

## Greenlaw Building Renovation - Addendum No. 4

Date: May 30, 2019

To: Bidders and all others to whom bidding documents have been issued

All items in this addendum shall supersede or clarify the bidding documents as originally issued. The cost of the work of all trades affected by the changes in this addendum shall be included in the base bid or alternates, on the proposal form, as applicable. Failure to do so may subject the bidder to disqualification. This addendum forms a part of the contract documents. It supplements and/or modifies them as follow:

### **General:**

#### **Item No. 001 bid date:**

**State of Maine's modification:** *The bid date will be modified to Wednesday, 05 June 2019 at 2:00.*

#### **Item No. 002 bidder selection:**

**Question:** *Please indicate how the low bidder will be selected: Base bid only, Base bid plus all alternates, or Base bid plus those alternates selected at the discretion of the Owner?*

**State of Maine's response:** 00 7100 Definitions 1.3 - The Owner determines the low bidder based on the sum of the base bid and any combination of alternate bids that the owner selects

#### **Item No. 003 ADD No. 3 – item No. 015:**

**Question:** *Addendum 3, item 015 response extends the construction schedule to 24 months for a completion date of July 1, 2021. However, anticipating the proposed start date remains August 1, 2019, completion of July 1, 2021 is 23 months, not 24. Please indicate if the construction schedule is 24 or 23 months.*

**LBA's response:** The construction schedule will be extended a total of 24 month. The schedule will start when a contract is signed.

#### **Item No. 004 ADD No. 3 – item No. 092:**

**Question:** *Addendum 3 - item 092 sketch ADD 3.2 of room 457 in plan view indicates the two biosafety cabinets BSC-3 are to be contractor furnished contractor installed. However, elevations 2 and 3 on this same sketch indicates they are to be owner furnished contractor installed. Please indicate who is to furnish these cabinets.*

**LBA's response:** The BSC's are owner furnished, contractor installed.

#### **Item No. 005 ADD No. 3 – item No. 005:**

**Question:** *Addendum 3, item 005 response indicates the design team requests the general contractor provides a line item for shoring under the general condition division within the estimate, the wording suggesting the cost for this should be identified on the bid form. Is the cost for shoring to be included in the base bid but shown on the bid form as a breakout? If so, please revise the bid form for the shoring cost to be entered.*

**LBA's response:** As requested from item No. 005 in addendum No. 3 the contractor is requested to provide a line item within their overall estimate so that a base price is established for future reference. See estimate spreadsheet example below:

For reference only:

JOB #	2016.42		GREENLAW BUILDING - AMHI Campus, Augusta ME					CD 50%	7/19/2018	
	page 1		Office & Laboratory Occupancy							
			Div 1: General Conditions							
Section	Description	Quantity/Unit	MTRL	EQPMNT	SUB	LABOR	OTHER	TOTAL	NOTES	
600	Perf/Pay Bond	Consol sht						0		
	Bldr's Risk	Owner					Owner	0		
	Building Permits	allowance					\$500	0		
							\$0.13 per sf renovation +	0		
1020	Allowances							0		
	Travel & Lodging	local Gen/Con						0		
1030	Project Manager	90wk/\$1,775		full time						
	Supervision/FT	90wk/\$1,775		full time						
	Super/Working	90wk/\$1,585		full time						
	Clerk	90wk/\$825		full time						
1045	Cut/Patch							0		
1050	Design Engineering							0		
	Field Engineering							0		
	Field Layout	existing building						0		
1170	Safety Program	writtoff								
	Safety Officer	90wk/\$1,000		2/3 time						
1180	Site Safety	Super						0		
	Traffic Control	Div 31						0		
1340	As Builts	allowance								
	Shops & Submittals	Proj mgr/clerk						0		
1380	Photographs	lump				Super				
	Testing	Owner						0		
1430	Mockups									
1440	Quality Control	Super						0		
1505	Mobilize/Closeout	lump								
1510	Temp Electrical	allowance								
	Power	90wk/\$400								
	Lamping	allowance								
	Temporary Heat	allowance								
	Tenting & Heating	allowance								
	Snow Removal	allowance								
	Shoring							2.000		
	Sub Total							?????		

**Item No. 005 ADD No. 3 – item No. 074:**

Addendum 3, item 074, our question #2 asked about type of doors are wanted at the three small rooms enclosing the owner furnished contractor installed autoclaves as these three had no door tags and were not listed among the doors on the door schedule. The answer provided indicated the doors have no tags because they are part of a special stainless-steel barrier system and Avant Garde Scientific catalog information was provided with the addendum. As further information, we note the plans for the rooms enclosing the autoclaves call for some of the partitions to be the types detailed on drawing A0.1 and they of gypsum construction. However, the ones with the doors in question, do not have a partition type callout from A0.1 so, if special stainless walls are required for these unlabeled walls, there would be a mix of gypsum and stainless in the autoclave rooms. Please indicate:

**Question #1:** Which wall(s) in each of the three rooms are to be constructed of the Avant Garde system and which are gypsum?

**Question #2:** Per the Avant Garde catalog information provided, this is an insulated system. Are Avant Gard special ceiling panels therefore also required (the reflected ceiling plans show no ceilings in rooms 224 and 402, just open to the structure above, while room 428 has ACT-4)?

**Question #3:** Is the Avant Garde system?

1. Owner furnished (as are the autoclaves)?
2. Owner installed, or contractor installed?
3. Contractor furnished, and contractor installed?

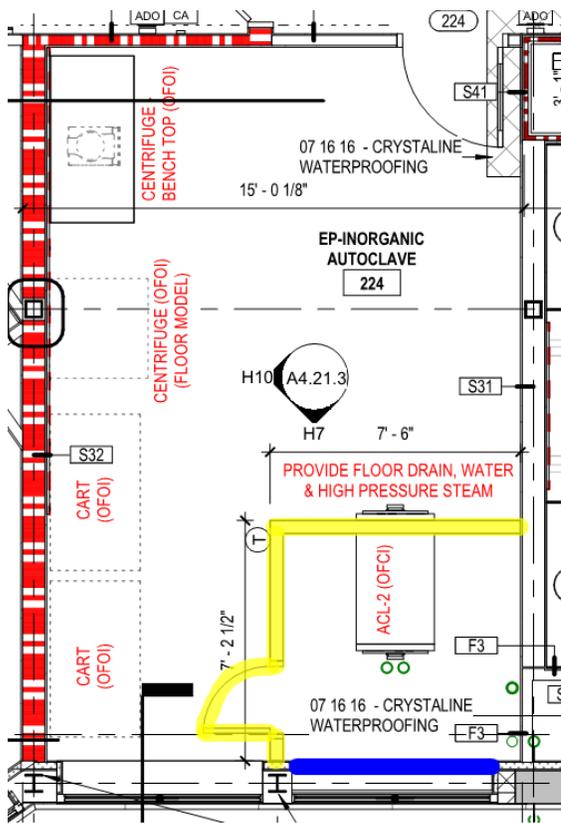
**Question #4:** Please provide a drawing showing the extent of these special partitions and ceilings so they can be quantified.

**LBA's response #1:**

- a. A metal stud/gypsum soffit is to be provided 7'-0" a.f.f. and terminate to the bottom side of floor/roof deck at yellow highlighted locations.
- b. The yellow highlighted walls below are the Avant Garde System which will terminate to the soffit.
- c. All remaining walls are as scheduled per plans.

**EP-INORGANIC Autoclave 224:**

- a. Infill blue highlight below with 2 1/2" metal studs @ 16" o.c, foam-in-place insulation, 1/2" type 1 gypsum board on each side and prime/paint.





**Item No. 007 ADD No. 3 – item No. 010:**

**Question:** *Who carries the cost of asbestos testing for Item #10?*

**State of Maine’s response:** The State of Maine will be responsible for the cost as needed.

**Item No. 008 Alternates:**

**Question:** *Does Alternate #13 include Alternate #4 if #4 is accepted?*

**LBA’s response:** Yes.

**Project manual:**

**Item No. 009 section 08 80 00 Glazing:**

**Question #1:** *Specification section 08 80 00 article 2.04.C.1 describes the glass to be for interior sliding service windows however we do not find any on the plans. Are there any?*

**Question #2:** *Specification section 08 80 00 article 2.06.F describes sliding glass door hardware however we do not find any on the plans. Are there any?*

**LBA’s response #1:** There is no interior sliding service windows. Window type “AA” is the only interior window that requires a speaker and pass-thru. Refer to sheet A0.4 Interior window types for additional information.

**LBA’s response #2:** There is no sliding glass door hardware required.

**Item No. 010 section 12 24 00:**

**Question:** *Please clarify a question regarding the extent of window shades required that we had asked previously but which we submitted past the last day for questions. We request that it be addressed now that the bid due date has extended to June 5, 2019. It was our question 82 submitted May 23, 2019 which we repeat here for convenience: 82. Specification Section 12 24 00 article 3.02 notes that in general, each individual window opening will receive its own shade. The drawings (see example A4.11.0/F5) indicate some windows are to receive a shade per the note “WINDOW SHADE”, but not all windows are given this note. Please confirm that all windows throughout the building are to receive window treatments, or only windows marked by the note “WINDOW SHADE”.*

**LBA’s response:** Refer to Addendum No. 3 – item No. 042 section 12 24 00 Window shade systems.

**Drawings:**

**Item No. 011 sheet ADD 4.1 equipment schedule:**

**LBA’s clarification:** Refer to sheet ADD 4.1 equipment schedule for BSC modifications.

