

SECTION 009113 – ADDENDA ONE

1.1 PROJECT INFORMATION

- A. Project Name: < **Maine Criminal Justice Academy | Phase One Façade Restoration**
- B. Owner: < **Maine Criminal Justice Academy** >.
- C. Owner Project Number: < TBA >.
- D. Architect: < **LeMessurier Consultants** >.
- E. Architect Project Number: < **21.0240.001** >.
- F. Date of Addendum: < **September 28, 2022** >.

1.2 NOTICE TO BIDDERS

- A. This Addendum is issued [**to all registered plan holders**] pursuant to the [**Instructions to Bidders**] [**and**] [**Conditions of the Contract**]. This Addendum serves to clarify, revise, and supersede information in the Project Manual, Drawings, and previously issued Addenda. Portions of the Addendum affecting the Contract Documents will be incorporated into the Contract by enumeration of the Addendum in the Owner/Contractor Agreement.
- B. The Bidder shall acknowledge receipt of this Addendum in the appropriate space on the Bid Form.
- C. The date for receipt of bids is [**unchanged by this Addendum**], at same time and location.
 - 1. Bid Date: < **2:00 PM, Wednesday, October 12, 2022** >.

1.3 Contents of Addenda

- 1. This addendum consists of the following:
 - a. Attached NEW drawing
 - b. Responses to Contractor Questions

1.4 ATTACHMENTS

- A. This Addendum includes the following attached Addendum drawings :
 - 1. Architectural | ENCLOSURE, titled “**MASONRY DETAILS, SECTIONS, NOTES AND TABLE**” Sheet < **BE-A501**>, dated < **09/28/2022 rev 4, Original dated 7/06/22** >, **NEW drawing** (noted sheet TS, list of drawings but was missing).

1.5 REVISIONS TO DRAWING SHEETS

- A. Sheet < “ TITLE SHEET PROJECT DRAWING INDEX LEGEND, GENERAL, NOTES AND LOCATION PLAN, TS (not reissued).

1. Drawing < TS >: < DRAWING TITLE LIST DENOTES BE-A501 – WHICH WAS MISSING IS ATTACHED TO THIS ADDENDA (1) ONE **Insert explanatory text**>.

RESPONSES TO CONTRACTOR QUESTIONS

1. QUESTION: In specification 013591 1.7 calls for the work, presumably on all the doors to be completed by an “Historic Treatment Specialist” which would leave a great finish carpenter out of this work. We are assuming from this definition that this include all work that is being completed in the shop as well as the doors that are required to be completed in the field, please confirm.

Response: Finish carpenter with satisfactory experience in this type of woodwork and assembly is satisfactory, including field and shop settings.

2. QUESTION: General note 4 on A601 states that “All door glazing to be tempered U.O.N.” We assume this to mean even the doors that are being refurbished as the new doors are all Fire Glass. Please confirm that the door glazing will need to be replaced with Tempered Glass.

Response: scope of work is for Doors are to be refinished, glazing is not to be replaced.

3. QUESTION: There does not appear to be any weeps in the building, please confirm that there are none.

Response: buildings and the masonry within this scope of work are all mass masonry walls , no weeps are present.

4. QUESTION: Can you tell us with the wall construction is? In several places you show replace the lower portion of face brick, is there a lintel holding the upper portions or will it be a means and method to support the upper face brick without causing damage? i.e., most of the blue colored rebuild masonry areas.

Response: Wall section information is limited due to limited documentation of the existing building. The construction appears to be all mass masonry, no lintels are visible. Refer to BE-A501 submitted with addenda one (1).

5. QUESTION: Drawing BE-A-A201 shows that the South Elevation drive thru area, parapet is being rebuilt, to what extent? Is just the face being rebuilt, the complete parapet wall, is the parapet cap being rebuilt/replaced, is the roof membrane tied into this detail and if so, how much of that gets rebuilt? What is the cross-section detail?

Response: due to limited existing building document / information, for bidding purposes, rebuilt depth is to outer wythe, except at window headers, sills and locations where visibility is from both sides (porte co-chere , alcoves, open arched openings etc..). These other areas, assume through wall to remove. Refer to façade restoration legend on elevation drawings for limits and to the use of existing material. Roof membrane, existing information limited, refer to BE-A501

6. QUESTION: Drawing BE-B-A211 shows that the parapet wall is being rebuilt, what is this detail and how does the roof tie into the parapet cap? In the photo A2 it looks like this is a one- piece roof tie into the parapet.

Response: parapet, cap and roof membrane, existing information limited, refer to BE-A501

7. QUESTION: Drawing BE-B-A211 shows that the coins on the bay are being replaced but the bay corners are not. During the site visit the bay coins and coins appeared to be covered with a synthetic product that is much whiter than the precast and is reinforced rubber. How is this to be addressed.

Response: Refer to BE-B-A211, this area does not show the coins on the bay to be replaced nor the corners or direct any actions on this surface treatment. Refer to the Façade Restoration Legend

8. QUESTION: In specification 01359, it calls for egress to be maintained at all times. With the doors that are being removed, will temporary partitions and doors be required at those entrances while the doors are being refinished? What hardware will be required and are any of these door's fire-doors and will any require glazing and access control?

Response: Temporary partition and or doors are required at these entrances, subject to ways and means of refurbishing doors. Temporary doors, frames, etc., must support the re-use of the existing hardware, so as to allow the Owner to remove/reinstall/connect security devices, maintaining keying and its overall operational use. If temporary hardware is provided, its hardware adaptability must support the facility's security locking / accessing system installation and operation. Existing Doors are not fire rated. The owners agent will remove and reinstall security devices.

Please keep in mind this is a Law enforcement (active) training facility, security and its control is maintained at all times. Note: MCJA will require / conduct criminal background checks on all contractors, consultants, entering / working on campus. ALL vehicles and drivers licenses documentation must be current. Additionally, all workers will be provided access cards as required by owner.

9. QUESTION: The doors that are called out on the drawings to be restored in place will required field finishing that would limit access for some time while the finish is drying. What is the expectation for maintaining egress during this time?

Response: This addenda addresses options for working with the doors not in place. Egress must be maintained, as this is a facility has students, staff - occupants living, working, learning 24 hours a day, 7days per week.

10. QUESTION: The Drawing BE-A105 is calling for the roof membrane to be removed to correct a misalignment "wrinkle". It requests that we match the existing membrane. Who is the manufacture, who was the original installer? What is the current warranty period and parapet detail? You are requesting a firm cost with no specification, detail, manufacture, we will need access and may need the manufactures to review, if it is still under warranty? Can this be an allowance dictated by the owners until all the information s investigated and know? This way everyone is on utilizing the same information.

Response: Manufacturer, brand, warranty, installer is unknown. Markings recently discovered appear to state " 080 EPFR 03709FRJJ". Base bid on select removal of existing, and new installation of adhered Membrane to be EPDM, 080 thickness, provide new accessories (flashing, termination bar, etc,)as required.

11. QUESTION: Alternate # 9 is open for a huge amount of interpretation. We have no good detail and have not viewed the area. Is there insulation above the ceiling, electrical that we need to address, will we be repainting the walls, ceiling and trim. We are to match all finishes, but the picture does not fill in in all the missing information. Would this be better dealt with as an allowance?

Response: limited known documented information as to construction of ceiling. Bid as providing suspended gypwb ceiling system, with prime , two coat ceiling, patch, match to existing. Roof appears to be insulated at roof.

12. QUESTION; A lot of conversation has gone around related to electrical and water requirements for this project. Water will be needed within a 100' of where any of the work is occurring and electrical will vary in each area depending on the contractor. But several at least 3, 30- amp circuits should be less that 100 feet for any area that is being worked on. In some cases, a 220 circuit may be required. If the contractors are required to carry the cost for connecting to the permanent power to get to each area, then we need to know what is available where. Please advise

Response: refer to Schematic photo map and narrative at end of this section

13. QUESTION: You are requesting that some of the doors be refinished in place. In order to strip and finish them in a manner that work give you a shop finished product, removing them may be the best option. Can we suggest the following?

Complete the work for the doors next summer when it is warm weather.

Construct a temporary, secure partition on the inside, plywood and painted on the outside, insulated and drywalled on the inside.

Install in that partition a temporary door, HMF and ½ lite metal door.

Hardware to include a closer with common keyed alike locks.

In this way we could get all the doors completed and finished in a shop environment. The jamb and trim could be stripped and finished in the field with one or more of our carpenters and a painter.

Please advise if this is an acceptable option.

Response: This question has been responded to in this addenda.

14. QUESTION: -Giving the scope of work, should Winter enclosures and heat be included in the base bid?

Response: This question if understood correctly, is a scheduling question, under contractor's ways and means. Enclosure and heat is required subject to season/weather/temperature of when work is planned.

15. QUESTION: Is the project completion date 12/31/2023 or Summer/Fall 2024?

Response: Refer to Notice to Contractors 00 11 13

16. QUESTION: Under General Condition in Contract Section 5.5: Is there any permit required for this project?

Response: YES

17. QUESTION: If necessary, would swing scaffolding be allowed on the roof?

Response: This is under contractors ways and means and Could require coordination and or notice to owner /architect for approval, subject to its potential adverse impact to the site, building and occupants as it relates to the overall continued use of the facility. Any damage to the grounds must be repaired consistent with pre-construction final appearance.

18. QUESTION: Under general condition, section 30.3:

How many skilled workers the owner is expected? Or is it going to be more about meeting substantial completion date?

Response: Do not understand this question in reference to section of general conditions 00 72 13, section 30.3

19. QUESTION: Is there any underground sprinkler system heads that can get damaged by the used of heavy equipment?

Response: None known

20. QUESTION: Will there be a spot on site to keep dumpster for daily clean up?

Response: refer to Schematic photo map and narrative at end of this section

21. QUESTION: Are there liquidation damages on this project?

Response: refer to general conditions 00 72 13

22. QUESTION: Will owner/consultant visit shop where doors are being restored before returning them on site in case corrections are to be made?

Response: refer to drawings and specifications, Owner /consultant retains right to access, ownership of owners property, and yes visits could occur, subject to consultant and the contractors methods of acquiring acceptance of the work.

23. QUESTION: Will historical doors have to get trimmed down to fit ADA thresholds?

Response: Refer to plans, doors D1 and D15A will require to be trimmed down to fit, all others will not.

24. QUESTION: Will temporary temporary doors be required at locations where historic doors will be removed for restoration?

Response: This question has been responded to in this addendum.

25. QUESTION: At pre-bid meeting, it was said contractors only have to restore doors, and the owner will take care of the security door sensors. However, some notes on doors are calling for building door sensors. Who is going to handle that scope?

Response: This question has been responded to in this addendum, sensors are a security device to be installed by owners agent.

26. QUESTION: Would NMD-80 be accepted in the place of Sure-Klean Vanatrol for masonry cleaner?

Response: refer to general conditions 00 72 13

27. QUESTION: what's the difference in scope in Alternate 1 and Alternate 2?

Response: refer to plans, Alternate one refers to Skyward joint protection, Alternate two refers to headers and sill replacement

28. QUESTION: Helical wall tie, the only method allowed in the rebuild locations? Or will other masonry ties & anchors be allowed base on the backer?

Response: refer to BE-A501

29. QUESTION: Will manlift be accepted to completed Alternate 1-4 if possible?

Response: This is contractors ways and means, also refer to response to similar questions.

30. QUESTION: Should we plan to add flashing, weepers, mortar nets, etc.. where headers are to be replaced?

Response: refer to notes on plans, BE-A501 and responses to questions related to this topic

31. QUESTION: There is no details on how the precast headers/sills should anchor into the backer wall. Is it up to the masons to use common practice skills to properly tie the precast to the backer wall other than just mortar them in?

Response: refer to notes on plans, BE-A501 and responses to questions related to this topic

32. QUESTION When is the expected time for mobilization?

Response: This is contractors ways and means, contract awarding and notice to proceed process

33. QUESTION: What is the actual completion date? There are multiple given in documents.

Response: Refer to Notice to Contractors 00 11 13

34. QUESTION: Please provide Drawing BE-A501

Response: see attached

35. QUESTION: What work is required at the precast/limestone that is shown as "rebuild masonry" on drawing? Are we to replace with new precast/limestone pieces, remove and reset, or patch existing in place? Can we get a detail on this?

Response: refer to Façade Restoration Legend, basis of design is to replace with new where precast/limestone is damaged/compromised. Refer to responses to similar questions and BE-A501

36. QUESTION: Will the work required at the precast/limestone in alternates be the same as for base bid?

Response: Yes – see similar responses to other questions

37. QUESTION: What is the extent of the rebuild brick? Single wythe rebuild or multi-wythe? Can we get a detail on this?

Response; See responses to similar questions, basis of design, due to limited wall construction information is single wythe except at window headers, sills and other through wall stone/precast components and or where visibility is achieved from both sides.

38. QUESTION: Can we get a number of brick to be replaced for bidding purposes, so all subs have comparable numbers? Notes on TS page say ALL cracked or broken brick in area.

Response: All cracked or broken brick in area as outlined per task for areas noted on plans

39. QUESTION: In the Façade restoration legend there is CL Cleaning Masonry, but it isn't notated on the drawings anywhere. Is the intent to clean the building 100% or only clean repoint/rebuild areas?

Response: Cleaning is limited to affected areas and or as part of a dependent process to another task.

40. QUESTION: In the Façade restoration legend there is SJ skyward joint remove/replace/protect, what is the installed "skyward protection" that it calls out? Can we get a detail for this?

Response: Refer to BE-A501 , skyward protection = skyward joint

41. QUESTION: Are there any interior dimensions or profiles for Alt #6 Rake & Repoint interior of tower?

Response: No – use external dimensions

42. QUESTION: Where is Alt #8 work/scope?

Response: refer to BE-B-A219

43. QUESTION: Can we get a bid extension so we can adequately review any changes and get pricing back from suppliers.

Response: based on time allotted, not at this time

44. QUESTION: Are the WINDOW HEADER/SILL REPLACEMENT, MASONRY OPENING HEADER/SILL REPLACEMENT, and ORNAMENTAL MASONRY REPLACEMENT(precast concrete) included in PHASE ONE SCOPE OF WORK below the limit line on the drawings?

And above the limit line in the alternates? Or are they all in the alternates?

Response: Window header /sill replacement, masonry opening header /sill replacement, and ornamental masonry replacement is to be included in phase one. Alternates above phase one are alternates.

Note: Exception : Alternate #5 rebuild of buttress' is not in phase one – this is an alternate

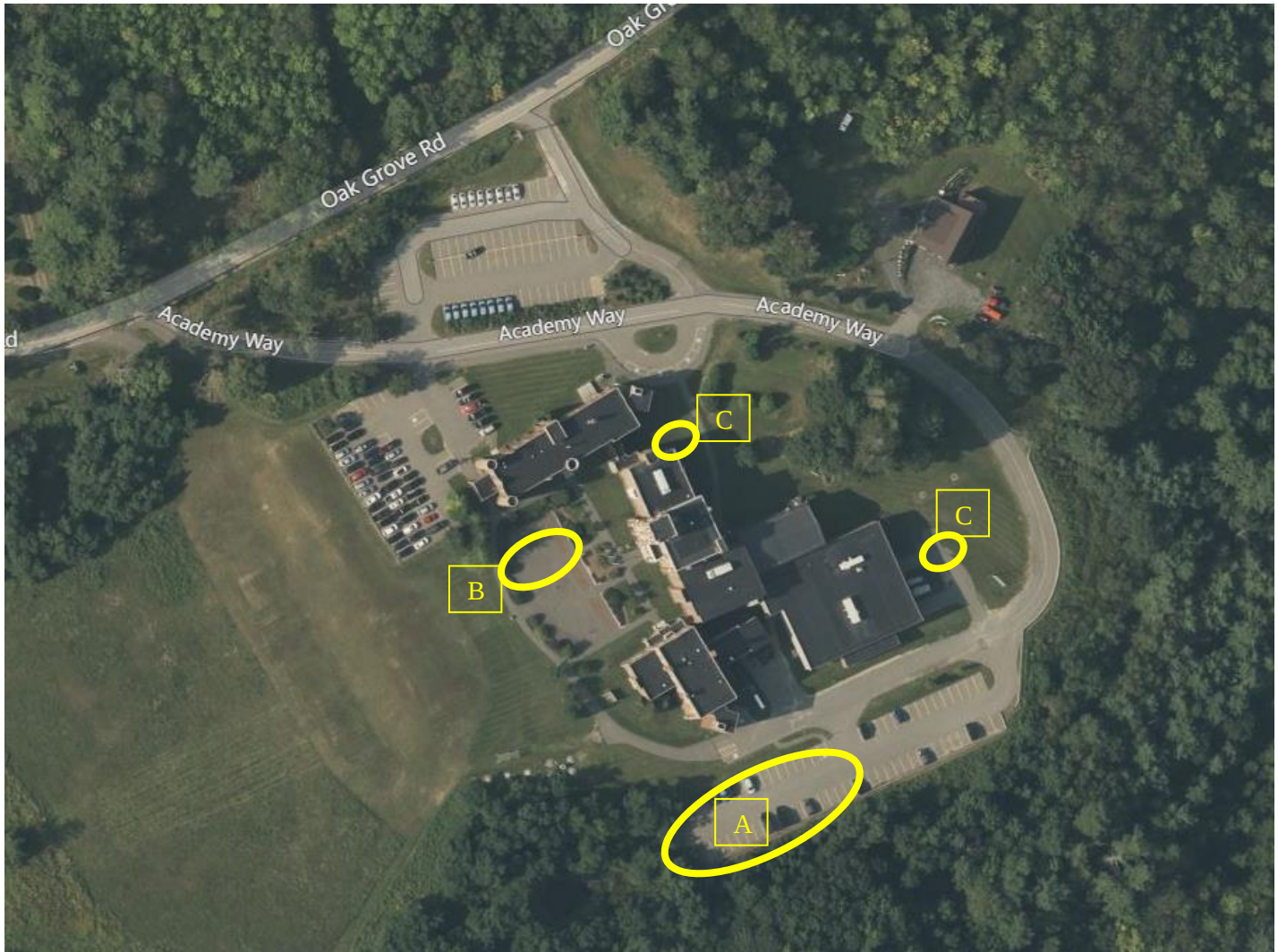
Note; Exception : Tower rake and repoint is limited only to phase one height

Schematic photo-map of MCJA Campus (see Page 8 for map)

Narrative:

Basis of design for providing temporary services and areas is based on limited contractor information at time of bidding. As result, below is approximate with exception to defined areas A, B, C and contractor parking and deliveries, subject to coordination with owner and or for short durations relocation for use.

1. Power is accessible to most sides of the building via windows, or other. Additionally, Owner to provide temporary power to areas A,B, and C subject to limitations as contractor needs are not accurately known.
2. Water is accessible to all 4 major sides of the building configuration, additional water access to be provided, but limited to availability and contractors equipment requirements.
3. Area A
 - a. Deliveries
 - b. Temp toilet “port-a-potties”
 - c. Storage /staging / prep area
 - d. Construction trailer
 - i. Signage at entry from academy directed construction related work to area A and construction trailer
 - e. Contractor Parking
4. Area B and C limited based on access from side walk or rear parking lot access, coordinate with owner
 - a. Storage /staging/prep area
5. Other areas adjacent to the building during construction are as needed and to be returned to pre-construction state



END OF DOCUMENT 009113