



# NORTH PEAK ARCHITECTURE

Mark G. Carter • Architect • AIA

P.O. 338 Lyman, Maine 04002

## Hancock Judicial Center Project Addendum #1 05-15-26

### ITEMS:

---

1. Refer to Section 00 12 13 – Notice to Contractors – paragraph #7.  
As of this date, the list of General Contractors Bidding this project is:  
  
**Bowman Constructors** – Newport, Maine  
**Landry / French Construction** – Scarborough, Maine  
**PC Construction** – Portland, Maine  
**King Construction** – Machias, Maine
2. Other Information:  
Construction is anticipated to commence during the first week of July, 2026 (once a contract has been established).
3. Refer to Section 00 41 13 – Contractor Bid Form and Section 00 41 16 Subcontractor Bid Form:  
In paragraph 1. on each form, the bid documents date is incorrect. Change from 01 February 2026 to 01 May, 2026.
4. Refer to Section 00 72 14 – Supplemental General Conditions:  
Delete paragraph #5 on page 3 concerning Domestic Preference for Procurements. Domestic Preference for Procurements is not part of this contract.
5. Refer to Section 01 15 00 – Temporary Facilities – Paragraph 2.5 Electric:  
Add the following sentence for clarification:  
Once Utility Company power is available, the General Contractor shall provide, maintain, and pay the cost of temporary electrical service for up to 120V. For over 120V, use generators or other sources at the user's expense.
6. Civil construction information:  
The Civil Engineering firm will provide CAD drawings for use by the earthwork contractor.
7. Refer to Section 08 52 13 – Metal Clad Wood Windows:  
Clarification: Windows are fixed Sash-in-Frame type, as detailed on the drawings.
8. Attached Mechanical / Electrical / Plumbing Addendum #1 items (5 pages) are part of this Addendum.

END



# Armstrong Engineering

A JEM Engineering Corporation

**Mechanical / Electrical Design-Consultants**

May 15, 2026

Hancock Judicial Center Project

ADDENDUM #1 Mechanical/Electrical/Plumbing

Specifications:

Division 23 00 00, Mechanical:

Part Two: Products Add paragraph to section; All electrically powered HVAC equipment with associated manufacture's control package(s)/panel(s) shall be provided with BacNet communication hardware/software for B.M.S. integration for A.T.C. monitoring & control. This includes, but not limited to, all AHU's, FCU's. DOAS-g & 1, HPLG-1 & 2, SCU1-5 & associated AC cassette control system, Boilers 1 & 2, Humidifiers 1 & 2, Liebert IT Unit, AC Tech equipment.

Paragraph 2.21 Boiler Burner Package: BLR 1 & 2 Add to paragraph

Boiler manufacture shall provide and install BacNet hardware & software card for BMS integration. Time shall be allowed for integration efforts during start-up, BMS integration, & ComX.

Paragraph 2.39 Automatic Temperature Controls:

2.39.A General Building Management System (BMS): Add Johnson Controls, Inc.

2.39.K.07 HPLG -1/2 CW Control Panel - CW BTU Meter; Add to paragraph.

Provide dual channel BTU meter for both CW & HW btu metering. Onicon, model System 1X00-ABC2111. Dual channel, Nema 13 enclosure, 24Vac, 100va, BacNet ready.

2.39.K.10 Air Handling Units 1,2,3, & 4;

Change DA temperature from 65°F to 80°F. All temperature setpoints adjustable. Add to paragraph: In addition to CO2 sensors, "Occupancy Gateway Counting" shall monitor courtroom occupancy for ventilation control in conjunction with CO2 sensing.

2.39.K.12 Direct Outside Air Units G & 1; Add to paragraph.

Economy Cooling Mode: During periods of courtroom cooling periods and when OA is available, ( & < 20 btu/ lb.), unit matrix bypass shall modulate open to maintain 60°F (adj.) unit DA temperature. Associated AHU OA VAV box shall modulate accordingly to maintain room space temperature(s).



# Armstrong Engineering

A JEM Engineering Corporation

**Mechanical / Electrical Design-Consultants**

2.39.K.14 AC-Cassetts; (IU-x Units, AC Tech Units, & Liebert Units) Revise paragraph to read.

AC VRF fan cassette units shall be activated during BMS occupied time schedule(s). Manufacture's wall T-sensor shall determine unit heating/cooling operation. The function shall allow the respective AC unit(s), as well as the associated outdoor condenser, (SCU) to operate and maintain space temperature(s). AC cassette's motion detector shall activate the unit operation control during unoccupied periods to override active operation. Time period to be determined.

Manufactures system controls shall be integrated into the BMS. System control and individual unit control wiring of wall mounted digital T-sensors and unit network communication wiring shall be provided and installed by A.T.C. Contractor.

Control wiring shall be provided for all AC Cassette units and associated outdoor SC Units, AC Tech units & associated outdoor condensers, and IT Room Liebert indoor & outdoor units by the A.T.C. Contractor as designed by the unit manufacture.

All manufacture's control package(s) shall be integrated with the BMS, hardware and software. Integration shall include, but not limited to, common system operation functions; room temperature, common alarms, temperature setpoints, humidity & setpoints, etc.. All manufacture's control packages shall include wall temperature sensors and associated devices. Sensors & devices shall be wired & installed by A.T. C. Contractor.

Time shall be allowed for factory start-ups and commissioning of all systems.

2.39.K.19 Building Lighting Controls; Add to paragraph

Lighting circuit relays shall be provided and installed by Electrical Contractor as well as individual motion detection. Relay activation coils shall be low voltage type.

2.39.K. Unoccupied Temperature Setbacks; Add paragraph to section

Unoccupied temperature building setback schedules shall provided directed by the Owner's representative(s). Areas where climate controlled space are via AC cassettes, setback temperatures shall be no more 3`F (adj.). In courtrooms, no more than 5`F.

2.39.K. BMS Communication Portal; Add paragraph to section

The Owner will be responsible for establishing an independent and separate communication gateway portal for remote BMS access during and after project construction. Owner's IT Department shall provide necessary hardware & software at the A.T.C. Contractor's request.



# Armstrong Engineering

A JEM Engineering Corporation

**Mechanical / Electrical Design-Consultants**

Division 26 00 00, Electrical:

Paragraph 3.1 & 3.2 Emergency Standby Generator: Change the following:

- Change the Voltage Regulator from the AS440 to the ***MX321 Automatic Voltage Regulator with PMG Excitation.***
- Change the Mainline Breaker from 400-Amps to ***600-Amps, 3-Pole, 600-Volt Breaker, Mounted and Wired in a NEMA 3 Enclosure.***
- Change the Engine Block Heater from 1500-W, 120-V to ***4000-W, 240VAC.***
- Eliminate 24-Hour / 250 Gallon Sub-Base Fuel Tank and replace with ***48-Hour, 1420 Gallon Sub-Base Tank.***

Paragraph 4.1 Emergency Automatic Transfer Switch: Change the following:

- Change the ASCO ATS Catalog number from J03AUSB311200NGXM to ***J03AUSA311200NGXM with the 11BE & 44G Accessories. Delete the words “No approved equals”.***
- ***Current monitoring hardware & software shall be provided and installed by the Electrical Contractor for Building Management System monitoring purposes. Both entrance power as well as generator power shall be equipped with current and voltage monitoring hardware devices for power data integration to B.M.S.***

Paragraph 7.7 Lighting Dimming: Add to paragraph.

All scheduled dimmable lighting circuits shall have a wall mounted dimming controller or an accessible, concealed remote dimming controller for light level control. Contractor shall coordinate with Owner for types and locations. Lighting levels shall be determined during project Commissioning.

Paragraph 2.13.5 VFD's: Add to paragraph. "VFD Approved Equal".

Paragraph 2.14 Specialists: Add to paragraph. All lighting & overhead door contactors shall be equipped to be integrated and controlled by the Building Management System, (BMS). Electrical Contractor shall provide appropriated relay hardware for integration and control. Individual motion detectors indicated on plan(s) shall be provided and wired by this Contractor to maintain Public Area(s) lighting control.

RFI Questions/Responses:



# Armstrong Engineering

A JEM Engineering Corporation

## **Mechanical / Electrical Design-Consultants**

RFI Question: "Will a project voice evacuation system be required?"

Response; " No"

RFI Question: "HVAC Fan Coil Unit (FCU) & Sewer Pump power?"

Response; " FCU 5/Panel PP-4, FCU 6/Panel PP-6, & FCU 7/Panel PP-9;  
OCPD breakers shall be 20 amp, 2 pole. Provide breaker to respective panels".  
Sewer Pump: Provide one OCPD breaker; 20 amp, 3 pole, Panel MDP-480 SUB."

RFI Question: "Distribution Feeder Conductor Material?"

Response; " All power feeder distribution conductors shall be copper"

RFI Question: "Variable Frequency Motor Drives – Provision & Installation Clarification?"

Response; "All variable frequency motor drives, (VFD's), shall be provided and installed by the Electrical Contractor, with the exception of VFD's supplied by manufacture's equipment." Please refer to Mechanical Bid Documents. Electrical Contractor shall coordinate efforts with all applicable trade for start-up and ComX of all VFD's motor systems.

RFI Question: "Power Switch Gear - Clarifications?"

Response; a) "Change Panel label on plan E2.2 to read MDPG-208"

Response; b) "Change Panel MDP 480 SUB on plan E2.2 to read 600 amp. Feeder designation shall remain "I"."

Response; c) "Change Panel ampere rating for MP1-480 from 600 amp to 200 amp on plan E1.5"

Response; d) "Change Panel PP5-Tech amperage rating to read 100 amp on plan E2.2"

Response; d) "Change Panel PP9-Tech amperage rating to read 100 amp on plan E2.2"

Response; e) "Change Panel EV-208 amperage rating to read 400 amp on plan E2.2"

RFI Question: "30kva UPS indicated on plan E2.2 - Clarification?"

Response; a) "Owner will provide and install 208V, 3ph, 30kva UPS unit".

RFI Question: "Main Entrance Canopy Lighting Power Source - Clarification?"

Response; a) "Power source shall be feed from Panel PP-6".

RFI Question: "LP Gas Evaporator Power Source - Clarification?"

Response; "Power feeders shall be (4) #8 Cu & (1) #10 Cu Grd in (1) 1-1/4" UG conduit.". Provide (1) additional 30 amp, 3 pole OCPD breaker to panel PP-1 to service LP Gas Evaporator."

RFI Question: "MDP-480 Sub Circuit #13 - Clarification?"

Response; "Circuit #13 is a single pole 30A".

RFI Question: "Plan E4.2 Exterior Lighting - Clarification?"

Response; " Refer to plans E5.1 & E5.2".

RFI Question: "Generator Enclosure - Clarification?"

Response; " Enclosure shall be 200 MPH wind rated & Level 3 noise rated. Roof pitch maybe pitched or flat."



# Armstrong Engineering

A JEM Engineering Corporation

**Mechanical / Electrical Design-Consultants**

RFI Question: "Generator Rated Power - Clarification?"

Response; "The generator is specified for 527 amp output. The generator main breaker shall be rated for 600 amps".

RFI Question: "Generator equals?"

Response; "Approved equals to the specified generator would be considered."

RFI Question: "Fire Alarm system equals?"

Response; "Systems other than specified will not be considered."

Electrical Plans:

Drawing E2.1: Question –"TVSS 1 & 2 breakers not indicated on plan E2.1".

Response; Breakers for TVSS's shall be provided. Provide appropriate sized breaker(s) for TSVV's for each associated panel(s), Panel Schedule plan E1.5"

Drawing E2.1: Question –"Service Entrance Configuration".

Response; If desired, the 1200A entrance service disconnect maybe deleted as long as the 1200A ATS remains entrance service rated as specified. Alternative configuration, provide a 1200A rated disconnect and non-service rated 1200A ATS would be acceptable. Both methods shall be approved and acceptable with Versant Power.

Drawing E2.2: Question –"IT Room Panel PP-IT

Response; " Panel shall be feed from MDPG-208. Change PP-IT label to read IT."

Drawing E2.2: Question –"Electrical Outdoor Lighting – Pole disconnects".

Response; " Pole disconnects are not required"

Drawing E2.2: Question –"Versant Entrance Installation Allowance - Clarification".

Response; "Refer to Section 01 10 00 Alternatives & Allowances; There are two allowances for Service Entrance and Telecommunications. These allowances shall be carried for such purposes.

Drawing E5.1: Question –"Pole Lighting Circuitry– Clairification".

Response; " 2 & 3 sets refers to multiple power circuits in a single unground conduit"

Drawing E5.1: Question –"Entrance Underground Circuitry Note– Clairification".

Response; " Delete indicated circuit note; "2-#10Cu # 1-12 Cu Grd (3 Sets) 1-1/2" C". Change note to read; as indicated on Plan E2.1, service entrance feeder "F". "

END OF M/E/P ADDENDUM #1