

DOCUMENT 009100

ADDENDA

ADDENDUM NUMBER THREE (003)

DATE: December 8, 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 TWO (2) pages, plus any noted attachments and/or specifications.

1.0 Changes to Bidding:

1.01 NONE

2.0 Questions Received

2.01 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.: ***NOTE:** The structure is believed to be the current well; The Contractor is responsible for verification and to co-ordinate their work processes as necessary to accommodate this.*

2.02 Q: Where is the perimeter footing drainage going to outlet to?

A.: *The new perimeter foundation drain is to exit "daylight" to the south of the building. See Basement Plan, Dwg.#1/A100..*

2.03 Q: If there is existing footing drainage around the addition, will we be tying into the existing drainage?

A.: *The presence of an existing footing drain is not anticipated. The new drain system is not expected to tie into an existing system.*

2.04 Q: On Plan S401 section 3/S401- through bulkhead stair - the area where the bulkhead footing meets the floor, there is a call for an aluminum threshold and PT nailer. What does the checkered area that follows the outline of the haunch represent?

A.: *The hatched area under the foundation slab haunch represents the placement of rigid foam insulation at the threshold to provide for a thermal break, in the event that in the future there is a desire to provide a thermal closure/door at basement doorway of the bulkhead access. The insulation should extend a minimum of 4 feet into the basement space, under the slab.*

2.03 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.: The requirement for “provide a desktop computer in the primary field office adequate for use by the Architect and Owner...”, has been removed. There is no requirement for a field office.

3.0 Changes to General Documents:

3.01 NONE

4.0 Changes to the specifications:

4.01 01 50 00 Temporary Facilities and Controls
4.01.1 Remove paragraph 3.3J and Paragraph 3.4 H

5.0 Changes to the Plans:

5.01 NONE

6.0 Attachments: NONE

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