



ADDENDUM NO. 01 March 19, 2026

RE: Green Barn - Structural & Building Envelope Upgrades **GALE JN: 843180**
 Dorothea Dix Psychiatric Center **BGS: 3748**
 Bangor, ME

FROM: Gale Associates, Inc.
 100 Commercial Street, Suite 410
 Portland, ME 04101

TO: ALL PROSPECTIVE BIDDERS

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated February 17, 2026, as noted below. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification. This Addendum consists of **8 pages**, including attachments.

ITEM 1. Pre-Bid Conference Sign-In Sheet

Clarification: Refer to the attached sign-in sheet for those who attended the Pre-Bid Conference on March 5, 2026 (2 pages).

ITEM 2. Contractor Bid Form

Reference: Division 00 – Procurement and Contracting Requirements

Replace: Replace the Contractor Bid Form with the attached 00 41 13 Contractor Bid Form, which includes Unit Prices (3 pages). Refer to Specification Section 01 22 00 Unit Prices for description of the unit price work.

ITEM 3. Northeast Windows

Question: Regarding the windows near the chase on the northeast end of the building, can those windows be installed from the outside as fixed windows to allow the chase to remain and unaltered?

Reference: Drawing G103

Clarification: The structure in question is original to the barn. The only thing that could be affected would be the interior window trim work. The rough openings appear to be fully accessible from the inside and the outside. The windows can be installed from the outside, without altering the structure to accommodate the window installation.

ITEM 4. Roof Removal

Question: Can the roof be removed and dried in as a whole? It reads as though the roof that is removed must be replaced by the end of each workday with the finish tile. Is that correct?

Clarification: The roof and the building must be kept 100% watertight during construction. If the roofing weather barrier and underlayment are installed prior to the installation of the new roofing slate shingles, then the Contractor must protect them from weather exposure. If left exposed during construction and prior to the application of the new slate shingles, then it shall be replaced and at no cost to the State of Maine.

ITEM 5. Concrete Slab

Question: Where the new slab meets the existing granite foundation, do you want dowels connecting them, or a foam joint, or just the sawcut shown?

Reference: Drawing S503 Detail 7

Clarification: The contractor shall install the sawcut as shown on the Drawing Detail 7/S503.

ITEM 6. Missing Detail Callout

Question: Details 4 and 5 on S503 do not seem to be called out as being required anywhere in the structural plans.

Reference: Drawing S101 and S503

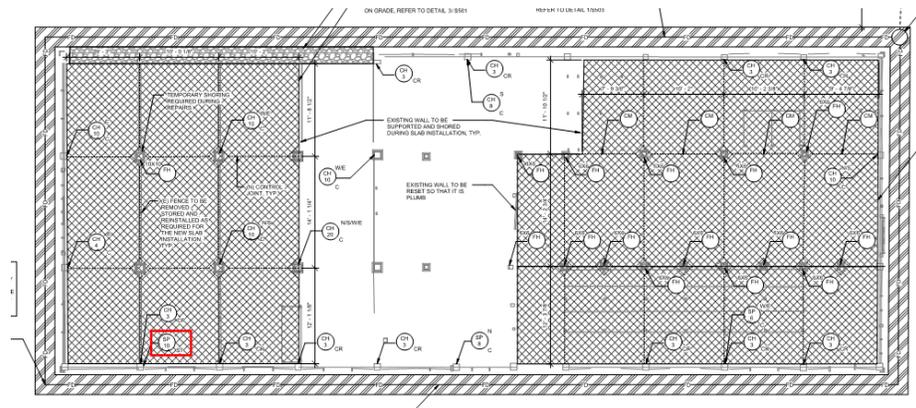
Clarification: Drawing Detail 4/S503, Drain Cleanout Detail, shall be installed at the northeast corner outside of the Green Barn as shown on Drawing Sheet S101 where the “proposed 6” SDR35 PVC cleanout” is called out. Drawing Detail 5/S503, SOG Control Joint Detail, is indicated on the defect legend on Drawing Sheet S101 as the new control joint in the new slab on grade.

ITEM 7. Steel Plate Callout

Question: The annotation ST does not appear anywhere on the plans outside of the legend. Please confirm whether and where steel plate reinforcement is required.

Reference: Drawing S101

Clarification: The annotation “ST” is called out on Sheet S101 one column east from the southwest corner at the SP defect bubble. See screenshot below showing the location of the callout boxed in red.



ITEM 8. Slate Shingle Color

Question: The Bid Documents list the Type of Natural Slate requested as: Unfading Green. With this structure being deemed historic, would a black slate such as North Country Unfading Black be more suitable? It would match the existing Monson Black slate much more closely, is more uniform in color and grain, easier to work with, and significantly cheaper.

Reference: Specification Section 07 31 26

Clarification: Provide color as identified in the Specifications.



ITEM 9. Ridge Cap Detail

Question: The Ridge Cap design calls for a continuous cleat to be used. Generally speaking, this design works very well on new construction, but on historic structures the ridge board and roofline is often concave, creating an uneven surface. Would you be open to other designs such as cap and band?

Reference: Drawing Detail 2/A301

Clarification: Provide the detail as shown on Drawing Detail 2/A301.

ITEM 10. Slate Shingles

Question: We are hearing that the natural slate shingles specified may not be available until October of this year, making it impossible to meet the required completion date. Can alternative, more available natural slate shingles be proposed? Or can we propose only with the synthetic slate?

Reference: Specification Section 07 31 26

Clarification: The completion date is not subject to change. It is our understanding that the slate shingle lead times are reasonable and should not impact the completion date schedule.

ITEM 11. Temporary Facilities

Question: The Temporary Facilities section states that the Contractor should anticipate providing their own utilities, but it also says that the Owner will provide electrical service and water free of charge. Please clarify.

Reference: Specification Section 01 50 00

Clarification: Limited single phase electrical power and water is available at no cost to the Contractor. However, if either the electrical power or water service that is available is not of sufficient capacity, the Contractor is responsible to supplement any additional electrical and water needs at their own costs.

END OF ADDENDUM NO. 1

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00 41 13 - Contractor Bid Form	3



PRE-BID WALKTHROUGH - SIGN-IN SHEET

Date: March 5, 2026
Time: 10:00 AM

JN: 843180
RE: Green Barn – Structural And Building Envelope Upgrades
 at Dorothea Dix Psychiatric Center
 Bangor, ME

State of Maine - Bureau of General Services

#	Attendee Name Company/Firm Name Address City, State, Zip Code	Telephone	Email
1	Chad Hebert Tecta America Bangor, ME	Office: (207) 947 -0195 Cell: ()	chebert@tectaamerica.com
2	Jackson Swann Doten's Construction Freeport, ME	Office: (207) 865-4412 Cell: (207) 800-5783	jackson@dotens.com
3	Brad Haase Hahnel Bros. Co 219 Perry Road Bangor, ME 04901	Office: () Cell: (207) 440-3500	Bhaase@hbcme.com
4	Glen Benrides Smith Builders 3069 Broadway Glen Burn	Office: (207) 573-9000 Cell: ()	glen@smithbuildersroofing.com
5	CEM Jason Stutheit 5 Elaine Drive Hermon, ME 04401	Office: (207) 848-7486 Cell: ()	jason@cemmaine.com
6	FCS Kolbi Currier 255 Gilmon Falls Old Town, ME	Office: () Cell: (207) 974-9474	Kolbi.currier.fcs@gmail
7	Zach Burrell Benchmark Construction 34 Thomas Drive Westbrook, ME	Office: (207) 591-7600 Cell: ()	estimating@benchmarkconstruction.org

#	Attendee Name Company/Firm Name Address City, State, Zip Code	Telephone	Email
8	Greg W. Whitcomb Contracting P. Box 14 Morrell, ME	Office: (207) 930-5683 Cell: ()	
9	Spencer Hunnewell 35 Airport Road Brewer, ME 04412	Office: (207) 989-7400 Cell: ()	shunnewell@nickoday.com

**00 41 13
Contractor Bid Form**

Structural and Building Envelope Upgrades for the Green Barn at Dorthea Dix Psychiatric Center
BGS 3748

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

Bid Administrator:

BGS.Architect@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

1. The Bidder, having carefully examined the Structural and Building Envelope Upgrades for the Green Barn at Dorthea Dix Psychiatric Center Project Manual dated February 17, 2026, prepared by Gale Associates Inc., as well as Specifications, Drawings, and any Addenda, the form of contract, and 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 not included* on this project.
No Allowances

- | | | |
|---|---|----------------|
| 1 | <i>insert brief name of Allowance or "Not Used"</i> | \$ <u>0.00</u> |
| 2 | <i>insert brief name of Allowance or "Not Used"</i> | \$ <u>0.00</u> |
| 3 | <i>insert brief name of Allowance or "Not Used"</i> | \$ <u>0.00</u> |
| 4 | <i>insert brief name of Allowance or "Not Used"</i> | \$ <u>0.00</u> |

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 | <i>Furnish and Install Synthetic Simulate Slate Shingles</i> | \$ _____ <u>.00</u> |
| 2 | <i>insert title of Alternate or "not used"</i> | \$ _____ <u>.00</u> |
| 3 | <i>insert title of Alternate or "not used"</i> | \$ _____ <u>.00</u> |
| 4 | <i>insert title of Alternate or "not used"</i> | \$ _____ <u>.00</u> |

**00 41 13
Contractor Bid Form**

4. Unit Prices *are included* on this project.

Unit Prices 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**. **Note: ADD and DEDUCT unit prices cannot differ by more than 20%.**

	UNIT	ADD	DEDUCT
1 <i>Replace deteriorated wood roof decking</i>	<u>SF</u>	\$ _____	\$ _____
2 <i>Replace deteriorated wall substrate</i>	<u>SF</u>	\$ _____	\$ _____
3 <i>insert title of Unit Price or "not used"</i>	<u>XX</u>	\$ _____	\$ _____

5. Bid security *is required* on this project.

If noted above as required, or if the Base Bid amount exceeds \$125,000.00, 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.

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).