



To: Prospective Bidders

From:

WBRC Inc.

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This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated July 2, 2026, as noted below. Acknowledge receipt of the Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification.

This Addendum consists of the following:

- Clarifications
- Specifications

CLARIFICATIONS:

1. See attached RFI Log dated 8/4/26.

SPECIFICATION CHANGES:

2. Section 011000, Summary, DELETE and REPLACE with attached Document.
 - a. Extend Bid Date.

END OF ADDENDUM

Project Name	Wellness Center Re-Use Renovation BGS Project #3843			
Project Number	10017003			
Date	8/4/2026			
Prepared By	Dan Rowland			
Number	Pre-Bid Request For Information	Discipline	A/E Response	Response date
1	Perimeter drain dumps where? No civil drawings	Arch	Tie into existing, if existing drains are not encountered, new perimeter drains are not required.	7/27/2026
2	Through bolts for canopy how many are needed at lower portion of canopy?	Arch	See Addendum #01 - Sheet AE101, Detail A15 is updated to reference (6) ½" thru-bolts EQ Space between canopy.	7/27/2026
3	Entrance slabs tie to sidewalks how? No detail showing this	Arch	A1/AE101 shows isolation joint.	7/27/2026
4	H1/AE101 notes 4" slabs but details D8 notes 5" and A1 notes 6" thick CIP and then shows dimensions of 5".	Arch	Frost-protected slab shall be 5" per D8. See Addendum #01 - Sheet AE101, Detail A1 is updated to reference 4" concrete sidewalk	7/27/2026
5	Flashing detail for tops of canopies to brick?	Arch	Flashing by Canopy Manufacturer	7/27/2026
6	Storefront are you just wanting prefinished white?	Arch	Yes	7/27/2026
7	Stair railings do they mount to building?	Arch	No, they turn down to slab, match existing configuration. - Part a: See Addendum #01 - Detail H1	7/27/2026
8	a.Dimension on H1/AE101 goes into existing wall? Is the flat landing 5'- 3/16" to the wall?	Arch	is updated to reference dimension to wall is approximately 4'- 2" verify in field	7/27/2026
9	A1/AE101 says concrete is 4,500 psi and concrete notes on AE501 1C says 4,000 psi?	Arch	See Addendum #01 - Sheet AE101, Detail A1 is updated to reference 4,000psi	7/27/2026
10	G15/AE501 shows dowel leg going into existing concrete wall. Is this epoxied like the dowels? Do we need the dowel and the leg going into existing?	Arch	Vertical leg of bent bar should not extend into existing foundation wall.	7/27/2026
11	Are the new railings removable? What holds the railing post to the epoxied dowel?	Arch	Railings are not removable attach with (2) headless screws each	7/27/2026
12	A10/AE501 notes steel post and balusters. No balusters shown on drawing?	Arch	See Addendum #01 - Sheet AE501, Detail A10 is updated to remove reference to baluster	7/27/2026
13	Is there a detail on how entryway sidewalk is to be patched due to cutting it back to form new stairs?	Arch	Refer to General Removal Note #3 on AD101.	7/27/2026
14	Is there metal nosings on the new stairs?	Arch	See Addendum #01 - Sheet AE501, Detail A15 is updated to reference abrasive nosing at all stair treads.	7/27/2026
15	Concrete sidewalk to just butt up to pavement in parking lot? ADA tactile mat needed?	Arch	H1/ AE101 indicates concrete sidewalk butts to existing asphalt sidewalk. Existing tactile warning is along accessible sidewalk route.	7/27/2026
16	A5/AE101 notes 2" R-20 rigid but 2" rigid is R-10	Arch	See Addendum #01 - Sheet AE101, Detail A5 is updated to reference R-10	7/27/2026
17	What is the thickness/height of the canopy roof structure?	Arch	Coordinate with canopy manufacturer.	7/27/2026
18	Painted downspouts? What size and just prefinished?	Arch	Coordinate size with Canopy manufacturer. Prefinished	7/27/2026
19	Any hazardous in the project?	Arch	None is anticipated	7/27/2026
20	The window brick infill is it to be toothed back in? 8" cmu toothed in? Is the cmu to be painted or is there a wall covering on the inside?	Arch	Yes, tooth brick and block in existing, paint interior cmu to match existing.	7/27/2026
21	Any control joints in concrete landing or sidewalks?	Arch	See Addendum #01 - Sheet AE101, Plan H1 and Sheet AE501, Detail G12 are updated to reference control joints at 10' oc for sidewalks. No control joints in frost-proof landings	7/27/2026
22	Sidewalk going to parking lot is just a straight path? Also is it 10'-0" to match other one?	Arch	See Addendum #01 - Sheet AE101, Plan H1 and Sheet AE501, Detail G12 are updated to reference layout of sidewalk.	7/27/2026
23	Prevailing Wage Determination (Section 00 73 46) The wage rate table referenced in Section 00 73 46 as being "shown on the following page" is missing from the issued Project Manual (page 52 contains only a stray signature graphic in place of the rate table). Please confirm whether Maine DOL/Davis-Bacon prevailing wage requirements apply to this project, and if so, please issue the missing wage rate table.	Arch	2026 Fair minimum Wage rates is included in project manual . Page 52 provides wage rates.	8/3/2026
24	Responsibility for Special Inspection Costs (Section 01 40 00, §1.7.B) Section 01 40 00, §1.7.B states that "Special Tests and Inspections" required by the Authority Having Jurisdiction are "the responsibility of Owner," while also indicating the Contractor engages with the testing agency. Please clarify whether Owner or Contractor is financially responsible for the cost of AHJ-required special inspections (including any structural inspections associated with the stair reconstruction, canopy, and foundation work).	Arch	See addendum #02 for clarification	8/3/2026
25	Substitution Posture on Named Products (AwneX Canopy, ATAS Soffit, Kawneer Storefront/Door) The drawings identify the AwneX "Colorado" canopy, ATAS "Opaline" OPF linear metal soffit, and Kawneer 451T TriFab VersaGlaze storefront/500T entrance door as basis-of-design products. Given that Section 01 25 00 does not permit substitutions for convenience, please confirm whether "or equal" substitutions will be considered for these three products, or whether they are intended as true sole-source specifications.	Arch	Comparable product will be allowed for AwneX Canopy, ATAS Soffit, Kawneer Storefront/Door	8/3/2026
26	Existing Face Brick Match The drawings call for face brick at wall-blocking and canopy tie-back locations to match the existing brick in color and pattern, but no manufacturer, product, or reference sample is identified. Please provide a source, manufacturer name, or reference sample for the existing face brick to support sourcing a match within the bid schedule.	Arch	For bidding purposes price Morin Oldport Full Range.	8/3/2026
27	Field Verification Access for Existing Conditions Given that the drawings require the Contractor to field-verify existing foundation and structural conditions at the stair reconstruction area, please confirm whether site access for verification purposes will be made available prior to bid, beyond the pre-bid conference held on July 23.	Arch	Site access can be provided, coordinate with owner. This note was intended to verify the condition of the foundation after the removal work occurred.	8/3/2026
28	Was just relocating through the specs and it says questions are due August 3rd and the bid is due August 6th? Does this leave time to get together an addendum and allow us and subs to review?	Arch	Clarification: Deadline for RFIs is July 29, 2026. Response to RFIs is August 3, 2026. 3-day upon final RFI response is standard practice.	8/3/2026
29	A handrail subcontractor is asking if there needs to be a center handrail in the main entrance. They asked since the width of the stairway might be past the threshold, therefore it might need a center handrail.	Arch	Intermediate rail is not required. Our occupant required width is 7" and a center rail is only required if our occupant required width is greater than 60".	8/3/2026
30	Subcontractor wants to clarify the length of handrails.	Arch	See addendum #1 RFI response #7 and AE501 Detail M10 issued as part of Addendum #2 for additional clarification.	8/3/2026
31	Are there any specifications for this job? There seems to be just the front end specs but nothing else? Concrete specs? Door specs? Steel railings? Painting?	Arch	Concrete specs are on Drawings. Design Loads on Sheet AE101, Concrete Notes on Sheet AE501. Doors, Steel Railing, Paint called out on drawings to match existing.	8/3/2026
32	How are we to a deal with the brick weep holes and flashing at the bottom of the wall with the grade being raised with the entrance slab being raised at the two double exit doors?	Arch	There is currently concrete below each of the double doors without weeps. The existing pad is wider than the proposed pad and currently is above the bottom of brick. The wall will drain to the next weep hole either side of the new frost entry slab.	8/3/2026
33	Doors currently have access control but there is nothing shown on the plans?	Arch	See Addendum #2 for clarification, Adds Section 087100, Door Hardware Standards – Rev. 20260528 and Security Access Control & Digital Video Management (DVM) – Building Control Center (BCC) Integration & Minimum Requirements,	8/3/2026
34	Are there any specs for this project or just what is on the plans?	Arch	Specifications for Division 00-Procurement and Contracting Requirements and Division 01 - General Requirements are included in the Project manual. Addendum #2 Adds Section 087100, Door Hardware Standards – Rev. 20260528 and Security Access Control & Digital Video Management (DVM) – Building Control Center (BCC) Integration & Minimum Requirements,	8/3/2026
35	The brick headers on the exterior doors has a brick detail that looks to be about 12" tall. The new exterior canopies will these be mounted above this?	Arch	yes, bottom of canopy to be mounted above existing brick header at 8"-4". See sheet AE101 Detail E15 issued as part of Addendum #2	8/3/2026
36	Where the upper ties for the canopies are going looks to be right in the middle of the brick detail band going around the building? How are we to work around this?	Arch	top of upper tie for canopy to be below existing brick band. See sheet AE101 Detail E15 issued as part of Addendum #2	8/3/2026
37	The first step currently looks like to be less than 7" and the rest seem close to 7" How would you like to approach as the door sill is a set height so do we pitch the landing to get them to 7" steps or do we plan on paving the sidewalk to bring it up?	Arch	provide equal height risers 7" high max between existing landing height and existing sidewalk height. See sheet AE501 Detail M10 issued as part of Addendum #2	8/3/2026
38	Existing steel door system at main entrance looks to be about 8" deep and the new storefront is 4 ½" deep. How are we to leave the brick veneer as it will have anchor spots and caulking from the old? There is tile inside so do we push the new storefront back against the existing tile?	Arch	Patch the screw holes, remove the sealant and push the new storefront till it over laps the existing slab.	8/3/2026
39	With the existing window being removed are we to tooth in cmu inside and remove the bullnosed cmu? Exterior brick are we to remove header detailed brick and sill and tooth in or just infill opening?	Arch	Existing bullnose head, jamb and sill to remain, infill opening. Brick header and sill to remain, infill opening.	8/3/2026
40	There is an existing tipped curbing at the parking lot where we are running the new walk way to. How are we to deal with this detail?	Arch	Flush top of sidewalk to top of curb.	8/3/2026
41	Does the foundation wall and footings for the side entry pads go on all three sides of the pad or just the long side?	Arch	Foundation wall and footings are on all three sides of the pad.	8/3/2026
42	Also it doesn't show any foundation along the sides of the stairs and how this detail or repair is supposed to be done?	Arch	Similar to A15/AE501	8/3/2026
43	Are we to contract with Honeywell or will the state carry Honeywell and we would just need to provide the electric strikes?	Arch	GC would provide the lock hardware. In this case, I would recommend NOT using ES (Electrics Strikes). Reason being the removable mullion. There will need to be wiring in that mullion with a disconnect means. That seldom goes well for the wiring...it gets ripped out or shredded. Utilize ELR (Electric Latch Retraction) with EPT (Electric Power Transfer) from the frame. Far more robust and reliable in the long run.	8/4/2026
44	There is a know box tied to access controls in the specs? Are we to provide this and tie to access control?	Arch	In this circumstance being a modernization, the current cabling will be pulled back during the demo phase. As noted, this needs to be done in steps, BCC will have Honeywell make-safe the cables in the security panels and then the GC may demo the existing field hardware. During put back the GC or sub will provide pathways to each of the security components all from a strategically located j-box. In this case the existing cabling will go into the j-box, splice or continue depending on length or damage to respective components. Splices if necessary, can be made in the j-box without pulling a completely new cable (SmartCable TM) to the security panel. The GC or sub is not responsible to pull the cable to the security components unless that is chosen.	8/4/2026
45	Does just the main entrance with the storefront get access controls? None of the other doors get them?	Arch	Yes, just the main doors get access control	8/4/2026
46	Where is the current access control panel that we need to tie into?	Arch	In this case a new cable run is not necessary. The security panels are located in the restricted High Voltage Switchgear Room (8 Elkins Ln.)	8/4/2026
47	Mentions power door operator? I don't believe there are any? If there are where are they?	Arch	No power doors are required for this project	8/4/2026

SECTION 011000 – SUMMARY – ADD #3

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:

- 1. Project information.
- 2. Work covered by Contract Documents.
- 3. Contractor's use of site and premises.
- 4. Coordination with occupants.
- 5. Work restrictions.
- 6. Specification and Drawing conventions.

B. Related Requirements:

- 1. Section 015000 "Temporary Facilities and Controls" for limitations and procedures governing temporary use of Owner's facilities.
- 2. Section 017300 "Execution" for coordination of Owner-installed products.

1.3 DEFINITIONS

- A. Work Package: A group of specifications, drawings, and schedules prepared by the design team to describe a portion of the Project Work for pricing, permitting, and construction.

1.4 PROJECT INFORMATION

- A. Project Identification: Wellness Center Re-Use Renovation BGS project #3843.

- 1. Project Location: East Campus Wellness Center, 6 Elkin Lane, Augusta ME, 04300

- B. Owner: Department of Administrative and Financial Services (DAFS), Bureau of General Services (BGS)

- 1. Owner's Representative: Desiree Snow, Senior Project Manager; Mobile: 207.592.6645; email: desiree.snow@maine.gov

- C. Architect: WBRC Inc.

1. Architect's Representative: Mathew Ward Architect, phone: 207.947.4511; Email: mat.ward@wbrcinc.com
- D. Web-Based Project Software: A project Web site administered by Architect will be used for purposes of managing communication and documents during the construction stage.
 1. See Section 013100 "Project Management and Coordination." for requirements for using the Project Web site.
- F. WORK COVERED BY CONTRACT DOCUMENTS
- G. The Work of Project is defined by the Contract Documents and includes, but is not limited to, the following:
 1. New concrete stair railings, storefront at west entrance, window infill, egress doors and canopies and other Work indicated in the Contract Documents.
- H. Type of Contract:
 1. Project will be constructed under a single prime contract.

1.5 Project Timeline

EVENT	DATE
Bid Documents Available	Monday July 13, 2026 – 10:00am
Mandatory Prebid Meeting/Site Visit	Thursday July 23, 2026 – 10:00am
Deadline for RFIs	Wednesday July 29, 2026 - 2:00pm
Response to RFIs	Monday August 3 10, 2026 - 2:00pm
Final Addendum	Monday August 3 10, 2026 - 2:00pm
Bids Due	Thursday August 6 13, 2026 - 2:00pm
Notice of Award	On or about Thursday, August 20 27, 2026
Construction Start Date	On or about Thursday, September 3 10, 2026
Preconstruction Conference	TBD
Substantial Completion	Monday, November 30 December 7, 2026

1.6 COORDINATION WITH OCCUPANTS

- A. Full Owner Occupancy: Owner will occupy Project site and existing adjacent building(s) during entire construction period. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform the Work so as not to interfere with Owner's day-to-day operations. Maintain existing exits unless otherwise indicated.
 1. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from Owner and approval of authorities having jurisdiction.

2. Notify Owner not less than 72 seventy-two hours in advance of activities that will affect Owner's operations.

1.7 WORK RESTRICTIONS

- A. Work Restrictions, General: Comply with restrictions on construction operations.
 1. Comply with limitations on use of public streets and with other requirements of authorities having jurisdiction.
- B. On-Site Work Hours: Limit work to normal business working hours of 6:00 a.m. to 6:00 p.m., Monday through Friday, unless otherwise indicated.
 1. Weekend Hours: Limit work to between hours of 7:00 a.m. to 6:00 p.m.
 2. Hours for noisy activities: Limit noisy work between hours of 7:00 a.m. to 7:00 p.m.
- C. Nonsmoking Building: Smoking is not permitted on property.
- D. Controlled Substances: Use of tobacco products and other controlled substances on Project site is not permitted.

1.8 SPECIFICATION AND DRAWING CONVENTIONS

- A. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:
 1. Imperative mood and streamlined language are generally used in the Specifications. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.
 2. Text Color: Text used in the Specifications, including units of measure, manufacturer and product names, and other text may appear in multiple colors or underlined as part of a hyperlink; no emphasis is implied by text with these characteristics.
 3. Hypertext: Text used in the Specifications may contain hyperlinks. Hyperlinks may allow for access to linked information that is not residing in the Specifications. Unless otherwise indicated, linked information is not part of the Contract Documents.
 4. Specification requirements are to be performed by Contractor unless specifically stated otherwise.
- B. Division 00 Contracting Requirements: General provisions of the Contract, including General and Supplementary Conditions, apply to all Sections of the Specifications.
- C. Division 01 General Requirements: Requirements of Sections in Division 01 apply to the Work of all Sections in the Specifications.
 1. keynotes referencing Specification Section numbers found in this Project Manual.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 011000