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ADDENDUM 4

date: May 13, 2025
project: MCJA - BUILDING C LIMITED RENOVATIONS (2023-0070)
from: Patrick Barendt, Simons Architects
to: John Kenney, BGS; Jack Peck, MCJA
cc: Ryan Kanteres, Simons Architects; Noah Jacques, Simons Architects

This Addendum forms a part of and modifies the original Issued for Bid Documents for MCJA Building C; Drawings and Project Manual dated April 8, 2025. Refer also to Addendum 1 issued on April 30, 2025; Addendum 2 issued on May 6, 2025; and Addendum 3 issued on May 8, 2025.

This Addendum consists of the following:

Bid Questions: Responses to bid questions from May 5, 2025 through May 12, 2025 are attached. Previous responses are provided for reference.

Project Manual: Revisions to project manual and specification sections as noted below and attached.

Drawings: Revisions to Architectural, Mechanical, and Electrical disciplines as noted below. Not all sheets are revised and reissued in this addendum; a conformed set may be provided for convenience at a later date.

See list of changes on the following pages:

SPECIFICATIONS:

Changes to Project Manual

1. Document 012100 – Allowances: Reissued with this Addendum.
 - a. 3.3 - addition of Allowance No. 2 - Roof Patching with language clarifying scope covered within allowance.

DRAWINGS:

- D1 Revisions to sheet A111
Revision to sanitary napkin disposal note.
Replace sheet in its entirety.
- D2 Revisions to sheet MD203
Delete general demolition note 3.
Replace sheet in its entirety.
- D3 Revisions to sheet MH105
Add keyed note 6.
Replace sheet in its entirety.
- D4 Revisions to sheet MP102
Revision to keyed note 1.
Replace sheet in its entirety.
- D5 Revisions to sheet MP103
Add keyed notes 6, 7, and 8.
Replace sheet in its entirety.
- D6 Revisions to sheet MP104
Add keyed notes 3 and 4.
Replace sheet in its entirety.
- D7 Revisions to sheet M600
Add heat pump unit schedule corresponding to Deduct Alt 2.
Replace sheet in its entirety.

ADDENDUM 4

Simons Architects, 75 York Street, Portland, ME 04101

- D8 Revisions to sheet EP103
Add keynotes 7 and 8.
Replace sheet in its entirety.
- D9 Revisions to sheet EP105
Add keynote 1.
Revision to (2) PCR-2-13.
Replace sheet in its entirety.
- D10 Revisions to sheet E500
Add keynote 1.
Replace sheet in its entirety.
- D11 Revisions to sheet E600
Add note 10.
Revision to note 5.
Revision to power source and notes for CU-5, CU-6, and CU-7.
Replace sheet in its entirety.

END OF CD ADDENDUM 4

MCJA - BUILDING C LIMITED RENOVATIONS

ADDENDUM 4 - 05.13.2025

ORIGINAL BID DOCUMENTS: ISSUED FOR BID - 04.08.2025

COMMENTS: 04.15.2025 through 04.29.2025

COMMENTS: 04.30.2025 through 05.05.2025

COMMENTS: 05.06.2025 through 05.12.2025



BID QUESTION

Action / Response

	Action / Response
1 Seems that division 011000 is listed in the index but isn't included in the spec book?	This specification section is omitted from the project; TOC will be revised to remove reference.
2A What sizes are the existing windows we are to put roller shade window treatments in.	Existing window types with dimensions are added in Addendum 1.
2B Is it possible to get a window schedule so our Roller Shade and Millwork subcontractors can have accurate dimensions to bid from?	Existing window types with dimensions are added in Addendum 1.
3 Joint Firestopping section missing from project manual.	Section added in Addendum 1.
4A Is there a planholder's list that accompanies this project? If so, may I please get a copy?	Sign in sheet from 04.23 Pre-Bid walkthrough is included in Addendum 1.
4B Can you include the pre-bid meeting sign-in sheet in Addendum 1?	Sign in sheet from 04.23 Pre-Bid walkthrough is included in Addendum 1.
5 Is there an estimated value or budget?	BGS is not planning to share a cost estimate or budget at this time.
6 Has a start date been determined for the work? Is there an approximate date of completion?	Start date is as soon as possible; completion date is targeted for winter 2026.
7 The 2nd floor plan shows several rooms with new sheetrock ceilings but the existing aren't indicated to be removed on the demolition drawings.	Scope of ceiling demolition is clarified in Addendum 1.
8 Design team open to alternative insulation materials for wall type W6?	Yes, please submit substitution request prior to bid.
9 Travel path for materials into and out of building?	Elevator can be protected and used. Potential to remove a window on floors 2, 3, and 4.
10 Firestopping - by each trade or by single installer?	All firestopping to be installed by single installer.
11 The Bid Form has lots of "insert " information that isn't filled in.	Bid Form is revised in Addendum 1.
12 The Alternates are not listed on the Bid Form	Bid Form is revised in Addendum 1.
13 How will impacts from tariffs be handled if imposed after the bid date.	Contractor to bid the project as they see fit considering potential tariff impacts.
15 Is the existing flooring in the hallways to be removed? If so, can you verify what the existing material is?	Yes, 3/8" thick terrazzo floor tile.
16 What are the expectations for floor prep? Would it be different for areas that are to receive new LVT than it is at the areas to receive carpet?	Comply with the most stringent manufacturer's requirements for flooring prep for each flooring type. Level as required to meet at minimum ACI FF 25, FL 20. Flash patch as required to meet ADA requirements at thresholds and transitions.
17 What should we assume for concrete thickness for coring holes in the floor for MEP?	Structural penetration detail is added in Addendum 1.
18 Will it be required to x-ray for rebar at floor cores prior to coring?	Structural penetration detail is added in Addendum 1.
19 We are removing concrete at the existing steel beams to expose for new welding of steel. Will we be required to infill these areas back to original condition? If so, please provide patching detail requirements.	Not required.
20 Keynote 7 on the floor plans says to patch floor @ existing duct penetrations. Does this mean to infill the existing slab openings at these locations? If so, please provide patching detail requirements.	Correct; follow detail 2 on S500.

21	What is the construction of the existing walls that we will be coring through for MEP work. CMU? Metal Stud? Mainly concerned with the 2nd Floor.	Primary existing walls are 4" hollow terracotta tile with approximately 1" of plaster on each side. Light gauge metal stud walls may also be encountered at the bathrooms from the 1999 renovation.
22	Where we penetrate the existing walls, are we to patch to match the existing finish with plaster? Or can we use regular sheetrock?	Light gauge metal framing and gypsum is acceptable, provided that proper fire ratings are maintained. Provide reinforced mesh at transitions. In areas where patching is visible, provide skim coat at entire wall for consistent finish.
23	It clear the 3rd & 4th floor flooring is all coming out. The 2nd floor demo plan has Demo Note 7 to remove flooring. Is this to be only in the rooms with the note 7 and not include the rooms that don't have the note (Ex: Restroom 209, Hall 210, etc..)?	This is a typical note; existing flooring is to be removed from all spaces within the scope of work that will receive new floor finishes.
24	Hydronic Piping Spec 232113-14 is not clear on glycol. Do not see the 30% referenced on M-600 schedule. Does this system require glycol? Is there glycol in the existing system?	This system does not require glycol, and there is not glycol in the hot water system in Building C. Hydronic Piping specification section 232113-14 has been clarified in Addendum 2.
25	There are no General Conditions in the specification manual.	Section added in Addendum 1.
26	Please clarify whether the closed cell spray foam within the concrete flutes at the building perimeter(detail 3 on A400) on floors 3 and 4 is part of the deduct alternate.	This scope of work is part of the deduct alternate.
27	The graphic representations on Life Safety Plan G002 don't match the associated rating notes. The 2 HR symbol has a note that says 1 HR. & the 2 Hour note has a 3-hour symbol.	There are no 3 HR rated elements in this project. We have confirmed the ratings on G002 are correct. 1 HR ratings are shown with red lines with a single dot; 2 HR ratings are shown with thicker red lines with two dots.
28	There is no indication of the spacing for the 1-5/8" metal studs at the W6 partition type. Same question for Wall Type 4.	Partition type W4 studs to be spaced 24" O.C. Partition type W6 studs to be spaced 24" O.C.

ADDENDUM 2 QUESTIONS

29	Remove analog phone & data jacks, show wifi access point locations.	Analog phone & data jacks have been removed and wifi access points have been added to the drawings in Addendum 2.
30	Wall mounted exit sign at Stair 2A, 3A, 4A.	Wall-mounted exit signs in lieu of ceiling-mounted have been revised in the drawings in Addendum 2.
31	Upon reviewing the Project Manual for MCJA – BUILDING C LIMITED RENOVATIONS I noticed Section 280513 Part 1 – General 1.3 states "Network cabling shall comply with Division 27". As there is no Division 27 Section in the Project Manual, I would recommend that this statement be revised to reference the State of Maine Wiring Specifications.	Specification section 280513 has been updated to reference the State of Maine Wiring Specifications in Addendum 2.
32	Is this project Tax Exempt?	Yes, the project will be tax exempt. Refer to General Conditions section 6 for additional tax exemption information.
33	There is a Roof Construction Note C. on A105 to saying carry an allowance for roof patching to alleviate standing water for 15% of the roof area. The work requested needs to be defined.	Hold allowance of \$10,000 for this work. Scope of work to be defined following pending envelope report.
34	There is a Key Note #5 on the floor plans. I only see it show up in room Dorm 412. The note is for a shelf & rod at a framed closet. There is no closet at this location or any other location.	This note is erroneous and will be removed from the drawings. There are no built-in closets in the project.
35	Can you clarify the direction of plank flooring and carpet tile please.	Plank flooring to be installed parallel to corridor walls w/ ashlar installation method (long direction). At 2nd floor, plank flooring pattern to be continuous and oriented to primary corridor. Carpet tile in dorm rooms to be installed parallel to long wall w/ ashlar random installation method (long direction).
36	There is no place to acknowledge receipt of Addendums on the Bid Form.	Revised Bid Form is included in Addendum 2. Item 1 of the Bid Form addresses this by requiring that the contractor has carefully examined any addenda. Receipt of addenda by number do not need to be acknowledged on the Bid Form.
37	There is no specification for the base cabinets at the bathrooms.	Refer to specification section 062023. Cabinets under sinks are to be exterior grade veneer core plywood or marine grade medium density fiberboard. Cabinet door to be Futrus F-Series Corian door system or equal.

ADDENDUM 3

BID DATE EXTENDED TO FRIDAY, MAY 16, 2025. BIDS DUE AT 1:30PM. BIDS TO BE OPENED AT 2PM

ADDENDUM 4 QUESTIONS

38	The specification for the Shower Partitions says to mount partition 10" above finished floor but detail 3/A-422 shows it 4 1/2" A.F.F.	Shower partitions should adhere to detail 3/A422 which indicates mounting the partitions at 4-1/2" A.F.F.
39	Elevation 6/A111 shows an AC-11 which is a sanitary napkin disposal according to the Accessories Schedule on the same page, but the note pointing to it says Sanitary Napkin Dispenser. One is OFCI & the other is CFCl. Which is correct?	The note on the drawing is erroneous; it should say Sanitary Napkin Disposal. Revised in Addendum 4.
40	Is new signage required at the 2nd floor rooms?	Yes, new signage will be required at 2nd floor rooms. Signage to be consistent with new signage at floors 3 & 4.
41	Elevation HP-7-31 On 3rd Floor Is Connected To CU-7 Which Is Serving 2nd Floor Dorm Units - An RFI Needs To Be Sent To The Engineer To Reassign Indoor Unit To Another Condenser If 2nd Floor Is Being Removed From Scope Of Work.	A new single one-for-one unit shall be provided if Deduct alternate 2 is accepted.
42	There is confusion with the alternate 1 work coordinating between architectural & mechanical. It shown as an add alternate on MEP docs. If deduct Alternate 1 is accepted would the existing wall heaters remain with existing piping as mention in the detail on A400? These are with steam piping that is shown to be completely demoed in the base bid.	All steam heaters on the fourth floor shall be removed complete, with piping demolished back mains and capped.
43	<p>1. The Alternates spec note #5 says to delete the adjustments to radiator piping at the exterior wall on floors 3 and 4. Note #7 says see Architectural, mechanical, plumbing, and electrical drawings for additional information. For the 3rd floor on drawing MD 203, under General Demolition notes, #3 says Add alternate 1(which should say deduct alternate): remove the baseboard along exterior walls and hold for reinstallation. Nothing is shown regarding the alternate on drawing MD 204 for the 4th floor.</p> <p>2. Drawing MP-103 shows new baseboard and new piping for the 3rd and 4th (both floors connected to the same piping) floor baseboard to connect onto the HWS and HWR piping in the basement. Drawing MP-104 shows new piping connecting on piping stubbed from floor below.</p> <p>3. Is it the intent of the Alternate deduct to not do the piping and baseboard for the 3rd and 4th floor and leave it steam (if this is the case why are we being asked to remove the baseboard on the 3rd floor and store for reinstallation)?</p> <p>4. Or is it the intent to do all the hot water piping for the 3rd and 4th floor but reinstall the baseboard and convectors on the 3rd floor and new baseboard on the 4th floor? If this is the case, in my experience reused baseboard from steam to hot water a percentage usually leaks, the cast iron radiators are usually fine.</p> <p>5. Or is it the intent to do all the hot water piping for the 3rd and 4th floor but reinstall the baseboard and convectors on the 3rd floor and reuse the radiators on the 4th floor?</p> <p>6. Also, on the deduct alternate #2 calls to remove the heat pumps from the 2nd floor, one of the heads for the 3rd floor is connected to the condenser #7 which is for the 2nd floor, are we to eliminate the heat pump head HP 7-31 for the 3rd floor?</p>	<p>1. We shall delete this note. There is no alternate on the 4th floor, 4th floor heaters are steam, and shall be removed.</p> <p>2. New fin-tube was always being provided, and shown in the DD set that was submitted on 1-26-24, and for the DD addendum set for 1-23-25. The 3rd floor fin tube should be new to address the major concerns from the facility folks at MCJA and BGS. Controls have always been an issue at this building due to the heating system having a limited number of control valves that control the heat for both the 2nd and 3rd floors (there are 4 valves, each valve serves a portion of both the 2nd and 3rd floors). This was a large part of this project, the school wanted more robust controls for the heating system.</p> <p>3, 4, 5. The intent is that there shall be new hydronic hot water piping, and new fin-tube heaters on both the 3rd and 4th floors.</p> <p>6. If deduct alternate #2 is accepted, a single one-for-one unit shall be provided for HP-7-31, and the corresponding CU-7. These schedules shall be provided by Salas O'Brien.</p>
44	Spec Section 3.1 C indicates NPS 1 and smaller: Type L copper of pex a, NPS 1 1/2" to NPS 3: Type L copper or CPVC. Is schedule 40 CPVC acceptable for pipe sizes 1 1/4" and smaller?	No, CPVC is not acceptable on smaller pipe sizes for domestic water.
45	The finish plans says to see elevations for accent tile TILE 2 but there is nothing indicated on the elevations. Please clarify location of TILE 2.	Locations of accent Tile 2 are shown on finish plans with indication of partial height vs full height. Elevations clarify tile layout and extents of wall tile. 7/A111 shows typical half-height wall tile at 3'-4" A.F.F.

46	Drawing G005 shows Rockwool at the ceiling of each floor system. There is no good indication on the drawings where these details are used. Can you please clarify.	Head of wall details on G005 show firestopping approach at rated walls. Firestopping to occur at all rated walls, including 1-hour and smoke partitions. Refer to Life Safety Plans on G002 for locations of rated walls. Note that alternate approach called out in 4/G005 is also acceptable as needed (crenelated drywall approach).
47	Is the Terrazzo only located on the second floor that needs to be remove? Also, what is the Terrazzo over wood or concrete.	Terrazzo tile exists on the 4th floor in both the corridor and bathrooms. Terrazzo tile may also exist on the 2nd and 3rd floors; however, existing carpeting is in place in the corridors so the full extent is unknown.
48	Several mechanical contractors have expressed that they have been unable to get an integration number from Honeywell. With the bid date being pushed there is more time for them to provide a quote. How should we proceed if they are unable to quote the project before the new bid date? Can an allowance be provided for their portion of the project?	An allowance of \$1,200 per point or 20% of mechanical estimate minus mechanical estimate for demolition shall be carried, if integration numbers from Honeywell are not available.
49	<p>1. DOAS Tracer Controller and BACnet Access Please confirm whether the DOAS unit will be factory equipped with a Tracer UC600 (Or similar) Trane controller and whether BACnet MS/TP will be enabled and accessible for integration. If so, will BACnet communications and point exposure be handled by the equipment vendor or will additional programming be required by our team? Based on past experiences with Trane units, enabling BACnet communications and exposing required points may require intervention from a Trane representative. Similarly, the mechanical schedule references multiple dampers (OA damper, Face and Bypass) and other control devices associated to this unit. Please confirm if those are to be factory-installed and wired by the manufacturer or if they will require intervention/direct control from our part.</p> <p>2. Split Heat Pumps BACnet Integration For the split Heat Pump system serving the indoor units, please confirm whether BACnet integration is required, and if so, whether the interface or communication card will be provided with the equipment. This one is particularly important as I've made the BOM assuming that the Space Temperatures and Setpoint will be available on BACnet to control the FTR. If that is not the case, we need to add Thermostats/Room Temp sensors of our own. Also, the BACnet wiring will have to be performed to every indoor unit likely.</p> <p>3. HV units, Basement Level Drawing MH-101 shows two HV units at the Basement with a note stating: "Rebalance existing HV-2 & HV-3.....". Are those units within the scope of controls? (Do we need to provide new controls and/or integration to the units or are they existing to remain?).</p> <p>4. New Thermostats on drawing MP-102 Note 1 on drawing MP-102 states: "Provide new thermostat, sensor and control Valve" on every room with a HP unit in it. Is that referring to a thermostat different from the manufacturer-provided one for those units? Also, I don't see any valves that would relate to those thermostats in those rooms as FTR is not present in that drawing/floor.</p>	<p>1. Yes, DOAS shall be specified with Trane UC600. A 2 position OA damper shall be factory installed, with bypass damper at ERV wheel.</p> <p>2. A central controller shall be provided for the Heat Pump systems. Simple MA controllers are specified for this. The rooms with fin tube have a CN24 relay to control them when the space temp drops a certain amount below setpoint. The room temp will be measured via the return air sensor at the indoor unit and that will report back to the BAS as room temperature.</p> <p>3. No, only rebalance. Controls for those units shall stay as is.</p> <p>4. Note shall be revised to delete "valve". No new control valves shall be provided for those spaces.</p>

END OF BID QUESTIONS

MCJA BUILDING C LIMITED RENOVATIONS

VASSALBORO, ME
ADDENDUM 4
MAY 13, 2025

SECTION 012100 - ALLOWANCES

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes administrative and procedural requirements governing allowances.
- B. Types of allowances include the following:
 - 1. Lump-sum allowances.

1.2 SELECTION AND PURCHASE

- A. At the earliest practical date after award of the Contract, advise Architect of the date when final selection, or purchase and delivery, of each product or system described by an allowance must be completed by the Owner to avoid delaying the Work.
- B. At Architect's request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work.
- C. Purchase products and systems selected by Architect from the designated supplier.

1.3 SUBMITTALS

- A. Submit proposals for purchase of products or systems included in allowances in the form specified for Change Orders.

1.4 INFORMATIONAL SUBMITTALS

- A. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.
- B. Submit time sheets and other documentation to show labor time and cost for installation of allowance items that include installation as part of the allowance.
- C. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

MCJA BUILDING C LIMITED RENOVATIONS

VASSALBORO, ME

ADDENDUM 4

MAY 13, 2025

1.5 LUMP-SUM ALLOWANCES

- A. Allowance shall include cost to Contractor of specific products and materials ordered by Owner or selected by Architect under allowance and shall include taxes, freight, and delivery to Project site.
- B. Unless otherwise indicated, Contractor's costs for receiving and handling at Project site, labor, installation, overhead and profit, and similar costs related to products and materials ordered by Owner or selected by Architect under allowance shall be included as part of the Contract Sum and not part of the allowance.

1.6 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, and similar margins.
 - 1. Include installation costs in purchase amount only where indicated as part of the allowance.
 - 2. If requested, prepare explanation and documentation to substantiate distribution of overhead costs and other markups.
 - 3. Owner reserves the right to establish the quantity of work-in-place by independent quantity survey, measure, or count.
- B. Submit claims for increased costs because of a change in scope or nature of the allowance described in the Contract Documents, whether for the purchase order amount or Contractor's handling, labor, installation, overhead, and profit.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine products covered by an allowance promptly on delivery for damage or defects. Return damaged or defective products to manufacturer for replacement.

3.2 PREPARATION

- A. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

MCJA BUILDING C LIMITED RENOVATIONS

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3.3 SCHEDULE OF ALLOWANCES

Allowance No. 1 – Flush Wood Doors at Second Floor. Provide a lump sum allowance to furnish and install five (5) new doors and associated hardware to be installed in existing frames. Doors shall be 3'-0" wide by 6'- 8" high, 20 – minute fire rating for smoke, as specified in Section 084000 – Wood Doors, with door hardware similar to Hardware set 1.2 in Section 087100 – Door Hardware.

Allowance No. 2 – Roof Patching: Provide a lump sum allowance of \$10,000 for additional repairs and patching to the existing membrane roof. This would not include the scope of the work for the repairs required to install MEP equipment and other materials and items specified in Section 075323 – Membrane Roof Alterations, which is included in the base bid.