

DOCUMENT 009100

ADDENDA

ADDENDUM NUMBER TWO (002)

DATE: December 2, 2025

PROJECT: Colburn House Historic Structure Repairs

PROJECT NUMBER: Artifex Project No. 2024101; BGS Project No. 3779

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 13, 2025, 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 six **(6)** pages, plus any noted attachments and/or specifications.

1.0 Changes to Bidding:

1.01 NONE

2.0 Questions Received

2.01 Q: Are there any DOT weight restrictions for Arnold Road?

A.: *Arnold Road is a town way and would be posted by the town in the spring if necessary – not DOT. It is the responsibility of the Contractor to determine any restrictions and co-ordinate their work schedule and procedures accordingly.*

2.02 Q: Are there exiting operational fire protection facility services currently in place?

A.: *No. The contractor will be responsible for ensuring the fire safety of the structure during construction.*

2.03 Q: Please clarify the following: Spec section 06 03 12, 1.1, Summary, A.1, Repairing wood

paneling built-in shelving mantles columns & trim, 2. Replace wood paneling built-in shelving mantles columns & trim & 3. Repairing, refinishing, & replacing hardware. Is this part of the scope of work for structural repairs? If so, where is this located?

A.: *This is not part of the scope of the project, however, the Contractor will be responsible to protect all existing elements of the building from damage not necessary or incidental to the performance of the Work, and for repair in the event of mishap.*

2.04 Q: Please confirm if the scope of work is limited to foundation replacement, slab replacement selective sill plate replacement, bulkhead and stair replacement, exterior stair replacement, and only repair of existing trim, siding, and sheathing that are to be removed and replaced as part of the foundation replacement scope of work.

A.: *Correct*

2.05 Q: Are there any hazardous materials present?

A.: *A report has been completed: No Hazardous materials have been identified. See attached report.*

2.06 Q: Please confirm the extent of exterior siding & trim repairs are limited to areas disturbed during the foundation repairs.

A.: *Correct.*

2.07 Q: What is the extent of the exterior painting within the scope of work?

A.: *Exterior painting of new replacement siding, trim and construction (e.g. bulkhead superstructure and doors) and as otherwise indicated in plans is required.*

2.08 Q: Please confirm whether there will be liquidated damages associated with this contract. (spec 00 72 13, 37.5, pg.21 of 22)

A.: *Liquidated damages are included in the Contract. Exertion of this clause will be at the ultimate discretion of the Owner.*

2.09 Q: Please confirm the anticipated period of performance, start and completion dates for this project.

A.: *Per the Project Manual "The contract shall designate the Substantial Completion Date on or before 31 July 2026, and the Contract Final Completion Date on or before 31 August 2026". This can be amended prior to signing of contract if presented with appropriate reasons for extension The start date, which would be as soon as the contract is executed, will likely be the middle of January.*

2.10 Q: Can you please identify what the square concrete structure located off the Northeast corner of the front of the house is? Please identify the square concrete structure located outside of the front corner of the building.

A.: *The structure is believed to be an old dug well; the well being used is a newer drilled well closer to the road. The Contractor is responsible for verification and to co-ordinate their work processes as necessary to accommodate this.*

2.11 Q: At the site visit pre-bid conference, it was stated that no plumbing work will take place as part of this scope of work, please confirm. Will the existing sanitary drain line in the main building crawl space be impacted by the foundation replacement?

A.: *The relocation of utilities as necessary and restoration of function of the affected*

portions are part of the scope of the work. The degree of work necessary is dependent upon the of impact of construction. The utility entrances are to be reset to below grade, to meet current building code requirements for those entrances. It is not within the intended scope of work to remediate plumbing or other utility systems within the building.

2.12 Q: There are 2 visible floor drains in the existing basement slab and a suspected floor drain line pipe exposed where the existing slab is not present, what is intended with happen to them?

A.: *Existing lines through the basement are to remain and be protected (see 2.12 above) No new lines are proposed.*

2.13 Q: Is there a septic system located on the property, if so where is it located?

A.: *There is an existing septic system; the tank is located about 10-15 feet behind the house and there is a pump station along the back area of the mowed back lawn and the leach field is located behind the barn, it is a pump system.*

2.14 Q Please confirm that all tangible items which are to become a permanent part of the Colburn House are tax exempt.

A.: *The project is exempt from State taxes.*

2.15 Q: Will the contractor be responsible for engaging geotechnical engineering firm for soil analysis of existing soils around and beneath the foundation footprint?

A.: *The engagement of a geotechnical firm for the purpose of subsurface geotechnical exploration or analysis is at the option and discretion of the Contractor, and is not required for the project.*

2.16 Q: Please confirm whether the existing granite foundation wall slabs will need to be cut to fit on the new 5" wide foundation wall exterior shelves.

A.: *The existing granite must be cut as necessary to provide a net thickness of 4-inches when reset as a veneer.*

2.17 Q: At the site visit, Scott the structural engineer, stated that there will not be granite veneers incorporated at the new bulkhead foundation wall. Drawing A-100 shows a masonry shelf for new granite veneers at the right side (interior side) of the new bulkhead foundation wall. Please clarify.

A.: *The structural engineer did NOT say that there would be no granite veneers at the reconstructed bulkhead wall. Please refer to the contract drawings, elevations, sections and details, for the expectation of granite/stone veneer. There is no stone veneer expected for the exterior face walls of the bulkhead itself; there is stone veneer along the interior of the bulkhead at the ell wall and at the continuation of the ell wall after the bulked structure as required by the construction impact. Refer to Sections #3/S401 #6/S401, etc.*

2.18 Q: Can you identify what wood species we are to match in executing the repairs to the wood structure sills, wood siding, and trim? Are we responsible for rare species?

A.: *The wood species used in the construction of any particular aspect of the affected work has not been identified. Species used are most likely to be native species. The Contractor will be responsible for identification. The Contractor will be responsible for the acquisition of rare species if it is determined that the characteristics of the species in use are critical to the outcome of the finished work. See also Specifications: General*

Conditions #007213.17 Substitutions for substitution requirements.

2.19 Q: What are the required rebar spacings for the horizontal, vertical, and rebar hoops in the new concrete foundation walls?

A.: *The rebar sizes and spacings of the new concrete work are indicated in the structural sections. Note that the “hoops” are a continuing part of the vertical reinforcing of the (exterior) faces of the walls. See also General Note #6, Dwg. #S001.*

2.20 Q: The existing back foundation and exterior wood framed wall are significantly bowed outward. It is understood that the new foundation wall is to be straight, is the contractor to correct the bow in the exterior wood framed wall under the scope of this contract?

A.: *It is anticipated that the repair/replacement of rotted wood sills, set to the level of the top of walls as indicated in the contract plans and details, will allow the moderate reset of the wall stud to a plumb condition and permit the reduction of wall bowing in the typical case. Incidental repair of the walls at the base, including repair/replacement of the sills and base interface is part of the scope of the project. Generally, overall repair of the walls and superstructure of the building otherwise is not part of the project scope.*

2.21 Q: Are any of the existing rubblestone foundation stones to be salvaged and reused? If so, where is it to be reused?

A.: *The rubblestone/fieldstone of the west wall of the main house is to be photographed, piece-marked and orientation and position recorded as necessary to re-install the stones as a veneer. Any stones that are too thick to be set as 4-inch nominal veneer material shall be saw-cut as necessary to suit a net-thickness at re-installation = 4-inches. Original exterior faces of the stones shall be preserved for use as the finished face. See also Specifications: Section #013591 – Historic Treatment Procedures.*

2.22 Q Please provide dimensions for the intended lengths of the four new granite window wells.

A.: *Per detail 8/S400 – the window wells are the width of the window plus 2'-8". The windows vary in width, with sizes on the drawings per field measurement.*

2.23 Q S-400/Details: We are concerned with only having a 3" space, as shown in the detail sections of drawing S-400, in which to pour, level, and top the concrete walls. A 3" opening between the underside of the wood framed structure and the top of concrete wall forms is not enough space to place the concrete in forms, vibrate, level, and/or finish trowel the top of the concrete wall placement. Please advise.

A.: *The means of effective placement of concrete as necessary to suit the design details are substantially the responsibility of the Contractor, as part of “Means and Methods”. However, a discussion of expectations and possibilities of alternative methods may be conducted with the selected Contractor after the contract has been awarded and signed.*

2.24 Q 01 50 00 3.3.J calls for the Contractor to “provide a desktop computer in the primary field office adequate for use by the Architect and Owner...”, but there is no note calling for a temporary field office. Are either of these required?

A.: *A Field Office will not be required for this project. Access to the Ell of the house will be available, but all utilities will be paid for by the General Contractor.*

2.25 Q Can we use light rivet busters for demolition?

A.: *Choice of equipment for use in the Work is by the Contractor, as within the purview of "Means and Methods", however the Contractor is responsible for ensuring the safety, stability and security of the existing building elements to remain or to be reused, consistent to meet the guideline requirements of the Secretary of Interior's Standards for the Treatment of Historic Properties.*

2.26 Q Please quantify the amount of sills to be replaced

A.: *The quantity of sills to be replaced is to be determined in situ as part of the renovation process, as part of the scope of the project. For estimating purposes, about 35% of the sills will need replacement*

2.27 Q What is the source of the existing granite?

A.: *Where practicable, stone found on the site is to be used in the work. If it is necessary to source new granite, it should be sourced from local quarries and be of a type, color and finish acceptable to the Architect.*

2.28 Q Please specify what thickness will the existing granite facing stones will need to be cut down to in order to properly sit on the new foundation granite shelf.

A.: *As indicated in the construction drawings, the stone to be used for veneer shall be cut as necessary to provide for a net finished veneer thickness of 4-inches (+/-). Note that the 5" overall shelf width includes a corner chamfer = 1-inch*

2.29 Q How far are the new granite window wells to project out from the new foundation wall?

A.: *See details, Sections #2/S400, #4/S400 and Detail #8/S400*

2.30 Q Please specify the type of surface finish required on the new additional granite face slabs to match existing. (Old Yankee Style (Drilled and split edges and top with drill holes exposed))?

A.: *Rough, split finish, drill holes not necessary, of a type, color and finish acceptable to the Architect.*

2.31 Q Will the contractor have access to running water on site?

A.: *There is a well and pump on site; access is through the building Ell. This will be made available to the contractor*

3.0 Changes to General Documents:

3.01 NONE

4.0 Changes to the specifications:

4.01 NONE

5.0 Changes to the Plans:

5.01 NONE

6.0 Attachments: NONE

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