at the State House with the pivot hinge this does not seem feasible?*
- These doors are being replaced with UL Level 3 Ballistic Doors with continuous geared hinges. Access control is to be provided at Door 138B. See Door Hardware Specifications 087111 and Electrical drawings for additional information.
19. *Does the Owner have a preferred contractor for Utility locating services?*
- There is not a preferred contractor for Utility locating. Centerline Utility Services previously marked utility locations in the field as they are noted on Civil drawings.

## **SPECIFICATIONS**

### **SPECIFICATION SECTION 001113 "Notice to Contractors"**

- Delete** Section 00 11 13 Notice to Contractors and **replace** with revised Section 00 11 13 Notice to Contractors (attached). The bid deadline has been extended to February 4, 2025 at 2:00 p.m. and the deadline for bid questions is January 23, 2025 at 5:00 p.m.

## **DRAWINGS**

### **DRAWING G-001**

- ADD** General Construction Note 13: THE PROJECT IS SUBJECT TO A CAPITAL PLANNING COMMISSION PERMIT WHICH HAS BEEN OBTAINED BY THE ARCHITECT FOR THE OWNER. THE OWNER WILL OBTAIN THE BUILDING PERMIT AND STATE OF MAINE FIRE MARSHAL PERMIT FOR THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE REQUIRED TRADE PERMITS.

### **DRAWING C-001**

- REVISE** Civil Notes 7 to read: THE PROJECT IS SUBJECT TO A CAPITAL PLANNING COMMISSION PERMIT WHICH HAS BEEN OBTAINED BY THE ARCHITECT FOR THE OWNER. AT THE REQUEST OF THE OWNER, THE ARCHITECT IS IN THE PROCESS OF OBTAINING THE BUILDING PERMIT FOR THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE REQUIRED TRADE PERMITS.

### **DRAWING CU101**

- DELETE** Sheet CU101 in its entirety and **REPLACE** with attached Sheet CU101. Additional protective granite post with photo eye is to be provided at the North end security gate.

#### DRAWING AD102

1. **ADD** General Removals Note: 5. REMOVE AND SALVAGE ALL DOOR LOCKSETS, CYLINDERS, AND CORES FOR DOORS INDICATED TO BE REMOVED. RETURN ALL SALVAGED HARDWARE TO OWNER UNLESS OTHERWISE INDICATED.

#### DRAWING AD103

1. **DELETE** Sheet AD103 in its entirety and **REPLACE** with attached Sheet AD103. Clarification on height of existing tile is provided on Removals Keynote 1. General Removals note 7 has been added. Removals Keynote 3 is updated to include salvaging fire alarm panel. Additional note regarding demolition work for duct penetrations has been added.

#### DRAWING AD104

1. **DELETE** Sheet AD104 in its entirety and **REPLACE** with attached Sheet AD104. State Building plumbing removals work redefined as fixture and domestic water piping removals work has been completed by the Government. Existing light fixtures for Entry 138 have been added for clarity.

#### DRAWING AD105

1. **ADD** General Removals Note: 5. CONTRACTOR MUST PROVIDE AND COORDINATE A PROTECTION PLAN WITH STATE OF MAINE IT FOR ALL WORK IN TELECOMMUNICATION ROOMS. PROTECTION PLAN MUST INCLUDE PLASTIC COVERING AND A VACUUM WITH HEPA FILTER TO KEEP EQUIPMENT FANS OPERATIONAL. THE PROTECTION PLAN MUST BE APPROVED BY MAINE IT PRIOR TO ANY WORK IN TELECOMMUNICATION ROOMS.

#### DRAWING AE101

1. **DELETE** Sheet AE101 in its entirety and **REPLACE** with attached Sheet AE101. General Note 7 has been added. Clarification is provided for access hatch Basis of Design and dimension of shaft wall revised. Keynote 9 has been added for firestopping at piping penetration in Seating 136.

#### DRAWING AE102

1. **DELETE** Sheet AE102 in its entirety and **REPLACE** with attached Sheet AE102. General Note 6 has been added. Clarification is provided for access hatch Basis of Design and dimension of shaft wall revised. Keynote 9 has been revised for type of floor penetrations to be patched. Dimensions have been added for C1 units at Gridline C.9. Additional areas of patching at removed duct penetrations have been added.

#### DRAWING AE103

1. **DELETE** Sheet AE103 in its entirety and **REPLACE** with attached Sheet AE103. State Building plumbing removals work redefined as fixture and domestic water piping removals work has been completed by the Government. Patch at removed piping supports. Clarification has been added for a access hatch Basis of Design.

#### DRAWING AE104

1. **ADD** General Note: 7. CONTRACTOR MUST PROVIDE AND COORDINATE A PROTECTION PLAN WITH STATE OF MAINE IT FOR ALL WORK IN TELECOMMUNICATION ROOMS. PROTECTION PLAN MUST INCLUDE PLASTIC COVERING AND A VACUUM WITH HEPA FILTER TO KEEP EQUIPMENT FANS OPERATIONAL. THE PROTECTION PLAN MUST BE APPROVED BY MAINE IT PRIOR TO ANY WORK IN TELECOMMUNICATION ROOMS.

#### DRAWING AE120

1. **DELETE** Sheet AE120 in its entirety and **REPLACE** with attached Sheet AE120. Clarification has been provided for reinstalled versus existing to remain granite veneer panels on Detail 4/AE120. Gypsum Ceiling at Entry Vest 126 is to be ½" Gypsum Board Painted. Provide framing or suspended ceiling system as required to support spans.

#### DRAWING AE501

1. **ADD** Weep Vents at top of granite veneer panel walls at vertical joints in Detail 1+2/AE501.

#### DRAWING AE502

1. **DELETE** Sheet AE502 in its entirety and **REPLACE** with attached Sheet AE502. Dimensional clarifications have been provided at granite veneer panels.

#### DRAWING AE504

1. **DELETE** Sheet AE504 in its entirety and **REPLACE** with attached Sheet AE504. Dimensional clarifications have been provided at for tapered insulation at canopy roof. As storefront system is segmented drywall return dimension will vary along storefront, see Detail 1/AE504. Initial pipe at canopy roof drain is to be 3" PVC. This has been revised on detail 2/AE504.

#### DRAWING AE540

1. **DELETE** Sheet AE540 in its entirety and **REPLACE** with attached Sheet AE540. General Note 3 has been added. Clarification is provided for access hatch Basis of Design and dimension of shaft wall revised. See detail 2+5/AE540. Hatch locations are to be coordinated with mechanical drawings.

#### DRAWING AE581

1. For Details 7 through 11/AE581 the Basis of Design for the metal reveal is ½" Millwork Insert with Return Keys by Fry Reglet or approved equal. Color to be selected from Woodtone Powder Coat Colors or Standard Powder Coat Colors.

#### DRAWING AE601

2. **ADD** Note B to Borrowed Light Schedule Notes: B. PROVIDE BLACKOUT ROLLER SHADE WITH HEADBOX.
3. **ADD** Note B to BL 2.

#### DRAWING AE702

1. **DELETE** Sheet AE702 in its entirety and **REPLACE** with attached Sheet AE702. Detail callouts have been added for additional wood ceiling details.

#### DRAWING AE703

1. **DELETE** Sheet AE703 in its entirety and **REPLACE** with attached Sheet AE703. Existing light fixtures for Entry 138A and Exit 138B have been added for clarity.

#### DRAWING AE720

1. **DELETE** Sheet AE720 in its entirety and **REPLACE** with attached Sheet AE720. Additional wood ceiling details have been added.

#### DRAWING PD101

1. **DELETE** Sheet PD101 in its entirety and **REPLACE** with attached Sheet PD101. State Building plumbing removals work redefined as fixture and domestic water piping removals work has been completed by the Government.

#### DRAWING E001

1. **ADD** General Construction Note 16: THE PROJECT IS SUBJECT TO A CAPITAL PLANNING COMMISSION PERMIT WHICH HAS BEEN OBTAINED BY THE ARCHITECT FOR THE OWNER. THE OWNER WILL OBTAIN THE BUILDING PERMIT AND STATE OF MAINE FIRE MARSHAL PERMIT FOR THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE REQUIRED TRADE PERMITS.

#### DRAWING ED103

1. **DELETE** Sheet ED103 in its entirety and **REPLACE** with attached Sheet ED103. Electric booster water heater was removed by the Government. Remove unswitched light fixture in Entry 138. Disconnect two lighting fixtures from switched circuit and connect to unswitched circuit in Entry 138. Locations of existing panelboard L1-E1 and existing lighting contactor LC-1 were added.

#### DRAWING EL103

1. **DELETE** Sheet EL103 in its entirety and **REPLACE** with attached Sheet EL103. Indicated light fixtures to be unswitched for Entry 138A and Entry 138B. Locations of existing panelboard L1-E1 and existing lighting contactor LC-1 were added. Location of existing panelboard L1-W2 was added.

END OF ADDENDUM NO. 2

**00 11 13**  
**Notice to Contractors**

**Cross Building and State House Security Screening Centers**  
BGS project number:3676

*The project consists of demolition of existing capital police offices and adjacent spaces, and construction of new offices at the existing cafeteria annex. A new steel-framed entry vestibule with granite Veneer and new internal screening area. All associated site work, mechanical, plumbing, sprinkler, and electrical is included in the project scope.*

*Renovations on the State House side to include selective demolition of the café space and work associated with room becoming the new screening area.*

The contract shall designate the Substantial Completion Date on or before *30 June 2025 for the Capital Police Offices, and 15 December 2025 for the two Security Screening areas*, and the Contract Final Completion Date on or before *15 January 2026*.

1. Submit bids on a completed Contractor Bid Form (section 00 41 13), provided in the Bid Documents, include bid security when required, and scan each item as an attachment to an email addressed to: BGS.Architect@Maine.gov, so as to be received no later than **2:00:00 p.m. on 04 February 2025**. The email subject line shall be marked "**Bid for Cross Building and State House Security Screening Centers**".

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 BGS.Architect@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. In certain circumstances, the Bureau of General Services may require the Bidder to surrender a valid paper copy of the bid form or the bid security document. The Owner reserves the right to accept or reject any or all bids as may best serve the interest of the Owner.

2. Questions and comments on the *bid opening process* shall be addressed to: Division of Planning, Design & Construction, Bureau of General Services, 77 State House Station, Augusta, Maine 04333-0077, BGS.Architect@Maine.gov.
3. Questions and comments regarding the *project* design specifications or drawings shall be directed in writing to the Consultant during the bid period prior to the question and comment deadline of 5:00 p.m. on *23 January 2025*.

*Oak Point Associates*

*Leah Schaffer*

*lschaffer@oakpoint.com*

**00 11 13**  
**Notice to Contractors**

4. ☒ Bid security is required on this project.

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.

*or*

- ☐ Bid security is not required on this project.

5. ☒ Performance and Payment Bonds are required on this project.

If noted above as required, or if any combination of Base Bid and Alternate Bids amounts selected in the award of the contract exceeds \$125,000.00, 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.

*or*

- ☐ Performance and Payment Bonds are not required on this project.

6. Filed Sub-bids *are not required* on this project.

7. ☐ Pre-qualified General Contractors are utilized on this project.

*insert the company name, city and state for each*

*or*

- ☒ Pre-qualified General Contractors are not utilized on this project.

8. ☒ An on-site pre-bid conference ( ☒ *mandatory* or ☐ *optional* ) will be conducted for this project.

The pre-bid conference is intended for General Contractors. Subcontractors and suppliers are welcome to attend. Contractors who arrive late or leave early for a mandatory meeting may be prohibited from participating in this meeting and bidding.

*Meeting will take place at the Cross Office Building on January 14, 2025 at 9:00 a.m. The meeting will be in Room 102 at the North end of the first floor.*

*or*

- ☐ An on-site pre-bid conference will not be conducted for this project.

9. Bid Documents - full sets only - will be available on or about 2 January 2025 and may be obtained *at a cost* from:

*Xpress Copy*

*17 Westfield Street*

*Portland, ME 04102*

*1-207-775-244 (www.xcopy.com)*



**00 11 13**  
**Notice to Contractors**

10. Bid Documents may be examined at:

*AGC Maine*

*188 Whitten Road, Augusta, ME 04330*

*207-622-4741*

*Construction Summary*

*734 Chestnut Street, Manchester, NH 03104*

*603-627-8856*



## PRE-BID MEETING SIGN-IN SHEET

Date: January 14, 2025

BGS Project No: 3676

Project: Cross Building and State House Security Screening Centers  
Augusta, Maine

Attendee	Representing	Telephone	Email
Jacob Milton	Optimum Construction	207-699-7821	jmilton@optimumconstruction.com
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TREVOR LAWRENCE	LAKE SIDE CC + AP	207-712-5365	tlawrence@lakesideap.com

Attendee	Representing	Telephone	Email
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Liana Pinard	Honeywell	207-615-9581	liana.pinard@honeywell.com
Tyler Blakney	State of Maine	207-446-8458	tyler.blakney@Maine.gov
Bob Masland	Honeywell	207-256-6870	bob.masland@honeywell.com

Attendee	Representing	Telephone	Email
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AYVA DAHNE	PHELAN CONSTRUCTION	978-771-3300	ADAHNE@PHELANCONSTRUCTION.COM
PETER SKOURON	CMS Painting LLC	207-370-5294	admin@cms-painting.com
Bryan Bisson	Minuteman Security	207-756-3531	BBISSON@minutemanst.com

Attendee	Representing	Telephone	Email
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ANDREW BANDOLA	NICHOLS CONSTRUCTION	207-717-0971	abandola@nicholsge.com
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MATT CLANCY	DPS - CAPITAL POLICE	207 248 1188	MATTHEW.M. CLANCY @MAINE.GOV
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