

Project: 25-062-00 / BGS 3809

Date: 06/04/2026

Subject: Addendum 01 - Narrative

Prepared by: Mario Lewis

Please find included under cover the Addendum 01 drawings which incorporate the RFI responses captured in the Batch 1 responses previously issued and the Batch 2 responses as part of this issuance.

	SMCC Health Science Center		
	BGS Number: 3809		
	Pre-Bid RFI Log		
Date Received	Questions	Responses	Response Date
5/21/2026	S1 detail S0.1 shows what looks to be clips at the end of the MC6x15.1? Are these welded/bolted? What size are they?	The clip angles are L3x3x5/16 and are to be fillet-welded (3 sides typ) to the connecting and supporting MC6 beams. - FBRA	5/26/2026
5/21/2026	S2 detail needs to be shown marked on the overall floor plan where this detail is to be included?	This detail is a Typical Detail to be applied: 1) at top chord bearing concentrated loading locations associated with Typical Detail S1 (locations are shown on plan), and 2) where any concentrated loads are imposed between pannel points at the existing joist bottom chord for hung Architectural/MEP loads. - FBRA	5/26/2026
5/21/2026	On AD1.0 A0.3A H5 note what is this for?	INTERIOR ELEVATION TAG PLACED IN ERROR, NO DEMO INFORMATION IS CONVEYED WITH THIS TAG	5/26/2026
5/21/2026	A0.1 General Notes 9 what does it say?	"9. CONTRACTOR SHALL PROVIDE FULLY ENGINEERED STAMPED DRAWINGS FOR ALL NEW PARTITIONS WITH SPECIAL CONDITIONS AS CALLED FOR IN THE SPECIFICATIONS 09 21 16 SECTION 1.04 SUBMITTALS." Graphic to be updated in Addendum 01	5/26/2026
5/21/2026	Any new fire extinguishers?	1 NEW FIRE EXTINGUISHER AND FIRE EXTINGUISHER CABINET TO BE INSTALLED IN CORRIDOR G01. Graphic to be updated in Addendum 01	5/26/2026
5/21/2026	A0.3A Door schedule door type noted as FG2 is it supposed to be FG?	Proceed with FG2. to be updated in Addendum 01	5/26/2026
5/21/2026	Detail C8 A4.2 - Spray applied fireproofing where, on what and how much? - Spray applied fireproofing bridged over the floor system is that what you are looking for?	SPRAY APPLIED FIREPROOFING IS TO BE APPLIED TO THE EXISTING STEEL JOIST FRAMING. REFER TO J1, G1 A0.2A FOR ADDITIONAL SCOPE CLARIFICATION	5/26/2026
5/21/2026	New railing systems to be finish painted?	YES, NEW RAILINGS, NEW GUARDRAILS, AND EXISTING RISERS / STRINGERS TO BE PAINTED TO MATCH EXISTING RISER / STRINGER BLUE.	5/26/2026
5/21/2026	Stringers to get repainted?	YES, NEW RAILINGS, NEW GUARDRAILS, AND EXISTING RISERS / STRINGERS TO BE PAINTED TO MATCH EXISTING RISER / STRINGER BLUE.	5/26/2026
5/21/2026	Detail J1 A4.2 shows spray fireproofing on existing bar joist. Is this for just the space the joist is framed and sheetrocked? Or the entire length of the joist?	REFER TO J1, G1 A0.2A FOR ADDITIONAL FIREPROOFING SCOPE CLARIFICATION	5/26/2026
5/21/2026	A6.3 B5, D1, F8, H5 – Shows 71-8 and 71-16 are these markerboards?	Yes, please see accessories legend on A0.1 for 71-8.	5/26/2026
5/21/2026	A8.1 and A8.2 provide grid type and tile of existing.	The existing grid is similar to that which is specified. We are confirming the existing ceiling tile with the client. We will follow up with any updates from the client.	5/26/2026

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5/21/2026	FP1.1 notes new sprinkler pipe from street see civil? No civil plans in package? No details on coming through foundation and up into sprinkler room.	This will be provided in a forthcoming Addendum/Bulletin, Date to be determined.	5/26/2026
5/26/2026	Where the X-Ray transformer is physically located? The note on the one-line shows removal of the existing primary feed to that transformer and pulling in a new primary feed. I'm assuming it's in the control room 214B outside the radiation technology simulation lab on the second floor, but I don't see anything on the drawings that shows the location.	The X-Ray transformer is located on the ground floor in Mechanical Room G15. The transformer and disconnect are located plan south on the outside wall of the room. Patrick Cotter, Salas OBrien	5/28/2026
5/27/2026	Need specific roof composition information. Membrane (type, thickness, attachment method) Coverboard (yes/no, type, taper yes/no, thickness, attachment method) Insulations (type, total thickness, attachment method if different from Coverboard) Substrate board (yes/no, type, thickness) Vapor Barrier (yes/no, type, thickness) Deck (type, thickness)	The roof composition as indicated in drawings from a 2008 project indicates the following roofing system makeup: - 0.060 Fully Adhered Gray TPO Membrane - 1/2" OSB - Overlay Tapered Insulation Crickets As Shown (Attachment method unknown) - 7" Polyiso Rigid Insulation (Comprised of 3" layer over a 4" layer with joints offset minimum of 24". Attachment method is unknown) - Existing Sloping Metal Deck (The existing structural drawings indicate the roof deck to be 22 gage Type B roof deck) Whether or not there is a vapor barrier is unknown.	5/28/2026
5/26/2026	E6.0 Demo note 9 says to pull back and reuse feeders from XFMR to pull box. New conditions note 2 says to pull in new feeder. Which is correct?	The intent is for the existing feeders to be removed and the existing conduits to be reused to pull the new 1200 amp secondary feeders. Patrick Cotter, Salas OBrien	5/28/2026
5/28/2026	Can you clarify if there will be a set aside parking/staging area available. If not, are there particular parking lots that our workers would be allowed to park in?	The College has indicated that workers can park in any non-permitted visitor spots on campus. The College will offer limited lay down and storage space in lot A. The College will a lot 4 spots in lot E for general contractor vehicles. Refer to attached marked up campus map.	5/28/2026

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5/28/2026	The owner's rep did not want us to access the roof. Is it possible for the owner to get pictures of the existing rooftop units and the data tag? We need to see the weights and existing curb dimensions to allow us to plan for cranes etc.	Refer to the attached Image files including a part roof plan of HSC and data tags for the 2 existing units.	5/28/2026
5/28/2026	Can you verify that the Automatic Temperature Control System will be stand alone for this building and not integrated into a campus wide BMS system?	Design intent is for the bidding ATC vendor to provide an Open Non Proprietary BACnet system which when the system is commissioned, to provide the legacy Campus ATC vendor with a full BACnet Points Registry of the SMCC Healthcare Reno. This enables the legacy campus vendor to have full visibility of the system.	5/29/2026
5/26/2026	Demo plans say to leave panel tubs and replace existing panel interiors "one-for-one" for panels L1-L6 and H1-H4. There are no further details provided. Do you have as built drawings or panel schedules you could share for the existing panels including make/model numbers, # of circuits, voltage, MCB/Bus amperage, etc?	Additional information shall be provided in Addendum.	5/29/2026
5/26/2026	ED1.0 - 1.2 include notes to remove all lighting, lighting controls, and FA devices in ceiling for . No details provided on # of fixtures, occ sensors, switches etc. Do you have any more information on # and type of fixtures to be demo'd in each room?	No additional information shall be provided. The rooms noted shall have all the ceilings removed completely, this shall included any lightings, lighting controls and fire alarm devices that are part of the rooms ceiling. Patrick M. Cotter, Salas O'Brien.	5/29/2026
5/29/2026	Section 06 41 00 paragraph 2.04.B: Edge banding is spec'd as 3 mm PVC or ABS on door/drawer fronts and cabinet body edges. Confirm acceptability of PUR-applied 3 mm ABS or whether PVC is preferred for sustainability.	PVC is preferred.	5/29/2026
5/29/2026	Sheet AI0.1 Finish Legend and Section 12 36 00: Sheet AI0.1 references 'Solid Surface' as a countertop option. Section 12 36 00 specifies epoxy resin only. Confirm countertops are epoxy resin throughout with no solid surface, or issue a solid surface spec.	All surfaces are Epoxy Resin throughout.	5/29/2026

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5/29/2026	Is there a preferred contractor for the low voltage data work?	Connectivity Point is being engaged by the Client to install all IT system components, cabling and terminations. The Contractor is responsible for installing the infrastructure for all IT services (Conduit and backboxes).	5/29/2026
5/29/2026	Is the data rack on the ground floor mechanical room the preferred location for all of the data lines to terminate?	Connectivity Point is being engaged by the Client to install all IT system components, cabling and terminations. The Contractor is responsible for installing the infrastructure for all IT services (Conduit and backboxes). The terminations for IT cabling will be in the new IT room on the first floor.	5/29/2026
5/29/2026	General note: Floor boxes in Debrief G05 and G03 will require slab cutting and trenching for conduit, this does not appear to be called out on the architectural.	As described in the question, the debrief rooms will require floor boxes that will need to be trenching to the desired locations. The trenching runs and extents are to be determined by the GC as part of their means and methods. Additional notation to this effect will be included in addendum 01.	5/29/2026
5/29/2026	Is there supposed to be a new ceiling in Toilet G13E?	Yes, the toilet room is to receive a new 2x2 ACT ceiling with a diffuser / return system, 2 new 2x2 light fixtures, and associated hardware. The ceiling height is to be 7'-10" aff and will be clarified in addendum 01. Refer to MEP dwgs for additional information.	5/29/2026
5/29/2026	The C5 Detail in Corridor G01 appears to want a 10" trim but the detail it refers to seems to be incorrect. Can you confirm intent?	Details C5/A8.0 and B1/A8.0 have been inadvertently swapped. This will be clarified in Addendum 01	5/29/2026
5/29/2026	The C5 Detail in Corridor G02 appears to want a 4" trim but (once again) the detail it refers to seems to be incorrect. Can you confirm intent?	Details C5/A8.0 and B1/A8.0 have been inadvertently swapped. This will be clarified in Addendum 01	5/29/2026

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5/29/2026	Section 06 41 00 and 12 36 00: Both spec sections require BABAA compliance certification. Confirm which specific hardware items must carry BABAA certification (hinges, slides, locks, pulls, shelf pins). Confirm substitution path under Section 01 60 00 if the listed basis-of-design products do not have BABAA certification available.	Yes, all materials shall comply with BABAA requirements to the extend required by the BABAA guidelines.	6/4/2026
5/29/2026	Sheet A10.1 Finish Legend and Spec TOC: Sheet A10.1 references Section 06 20 00 Finish Carpentry, but no such section appears in the spec book. Confirm there is no Finish Carpentry scope. If there is, request the spec section.	There is no 06 20 00 Finish Carpentry scope. This has been clarified in Addendum 1.	6/4/2026
5/29/2026	Section 06 41 00 paragraph 2.05.E: Confirm 20 percent of cabinets to receive locks is a base bid carry, and that final lock count and locations will be set in shop drawing review with no scope adjustment to Windham above 20 percent.	No locks are required.	6/4/2026
5/29/2026	Sheets A6.1 and A6.2 Patient Sim Lab rooms: G01A, G01D, G01F show OFCI medical headwall and 'provide blocking' notes for monitors and laptop mounts. Confirm millwork scope at the headwall walls is limited to the wall PLAM panel shown on elevations and excludes any frame, shelving, accessory hanging at the headwall, or coordination with medical gas piping.	There are no PLAM panels in the Sim Lab rooms in the project. The headwall is equipment being provided by the Owner for installation by the Contractor.	6/4/2026
5/29/2026	Section 06 41 00 paragraph 1.09 mock-up: Confirm mock-up location and whether the mock-up will remain as part of installed work. Mock-up cost will be carried in base bid.	Full Mock-up will not be required. Only mock-up of cabinet construction details will be required. Joinery and edge protection (cubbies and drawer) will be key components to review.	6/4/2026

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5/29/2026	Is there a preferred contractor for the high voltage utility work? Would the owner like to keep the old transformer or have it hauled off. Is it known if there are any PCB's in the existing unit?	SMCC's campus electrical contractor is Electrical System of Maine. SMCC would like to have the transformer hauled off. It is unknown whether the existing transformer contains PCB's.	6/4/2026
5/29/2026	Is there a preferred distributor for the existing fire alarm system?	Encore Fire Systems is the existing fire alarm service vendor for the SMCC. SMCC does not have a preferred distributor for fire alarm systems.	6/4/2026
5/29/2026	There is a new sprinkler system is being added, but I don't see new fire alarm system connections being provided to this. Should these be added?	The new sprinkler system will require connection to the existing building fire alarm system. Exact number of connections to the fire alarm system shall be confirmed with the approved Fire Protection shop drawings as this is a delegated design. Revisions to drawings will be provided in Addendum 01.	6/4/2026
5/29/2026	Panel L4 is not on the floor plan. Panel L5A is not on the 1-line. Are these the same panel?	Existing Panel L4 resides in (E) CUSTODIAL ROOM 121. Panel tag has been updated and will be issued with Addendum 01. Online updates showing Panel L5A will be issued with Addendum 01	6/4/2026
5/29/2026	Will the contractor be responsible for the cost of the building permit?	The Owner will pay for the State Fire Marshal's and Local general construction permit through the Architects office. The Contractor will be responsible for cost of the electrical, plumbing and protection permits.	6/4/2026
5/29/2026	Are any of the walls indicated to be removed CMU walls? If so, how thick, and are they structurally bearing?	The majority of walls that are labeled to be demolished on the ground floor and 2 nd floor are CMU walls to above ceiling. They vary in thickness between 6" to 8". This will be clarified on the demo plans and demo schedule in addendum 01	6/4/2026
5/29/2026	Please clarify the extent of security the Contractor is required to provide. See section 01 50 00 paragraph 1.10. Are we expected to provide 24 hour staffing or surveillance?	Contractor is not responsible for 24-hour security and surveillance. SMCC has general campus security. Contractor is responsible for securing materials and tools.	6/4/2026
5/29/2026	Will the Contractor be able to utilize existing power and water supplies in the building? Will the Contractor be responsible for all water and power usage fees?	GC can hook up to existing services that are within the building. They may not hook up to other buildings.	6/4/2026

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5/29/2026	Referencing Section 01 50 00 3.04 paragraph G; Are these badges a part of an existing security system within the building, or is this a separate system the Contractor must come up with?	These badges are a separate system the Contractor must come up with.	6/4/2026
5/29/2026	Please confirm that all materials in the project must be BABAA compliant.	Yes, all materials shall comply with BABAA requirements to the extend required by the BABAA guidelines.	6/4/2026
6/1/2026	What is the extent of the Fire Alarm scope? No devices are shown on the plans. What is the brand of the system being tied into?	Fire Alarm devices are shown in renovated areas of the project. Existing Fire Alarm Control Panel has been identified on drawings and will be issued with Addendum 01	6/4/2026
6/1/2026	FP1.1, FP1.2, FP1.3 are not listed Drawing list on page A0.0. I wanted to confirm these are part of this bid and if there are any other drawings not listed?	This is confirmed. the fire protection drawings are part of the project scope. The Cover sheet schedule will be updated to reflect this.	6/4/2026
6/2/2026	What company designed the building's current controls system and is that being tied into or replaced entirely?	Maine Controls designed the buildings current controls system. Work associated with this project will be tied into that system.	6/4/2026
6/2/2026	Confirm the GC owns the cost of all temporary equipment, electric, water, heat etc. Will the GC be allowed to hook up to the existing services for construction purposes ?	GC can hook up to existing services that are within the building. They may not hook up to other buildings.	6/4/2026
6/2/2026	Confirm the GC will be able to use the existing bathroom facilities during the construction phase	GC can utilize bathroom facilities but they need to be kept clean. This allowance will be revoked if facilities are not kept clean and at GC expense.	6/4/2026
6/2/2026	Confirm Builders Risk insurance is to be carried by the general contractor	Insurance is to be carried as stated in the bid requirements and by BGS policy.	6/4/2026
6/2/2026	Confirm OCP insurance is required to be carried by the general contractor	Insurance is to be carried as stated in the bid requirements and by BGS policy.	6/4/2026

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6/2/2026	Will the General Contractor be required to provide snow plowing during the course of construction	Snow plowing is done by campus staff around the building and campus. They will do the general area but special plowing to move GC equipment or vehicles will be the responsibility of the GC	6/4/2026
6/2/2026	Are there any requirements for the contractor to provide for any clerk of the works.	The contractor will not be required to provide any clerk of the works services.	6/4/2026
6/2/2026	Will existing FF/E be moved by the owner prior to the start of construction, or will the GC need to assist in the process?	The existing FF/E will be moved around the building as needed by the GC by the owner.	6/4/2026
6/2/2026	There does not appear to be a specified wage rate for the fireproofing installer, please advise.	For any other specific trade on this project not listed in Section 00 73 46 Wage Determination Schedule, contact the Bureau of Labor Standards for further clarification.	6/4/2026
6/2/2026	Various areas call out for patching as needed, or only in disturbed areas. Can an allowance be provided to all bidders ? As this will be challenging to accurately quantify.	An allowance will not be provided. The Contractor shall cover the cost of patching within their respective bids.	6/4/2026
6/2/2026	In prebids question answers there is mentioning of a future addendum and potential for more drawings to be released, when is the intended date these will be released?	Addendum 1 is planned to be issued on 6/3/26.	6/4/2026
6/2/2026	All preexisting RFI questions that have been answered so far, have been distributed in individual emails, will there be a master addendum encompassing all questions and answers ?	We will issue a PDF of those responses issued to date.	6/4/2026

SOUTH PORTLAND CAMPUS MAP

2 Fort Road,
South Portland, ME 04106
207-741-5500



(E)RTU-1

Carrier
Corporation

7310 WEST MORRIS STREET
INDIANAPOLIS, IN 46231 U.S.A.

MODEL 48HJE012--G571HQ

SERIAL 4508G10485

FACTORY CHARGED

Carrier

	QTY	VOLTS AC	PH	HZ	RLA	LRA	REF. SYSTEM R-22	TEST PRESSURE GAGE
OMPR	1	208-230	3	60	17.6	125	9.6 LBS 4.3 kg	HI 389 PSI 2682 kPa
COMPR	1	208-230	3	60	17.6	125	10.6 LBS 4.8 kg	LO 150 PSI 1034 kPa

FAN MTR	QTY	VOLTS AC	PH	HZ	FLA
OUTDOOR	2	208-230	1	60	1.4
OUTDOOR					
INDOOR	1	208-230	3	60	10.6
OTHER					
COMBUST	1	208-230	1	60	0.57

CHARGE SYSTEM PER INSTALLATION INSTRUCTIONS
FOR OUTDOOR INSTALLATION ONLY

POWER SUPPLY 208/230 3 PH 60 HZ
PERMISSIBLE VOLTAGE AT UNIT 254 MAX 187 MIN

MINIMUM CLEARANCES TO COMBUSTIBLE MATERIALS

	TOP	BOTTOM *	SIDES	FLUE SIDE **
DOWN SUPPLY	0 IN 0 MM	1 IN 25.4MM	0 IN 0 MM	48 IN 1219M
SIDE SUPPLY				

** 18 INCHES(457mm) WITH ACCESSORY FLUE DISCHARGE DEFLECTOR

MIN CKT AMPS 53	MAX FUSE OR HACR BREAKER 60	MINIMUM UNIT DISCONNECT FLA 55.9	341	COMBINATION COOLING AND HEATING UNIT
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DEVICE CERTIFIED AS A FORCED AIR FURNACE WITH COOLING UNIT
CSA APPROVED FOR NON-RESIDENTIAL USE TO -40 F AMBIENT.

DESIGNED MAXIMUM OUTLET AIR TEMPERATURE 165F 74C

AIR TEMP RISE MAX EXTERNAL STATIC PRESSURE

35-65F 1.0WC 0.25KPA
19.4-36.1C

	INPUT MIN	INPUT MAX	OUTPUT CAP	THERMAL EFFICIENCY	EQUIPED FOR USE WITH
BTU/HR	180000	224000	147600/18368	82	NATURAL GAS
KW	52.8	65.7	43.2/53.8		
GAS SUPPLY PRESSURE	13WC 3.23KPA	MAX 4WC 0.99KPA	MIN		
MANIFOLD PRESSURE	2.2/3.5WC .55/.87KPA				

GAS-FIRED

GAS HEATING PORTION
ANSI 221.47B STANDARD (2006)
CSA 2.3B (2006) CENTRAL FURN.



LISTED

COOLING PORTION OF
HEATING AND COOLING UNIT
36H2



	CAPACITY BTU/HR	CAPACITY KW	EER	COP
COOLING				
HP HEATING				

THIS EQUIPMENT COMPLIES WITH THE
2004 REQUIREMENTS OF ASHRAE 90.1



#48HJE012--G571HQ#



(E)RTU-2

AMERICAN STANDARD, INC.
THE TRANE COMPANY
CLARKSVILLE, TN 37040-1008



LISTED AIR CONDITIONING
SYSTEMS EQUIPMENT, SELF-
CONTAINED UNIT 59R9



COMBINATION COOLING
AND HEATING UNIT
UNITE DE REFROIDISSEMENT
CHAUFFAGE COMBINES

MODEL NO. TCH180B300CA
SERIAL NO. J101425000
DATE OF MFG. 03/94
ELECTRICAL RATING 208-230/60/3
MIN/MAX OPER. VOLT 187/253
MIN CKT AMP 82
MFS/+MCB 90
MDP N/A
MAX DISCHARGE TEMP IS 94 DEG C.
EXT STATIC PRESS MM OF WATER

FOR OUTDOOR USE ONLY

THIS UNIT SHOULD BE INSTALLED
AND REGULARLY MAINTAINED IN
ACCORDANCE WITH THE SERVICE
LITERATURE MANUAL(S).

CONTROL CKT. VOLTS 24 VAC

COMPR QTY	PH	HZ	RLA-VOLTS	LRA
#1	1	3	60 28.7-200	156
#2	1	3	60 28.7-200	156

INTERNALLY PROTECTED COMPRESSOR

MINIMUM TEST PRESSURE
HIGH 278 LOW 144 PSIG

FAN	QTY	HZ	PH	FLA-VOLTS	HP
COND	2	60	1	3.2-200	.5
EVAP	1	60	3	10.6-200	3

QTY REFRIG CKTS
FACTORY CHARGED: 2
CKT #1 10.30 LBS R22
CKT #2 10.30 LBS R22

DATA FOR UNITS WITH ELECTRIC HEAT ACCESSORY

AMERICAN STANDARD HEATER MODEL	HTR RATED VOLTS	KW	MIN CKT AMP	MFS/ +MCB	MDP
AYHTRF310A	208	13.5	82	110	N/A
AYHTRF336A	240	18.0	82	110	N/A
AYHTRF354A	208	27.0	108	110	N/A
	240	36.0	122	125	N/A
	208	40.5	154	175	N/A
NONE/WJL	240	54.0	176	200	N/A

SCRATCH INK OFF SQUARE OF SPECIFIC HEATER INSTALLED.
COCHER POUR INDiquer LE MODELE INSTALLE.

CLEARANCE TO COMBUSTIBLE MATERIAL W/NO ELECTRIC HEAT (INCHES):
TOP 72; L SIDE 24; R SIDE 24; FRONT 24; BACK 18; DUCT 0.
+ HACR TYPE REQUIRED PER NEC
MADE IN U.S.A.

MANUFACT
OF T