

Addendum #1

Repair Vault in Lewiston Readiness Center

Project No. 23SR19-440-D, Bid Number #20-007

Directorate of Facilities Engineering

19 August 2019

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated 12 August 2019, 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:

Specification Items:

1. **Remove** pages 3 and 4, Section 01 00 00, Administrative Provisions, and **insert** attached pages 3 and 4, Section 01 00 00, Administrative Provisions. Changes are to completion dates and contract expiration date.
2. Remove page 15, Section 01 00 00, Administrative Provisions, and **insert** attached page 15, Section 01 00 00, Administrative Provisions. Change is completion date in regards to liquidated damages.

Clarification Items:

1. Section 00 52 13, State of Maine Construction Contract. This is a sample of this section placed in the bidding documents as directed by the Bureau of Real Estate Management (BREM) which is our Title V authority. It is a sample and the completion date contained in it is an arbitrary date and not reflective of the dates in the other parts of the bidding document. Upon contract award this date will be changed to reflect the completion date. The date currently in this document has a completion date of December 2020.
2. Existing wall finishes is concrete block and the ceiling is also concrete.
3. The dehumidifier is existing and is to remain. The drawing references a dehumidifier and the intent is to show this as an existing to remain unit. You are not required to provide and install a new one as part of this project.
4. No new electrical items or lighting fixtures are required as part of this project.
5. Fire suppression is existing and no additions are required.
6. Complete weld sealing for lap and cornice plates are required.
7. Existing vault door and opening is to remain as existing. Door is shown in drawings for reference only.
8. D rings are to be welded in place.
9. Existing floor finish is VCT which will have to be protected.

Attachments:

- 1 - Section 01 00 00, Administrative Provisions, pages 3 and 4.
- 2 - Section 01 00 00, Administrative Provisions, page 15.

8. Maintain the project site in a neat condition. **(Note: Site has recently been renovated. Contractor shall take extreme care to ensure their activities do not damage or otherwise mar, deface, scar any portions of the facility. Any damage caused by the contractor during the execution of this project will be repaired by the contractor at no cost to the Owner. Upon completion of the project Contractor shall clean all areas impacted by project execution.)**
9. Assist the Owner during periodic site visits and in the review of construction.
10. Maintain up to date progress records and as-built drawings.

L. CONFLICTS

1. Contractor shall notify Owner in writing of any real or apparent conflicts in the Contract Documents and, except in cases of emergency, await Owner's determination before proceeding.
2. The **Owner's Project Manager** shall resolve conflicts that arise during construction.
3. If two or more solutions are indicated in the Contract Documents, the Contractor shall assume the cost of the more expensive solution unless otherwise directed by the Owner.

M. Field Engineering

1. The Contractor shall be responsible for all field engineering as required.
2. The Contractor shall be responsible for all special inspections required to obtain a Building Permit from the **City of Lewiston**.

N. Reference Standards

1. For products specified by association or trade standards, comply with requirements of the standard, except when more rigid requirements are specified or are required by applicable codes.
2. The date of the standard is that in effect as of the Bid date, or date of Owner-Contractor Agreement when there are no bids, except when a specific date is given.
3. Obtain copies of standards when required by Contract Documents. Maintain copy at job site during progress of the specific work.

1.02 SCHEDULING AND PHASING OF WORK

- A. Substantial Completion: Work of the Contract must be Substantially Completed by **26 October 2019** so that the Owner can have full use of interior space.

1. Except as otherwise specified, Substantial Completion is hereby defined to mean a stage of completion sufficient for the Owner to have full beneficial use and occupancy of the structure involved, less only minor corrections and repairs that can be performed without undue annoyance to building occupants which shall be documented on the "punch list" as specified hereinafter. Beneficial use and occupancy means removal of all debris, interior and exterior scaffolding, surplus equipment and material and cleaning as required under the Contract completed.
- B. Final Completion of all Work of this Contract shall be by 31 October 2019.
 1. Except as otherwise specified, Final Completion is when the Work of the Contract has been completed in accordance with the terms and conditions of the contract documents with no "punch list" items open, and is ready for final payment.
- C. The expiration date of this Contract is 30 November 2019.
 1. Except as otherwise specified, Expiration Date is hereby defined to mean the date when all engagements of the parties has ended, except to those which arise from the non-fulfillment of obligations created during its existence, such as warranties.
- D. Normal building operations will continue throughout the length of the Project. The successful Contractor shall develop a schedule of work that is respectful of the Owner's needs but with a mutual understanding that temporary relocation of personnel within the building will be required.
- E. Within ten (10) working days following receipt of the fully executed formal Contract Agreement by the Contractor, the Contractor shall prepare a proposed Phasing and Progress Schedule. The final Schedule shall be as mutually agreed to by the Owner and Contractor, and within the following guidelines:
 1. The Owner's business operations must continue throughout the entire construction period.
 2. Work within the building interior must comply with the Owner's requirements for continued use and occupancy.
 3. Applicable egress codes must be complied with during the construction period. In particular, building entrances and exit ways must be kept open at all times.

1.03 REGULATORY REQUIREMENTS

- A. Conform to Local, State and Federal codes.

1.04 PROJECT MEETINGS

- A. Requirements:

1. Contractor shall, upon acceptance of a Contract and before commencing Work, contact the Owner and request a pre-construction conference as required in 00 72 13 Section 1.

6. Liquidated Damages, the minimum liquidated damages for this project shall be applied as described under Section 00 72 13 General Conditions, paragraph 37.5. The work to be performed under this contract shall be completed on or before **31 October 2019.** For each calendar day the project remains uncompleted **\$250.00 dollars per day beyond the completion date shall be charged as liquidated damages.**

B. Final Cleaning

1. Execute prior to final inspection.
2. Clean site; sweep hard surfaced areas, rake clean other surfaces.
3. Remove waste and surplus materials, rubbish, and construction facilities from the Project and from the site.
2. Site will either remain or be restored to condition prior to the commencement of this contract prior to final completion.

C. Project Record Documents

1. Store documents separate from those used for construction.
2. Keep documents current; do not permanently conceal any work until Owner has inspected and required information has been recorded.
3. At Contract closeout, submit documents with transmittal letter containing date, Project title, Contractor's name and address, list of documents, and signature of Contractor.

PART 2 PRODUCTS

Not Used

PART 3 EXECUTION

3.01 FINAL CLEANING

- A. Execute final cleaning before final project assessment.
- B. Clean interior and exterior glass, surfaces exposed to view; remove temporary labels, stains and foreign substances, polish transparent and glossy surfaces, vacuum carpeted and soft surfaces.
- C. Clean equipment and fixtures to sanitary condition with cleaning materials appropriate to surface and material being cleaned.
- D. Replace filters of operating equipment.