

Addendum No. 2

December 8, 2023

To Contract Documents for

CURTIS HALL RENOVATIONS

Castine, ME

Maine Maritime Academy

1 Pleasant Street, Castine, ME 04421

CHA Project Number 076982

BGS Project Number 3397



Prepared by:
CHA Architecture, P.C.
49 Dartmouth Street
Portland, Maine 04101
207-775-1059
www.chasolutions.com



**Curtis Hall Renovations
Maine Maritime Academy
1 Pleasant Street, Castine, Maine 04421
Addendum #2
Date: December 8, 2023**

This Addendum modifies, amends and supplements designated parts of the
Contract Documents, Project Manual and Drawings for

Curtis Hall Renovations at Maine Maritime Academy, dated November 22, 2023
and is hereby made a part thereof by reference and shall be as binding as though inserted in its entirety in the locations
specified herein. It shall be the responsibility of the Contractor to notify all Subcontractors and Suppliers they
propose to use for the various parts of the work of any changes or modifications contained in this Addendum.

INDEX

	General Information
PART I	Addendum for Civil Specifications and Drawings
PART II	Addendum for Structural Specifications and Drawings
PART III	Addendum for Architectural Project Manual and Drawings
PART IV	Addendum for Mechanical Specifications and Drawings
PART V	Addendum for Electrical Specifications and Drawings

GENERAL INFORMATION

- 1.** Deadline for filed sub bids
 - a. Changed from 12/18/23 to **1/3/24.**

- 2.** Mandatory Pre-Bid Walkthrough was held on site at Curtis Hall on 12/6/23.
 - a. Attendees included:
 - i. Todd Desmarais – Cianbro
 - ii. Jeffrey Hallett – Cianbro
 - iii. Sam Rush – Benchmark Construction
 - iv. Kris Rickett – Lakeside Concrete Cutting
 - v. Kevin Bowman – Bowman Constructors
 - vi. Bill Dean – Hampden Electrical
 - vii. Ken Theriault – PC Construction
 - viii. Dean Woodman – Portland Glass
 - ix. Steve Marvin – Portland Glass
 - x. Kevin Gresser – E.L. Shea
 - xi. Kent Anderson – E.L. Shea
 - xii. Randy Chute – Nickerson & O’Day
 - xiii. Blane Casey – BCBC, Inc.
 - xiv. Jesse Johnson – Bowman Constructors
 - xv. Matt Leclerc – Landry French Construction

- 3.** Bidding Timeline was shared with the group:
 - a. Filed Sub Bids originally due: ~~12/18/2024~~ – now changed
 - i. **Request for extension was made on site and granted via this addendum. The new due date for filed sub bids is January 3, 2024.**
 - b. Last date for questions: 1/2/2024



**Curtis Hall Renovations
Maine Maritime Academy
1 Pleasant Street, Castine, Maine 04421
Addendum #2
Date: December 8, 2023**

- c. Last addendum issued: 1/5/2024
 - d. Bids due: 1/11/24 at 2pm. Digital and physical copies are both required. Bids will be opened and read aloud at Maine Maritime Academy as indicated in the documents.
- 4. Construction Timeline was shared with the group:**
- a. Intent to award: 1/12/2024
 - b. Award Contract: 1/30/2024 (estimated)
 - c. Mobilize on site for Phase 1: 5/6/2024
 - d. Phase 1: 5/6/2024 – 1/7/2025
 - e. Phase 2: 12/13/2024 – 8/25/2025
 - f. Phase 3: 5/14/2025 – 1/5/2026
 - g. Phase 4: 12/16/2025 – 7/24/2026
 - h. Date of substantial completion: 7/24/2026
 - i. Final completion: 8/21/2026
 - j. It was indicated that during construction, students will only be allowed to be moved during winter and summer breaks. The construction timeline is set up to reflect this while allowing adequate time to complete necessary work. Suggested modifications to the construction phasing may be considered as long as they meet these criteria and maintain the same date of Substantial Completion.
- 5. Tour of the building and site was given. A general overview of the scope of work was described in each area visited, consistent with what is shown in the construction documents.**
- 6. CHA described the strategy for the handling of dorm room furniture: the General Contractor is responsible for documenting, keeping an inventory of existing furniture, protecting it during the construction phase, and replacing any items that were damaged during demo and construction at the completion of that phase. Offices, bookstore, and other areas where furniture exists at time of turn-over will have the same requirement.**
- 7. The contractor is required to provide a minimum of 30 days notice to Maine Maritime Academy ahead of starting any work potentially affecting any occupied space.**
- 8. Parking opportunities and laydown space was described.**
- a. See site map in Appendix: 1, indicating “upper lot” adjacent to Curtis Hall for on-site laydown and parking space while school is in session and out of session.
 - b. See site map in Appendix:2, indicating “other lots” adjacent to Curtis Hall available ONLY while school is not in session. Specific dates of availability to be determined with Maine Maritime Academy.
 - c. See site map in Appendix:3, showing additional space that will be available for additional parking and storage containers off-site at 557 Dunbar Road, Penobscot, Maine, 04476.
 - i. This location is 5 miles from the construction site.
 - ii. The contractor will be responsible for any transportation of materials and people between this location and the construction site.
 - iii. Site is currently used for additional purposes including: boat storage, Woodsman’s Club. Usage will be coordinated with MMA.
 - iv. This lot will be shared with other contractors for other Maine Maritime projects during the course of this Curtis Hall Renovation project.
- 9. All questions from attendees/bidders should be directed to the Owners Project Manger:**
Jake Jacobs, Project Manager, Colliers
Jake.jacobs@collierseng.com



Curtis Hall Renovations
Maine Maritime Academy
1 Pleasant Street, Castine, Maine 04421
Addendum #2
Date: December 8, 2023

10. All attendees will receive an email notification when each new addendum is released during the bidding phase.
11. One additional subcontractor walk through will be held on Friday, 12/15/2023 at 10am. This will not be mandatory to attend. All attendees should meet in the Quarter Deck area (entry lobby) of Curtis Hall at 1 Pleasant Street, Castine, Maine, 04421. Attendees are requested to notify Jake Jacobs in advance at [Jake.jacobs@collierseng.com](mailto:jake.jacobs@collierseng.com).

PART I- ADDENDUM FOR CIVIL SPECIFICATIONS AND DRAWINGS:

1. None

PART II- ADDENDUM FOR STRUCTURAL SPECIFICATIONS AND DRAWINGS:

1. CHANGES TO THE SPECIFICATIONS
 - a. None
2. CHANGES TO THE DRAWINGS
 - a. None

PART III- ADDENDUM FOR ARCHITECTURAL PROJECT MANUALS AND DRAWINGS:

1. CHANGES TO THE SPECIFICATIONS
 - a. None
2. CHANGES TO THE DRAWINGS
 - a. None

PART IV- ADDENDUM FOR MECHANICAL SPECIFICATIONS AND DRAWINGS:

1. CHANGES TO THE SPECIFICATIONS
 - a. None
2. CHANGES TO THE DRAWINGS
 - a. None

PART V- ADDENDUM FOR ELECTRICAL SPECIFICATIONS AND DRAWINGS:

1. CHANGES TO SPECIFICATIONS
 - a. None
2. CHANGES TO DRAWINGS
 - a. None



**Curtis Hall Renovations
Maine Maritime Academy
1 Pleasant Street, Castine, Maine 04421
Addendum #2
Date: December 8, 2023**

APPENDIX:

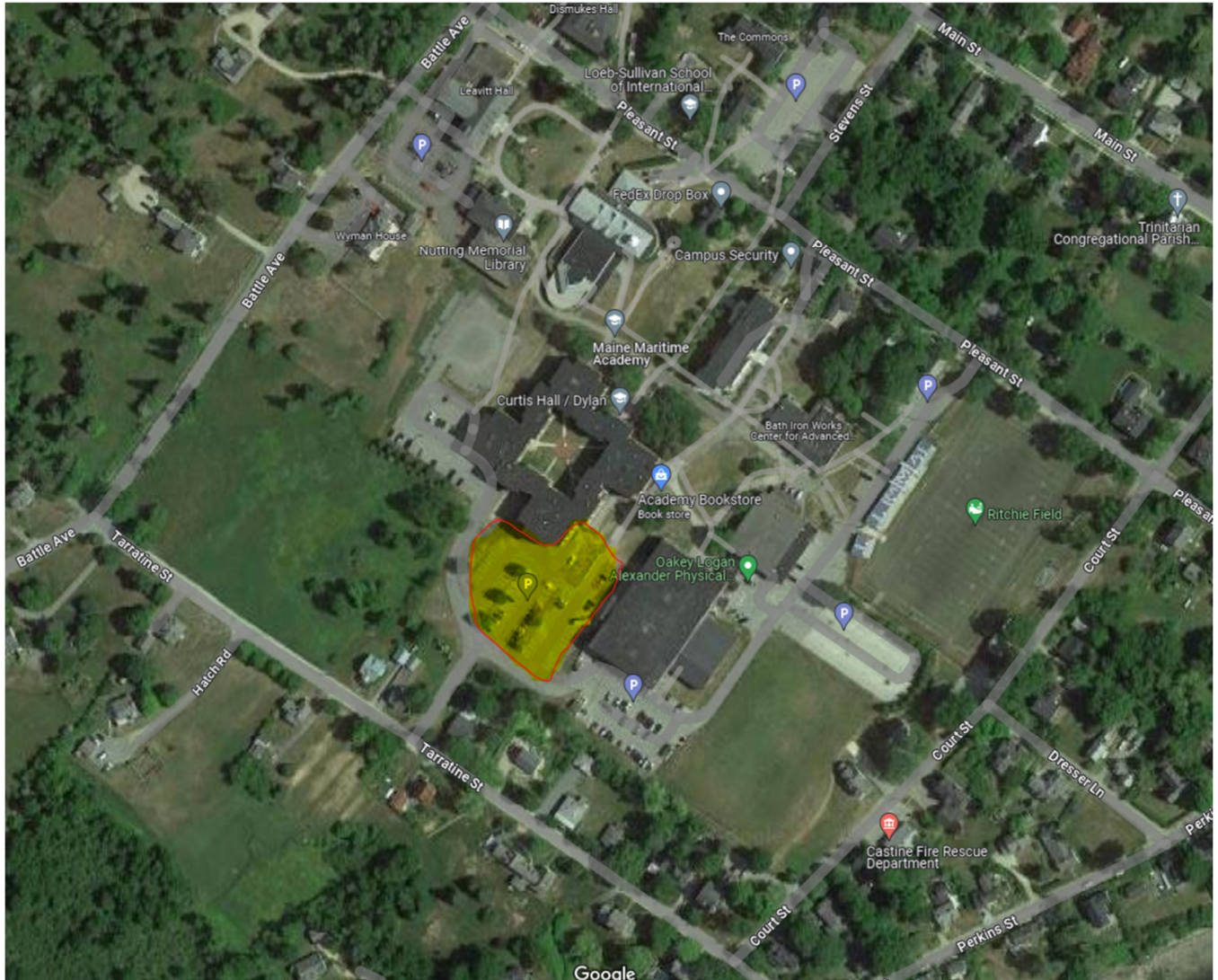
1. On-site laydown and parking space available while school is in session and out of session, highlighted yellow in image below:





**Curtis Hall Renovations
Maine Maritime Academy
1 Pleasant Street, Castine, Maine 04421
Addendum #2
Date: December 8, 2023**

- 2. On-site laydown and parking space available ONLY when school is out of session, highlighted yellow in image below. Exact dates of availability to be announced. :





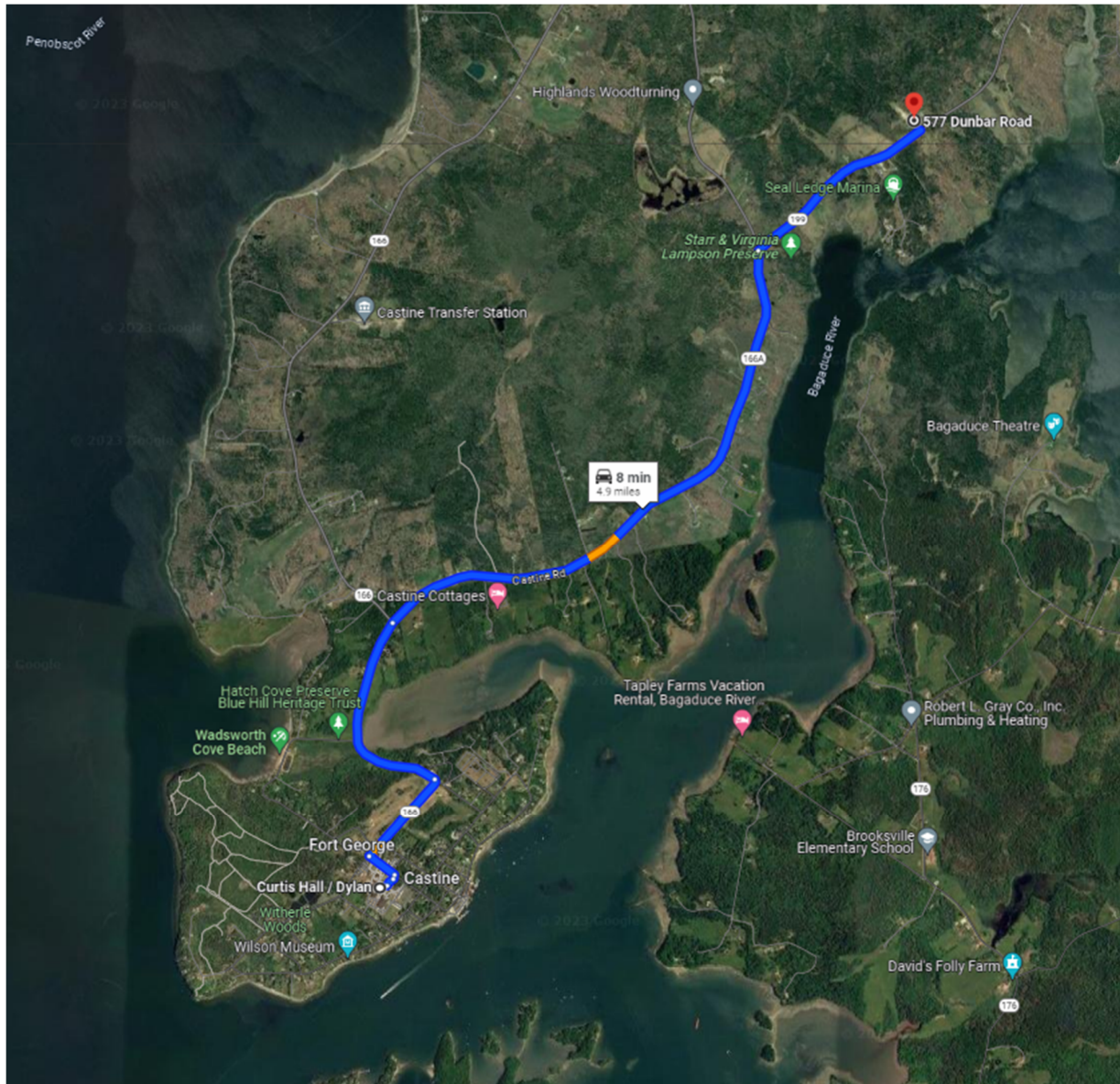
Curtis Hall Renovations
Maine Maritime Academy
1 Pleasant Street, Castine, Maine 04421
Addendum #2
Date: December 8, 2023

3. Additional off-site space at 557 Dunbar Road, Penobscot, Maine, highlighted yellow in image below. This space is to be shared with the Waterfront project.:





**Curtis Hall Renovations
Maine Maritime Academy
1 Pleasant Street, Castine, Maine 04421
Addendum #2
Date: December 8, 2023**



END OF ADDENDUM