

## Addendum #1

This Addendum modifies, amends, and supplements designated parts of the Contract Documents, Specifications and Drawings for:

**Bldg. 255 Band Rehearsal Room Repair Project, Bangor, Maine - Project No: 23SR23-405-D, Bid Number #23-043**

Directorate of Facilities Engineering

26 June 2023

It shall be the responsibility of the Contractor to notify all Subcontractors and Suppliers for various portions of the work of any changes or modifications contained in this Addendum.

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**Clarification Items (Includes answers to questions submitted after the pre-bid conference):**

1. The mandatory Pre-Bid Meeting was conducted on June 15, 2023. The agenda from the meeting and the Points of Contact list distributed at the meeting are attached to this addendum. The following clarifications to the agenda were made at the meeting:
  - a. Addenda will be distributed via email to the attendees that provided their information on the meeting sign-in sheet. Addenda will also be posted at Xpress Copy where the bid documents are also available.
  - b. Emphasizing that bids are due by 2:30 PM on June 29, 2023 and should be hand delivered to Bldg. 7, Camp Keyes, 194 Winthrop Street, Augusta, ME.
  - c. Questions must be submitted via email NLT 3:00 PM on June 22, 2023 to the addresses shown on the attached Points of Contact list.
  - d. The final bid addendum will be issued NLT 2:00 PM on June 26, 2023.
2. Q: Is value engineering of the project allowed?  
A: value-engineering will be evaluated on a case-by-case basis.
3. Q: Are materials specified for the project BABA?  
A: Yes, materials in the project meet Build America, Buy America requirements. Materials must also not contain PFAs.
4. Q: Does the Builder's Risk insurance carried need to cover the whole building?  
A: Insurance is only required to cover the 3 rooms described in the scope and be insured for the cost of the work.
5. Q: Are the instrument lockers remaining?  
A: The instrument lockers are to be retained during demo and reinstalled. Contents of the lockers and band equipment will be moved prior to demo.
6. Q: Does the Accordion Wall in RM# 116/117 need to be salvaged?  
A: No.
7. Q: Is moisture mitigation of the slab required?  
A: Yes. Artifex AE specified moisture vapor emission control (See 090561.13). Testing for Internal

Relative Humidity of the slab will be required.

8. Q: Is Asbestos present?

A: No. Only potential HAZMAT required may be the light ballasts which will be handled as Universal Waste.

9. Q: Can we get the name of the contractor/vendor that currently services the existing fire alarm system?

A: Eastern Maine Fire Protection

10. Q: Are drapes to be a standard Pinch Pleat style that uses a Traverse Rod or ripple-fold style that uses a track system with tape? Both are mentioned in the specs.

A: The specifications call for an accordion pleat and a track with a baton. The ripple-fold style that uses a track system with tape would be an acceptable submittal.

11. Q: Confirm fullness -- 120% typically means a 2.5:1 fullness for pinch pleat -- please verify.

A: The drapery fullness we specified is 120% (See Attached)

12. Q: Do you want full glass exposure for stack-back calculations when opened?

A. Not necessary.

13. Q: Confirm that Maintenance Materials are NOT needed --- quite excessive for two windows.

A: Not necessary.

14. Q: Under Section 26 00 10 1.1 A summary of work items 1-4, 8 & 9 do not seem to pertain to this project? Also, on same page C Allowance does not seem to be part of this project.

A: The Specification section has been amended to reflect corrections. (See Attached).

**Specification Items:**

1. **Remove** Specification Section 26 00 10, Basic Electrical Requirements, and **insert** attached Specification Section 26 00 10, Basic Electrical Requirements.

**Drawing Items:** None

**Attachments:**

1. Pre-Bid Meeting agenda and Points of Contact list.
2. Pre-Bid Meeting sign -in sheet.
3. Specification Section 26 00 10, Basic Electrical Requirements
4. Photo of Curtain fullness

**Department of Defense, Veterans  
and Emergency Management**

**PRE-BID CONFERENCE AGENDA**

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**PROJECT NAME: BLDG. 255 BAND REHEARSAL ROOM REPAIR PROJECT  
23SR23-405-D**

**DATE: 15 JUNE 2023 @ 10 AM**

**LOCATION OF MEETING: BLDG. 255, BANGOR EAST TRAINING  
SITE, 28 HAYES STREET, BANGOR, MAINE, 04401**

- Attendees
  - Record names of everyone and their entity. Critical that email addresses are legible and are for the right people since all communications, minutes, clarifications, and addenda, will be sent to these email addresses.
  - Owner (DVEM)
    - Paul R. Lapointe, Facilities Project Manager
    - SFC Richard Romanelli, 195<sup>th</sup> Army National Guard Band
  - Consultant (ARTIFEX A & E): MS. Ellen Angel, Architect, Principal
  - General Contractors
  - Subcontractors
  - Commissioning Agent - NA
  - Bureau of General Services (BGS) – BGS PM is Ms. Jill Instasi
- General Information on the Bid Process
  - This is a mandatory pre-bid. Must be present to submit bids.
  - Bids are due NLT 2:30 pm sharp, June 29, 2023, at Bldg. 7 Camp Keyes, 194 Winthrop Street, Augusta, Maine. Go to front entrance. Bids will be hand carried. Do not go through the gate.
  - Deadline for questions is 3 pm, 22 June May 2023. Questions must be submitted in writing via email, see POC list.
  - Bid security is required to be submitted with your bid documents. Payment and performance bonds are required prior to contract signing.
  - Access to bidding documents, is through Print Bangor. See Notice to Contractors for details. Addenda will be issued by my office. Critical to have a legible and proper POC on the Prebid sign-in sheet since that is the email address all correspondence, to include addenda, will be sent to.
  - It is the bidder's responsibility to review all project requirements.
- Contact award process:
  - After bids are opened the Engineering Branch Chief will determine if contract is to be awarded.
  - Once the Letter of Intent to Award is issued, it is critical to get the required **insurance documents** and bonds back to us as soon as possible. Bidders to note all insurance

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**PRE-BID CONFERENCE AGENDA**

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- requirements, including Builder's Risk insurance Contract cannot be submitted for approval without these documents.
- Submittals for material must be submitted to the AE as soon as possible. Especially for long lead time items.
  - My AE has submittal approval authority from me. The only submittals I personally approve are those related to Division 00 and 01 and colors and finishes. Please ensure that submittals are in accordance with the specifications. If the AE has a question about a submittal, they will coordinate with me on a case-by-case basis.
  - Once contract is awarded, contractor needs to schedule a pre-construction meeting on site.
- Specific Information on the Project
- Demo existing flooring, ceiling tiles, lighting, wall finishes and replace as specified along with acoustic treatments in three band rehearsal rooms.
  - Parking requirements will be determined at the preconstruction meeting.
  - Lay-down areas and location for stored materials will be determined at the preconstruction meeting. No loose materials, trash, or debris outside of building (FOD).
  - Access to the facilities will be determined at the pre-construction meeting.
  - Work hour restrictions – 7am-4pm Monday-Friday. No weekend work or work on federal holidays allowed.
  - May start upon receipt of a signed contract.
  - Note the project schedule. May start upon receipt of a signed construction. Substantial completion is 31 October 2023.
  - There is an ongoing IT room project underway which impacts the small rehearsal room. Their guidance is to complete the architectural portion of that phase of the project first so it will not interfere with the work in this room that is part of this project.
  - All materials must be certified as PFAS free as well as follow the Build America, Buy American (BABA) Act provisions.
  - Roles of entities.
  - Background checks: Must be submitted in a timely manner to me for processing. Delivery drivers do not have to have background checks.
  - Ensure site is left in an orderly fashion at the end of each workday.
  - Any temporary shutdown utilities must be coordinated 72 hours in advance.
  - Any activity that may set off any alarms must be coordinated with the unit in advance.
  - Tour the site and facilities.
- Tour the Site
- Record questions and answers from this conference in the next Addendum

POINTS OF CONTACT: BLDG. 255 BAND REHEARSAL ROOM REPAIR PROJECT

PROJECT NUMBER: 23SR23-405-D

1. ALL TECHNICAL QUESTIONS TO BE DIRECTED TO THE AE.
2. ALL BIDDING QUESTIONS TO BE DIRECTED TO THE CONTRACT GRANT SPECIALIST
3. ALL OTHER QUESTIONS TO BE DIRECTED TO THE DFE PROJECT MANAGER.
4. DFE PROJECT MANAGER IS TO BE COPIED ON ALL CORRESPONDENCE.
5. ALL QUESTIONS WILL BE IN WRITING

DFE PROJECT MANAGER

PAUL R. LAPOINTE, FACILITIES PROJECT MANAGER  
PHONE (207) 430-6329  
EMAIL: [PAUL.R.LAPOINTE.NFG@ARMY.MIL](mailto:PAUL.R.LAPOINTE.NFG@ARMY.MIL)

ARCHITECT:

ARTIFEX  
ELLEN ANGEL: PRINCIPAL, ARCHITECT  
EMAIL [EANGEL@ARTIFEXAE.COM](mailto:EANGEL@ARTIFEXAE.COM)

DFE CONTRACT GRANT SPECIALISTS

SARA THOMPSON  
PHONE: (207) 430-5223  
EMAIL: [SARA.THOMPSON@MAINE.GOV](mailto:SARA.THOMPSON@MAINE.GOV)

WENDY DAY  
PHONE: (207) 430-5694  
EMAIL: [WENDY.L.DAY@MAINE.GOV](mailto:WENDY.L.DAY@MAINE.GOV)

PLEASE DO NOT SEND TECHNICAL PROJECT QUESTIONS TO THE CONTRACT GRANT SPECIALISTS

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**Pre Bid Attendance sheet**  
**Bldg. 255 Band Rehearsal Room**  
**Fill out Completely and Please Print Clearly**

**Project Number 23SR23-405-D**

**Bid Number 23-310**

**June 15th @ 10 am**

***Incomplete or illegible information may exclude you from bidding***

Company name Mailing address	Attendee Name	Phone #	e-mail
Travers Electric	Rusty Travers	399-4442	Rusty@TraversElectric.com Scott@TraversElectric.com
Nickerson & O'Ray	Randy Chute	989-7400	rchute@nickoday.com
Ganneston Construction	Mike Mulcahy	717-7444	mmulcahy@gannestonconstruction.com
Colby Low Darlene S. Strock			

## SECTION 26 00 10 – BASIC ELECTRICAL REQUIREMENTS

## PART 1 - GENERAL

## 1.1 SUMMARY

- A. Summary of Electrical Work: The electrical work includes, but is not limited to, the following:
1. ~~Underground duct bank for primary electric service and telecommunications and concrete foundation for pad mounted transformer.~~
  2. ~~Site lighting and related underground wiring.~~
  3. ~~Underground secondary electric service and distribution.~~
  4. ~~Grounding System.~~
  5. ~~Roughing in and branch circuit wiring.~~
  6. Interior and Emergency Lighting System.
  7. ~~Fire Alarm System.~~
  8. ~~Telecommunications Wiring System.~~
  9. ~~Security Alarm System.~~
  10. Coordination with mechanical subcontractor including supervision of HVAC temperature control system wiring work.
  11. Other work as required to provide a complete and operating system.
- B. Site Inspection: Visit the site, before submitting bid, to become familiar with the procedural manner, materials, labor, quantities, and expenses involved in completing the work. No allowances for extra work will be granted to accomplish these ends if the need for which could have been foreseen or anticipated by such a visit.
- ~~C. Cash Allowance: \$15,000.~~
1. ~~Allowance includes payment to Versant Power, and Consolidated Communications for installation of distribution conductors, service connections, and equipment to the building.~~
- D. Related Sections:
1. Drawings, Division 00, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

## 1.2 SUBMITTALS

- A. Submit under procedures given in Section 01 33 00.
- B. Submit shop drawings and product data grouped in sets to include complete submittals of related systems, products, and accessories in a single submittal. Clearly mark each submittal with appropriate specification section and paragraph reference.
- C. Mark dimensions and values in units to match those specified.
- D. Electrical submittals shall be reviewed by, and carry the approval stamp of, the electrical subcontractor and be initialed and dated by the reviewer.
- E. Submit certificate of final inspection and approval from authority having jurisdiction, and record electrical drawings.
- F. Upon request, provide samples for inspection. Samples will be returned after inspection is completed.

- ~~G. Manual: Upon completion of this portion of the Work, and as a condition of its acceptance, deliver to the Engineer for the Owner two copies of a manual describing the system:~~
- ~~1. Provide manuals in durable plastic ring binders, nominal 8½ x 11" size.~~
  - ~~2. Identification on, or readable through, the front cover stating general nature of the manual.~~
  - ~~3. A copy of all reviewed submittals and shop drawings.~~
  - ~~4. Complete instructions regarding operation and maintenance of all equipment involved.~~
  - ~~5. Complete name and address of nearest vendor of replaceable parts.~~
  - ~~6. Copy of all guarantees and warranties issued.~~
  - ~~7. Where contents of manuals include manufacturer's catalog pages, clearly indicate the precise items included in this installation.~~

### 1.3 QUALITY ASSURANCE

#### A. Regulatory Requirements:

1. Electrical: Conform to ANSI/NFPA 70, National Electrical Code.
2. Utility: Conform to the standards of:
  - a. Versant Power
  - b. Consolidated Communications
3. Obtain permits and request inspections from local building inspector.

#### B. Electrical materials, devices, and equipment shall be new. Where standards have been established by the following, they shall conform to those standards as to quality, fabrication, application, and installation and be not less than further required under this specification.

1. Underwriters Laboratories, Inc. (UL).
2. National Electrical Manufacturers Association (NEMA).
3. American National Standards Association (ANSI).
4. National Fire Protection Association (NFPA).
5. Occupational Safety and Health Administration (OSHA).
6. National Electrical Contractors Association (NECA).
7. Consolidated Communications.
8. Versant Power; "utility company."
9. Standards of local Building Codes, Electrical, and Fire Departments, City of Bangor.

### 1.4 WORK SEQUENCE & COORDINATION

- A. Install work under this section so as to conform to the progress of the work of other sections. Complete the electrical work as soon as conditions of the building will permit.
- B. Coordinate in advance with other trades the shape, size and position of all necessary openings, sleeves, supports and related and coordinate electrical installation with mechanical equipment, piping and ductwork to avoid conflicts and to provide electric service and wiring as required for a complete and operating system.
- ~~C. Refer to Division 23 for electrical work required for mechanical. Prior to roughing in, verify that the electrical characteristics of the mechanical equipment being provided are compatible with the electric power circuits specified; if in doubt consult Engineer.~~
- D. ~~Wiring for H&V temperature controls is specified under Division 23 but shall be supervised by and wired to the standards of this section.~~ Coordinate electrical work with controls requirements to provide a complete and operating system.



- E. Supervise installation of wiring provided under Division 23 to ensure that such wiring is installed according to the standards of Division 26. Report discrepancies to Engineer.

### 1.5 WIRING STANDARD

- A. ~~Follow wiring coding as indicated on the drawings.~~ Use only the approved wiring methods for circuit applications as indicated in Table 1 (unmarked items are not permitted):
- ~~B. Where specifically detailed on drawings, follow wiring method indicated.~~
- C. In the event an application location is encountered that is not listed in the wiring standards, consult Engineer for instructions.

TABLE 1

		Building Wire & Cables in Raceway							Cable	
	Application Location	RSC	EMT	PVC	Cable Tray	Surface Raceway	Liquidtight	Flex	MC	NM
1	Underground, 5' away from foundation - Primary, concrete encase - Secondary, no concrete	SFBC		BC SFBC SF						
2	In/under concrete slab to 5' away from foundation	SFBC		SFBC						
3	In slab above grade	BC		BC						
4	Exposed outdoor	SFBC								
5	Wet Interior	SFBC	SFBC							
6	Concealed dry interior Wall stud spaces Ceiling void	FBC FBC	FBC FBC					BC BC	BC BC	
7	Accessible dry interior Ceiling void Lighting fixture whip Casework	SFBC	FBC				BC BC	BC BC	BC BC	
8	Exposed dry interior Finished space Unfinished space	SFBC	BC			BC				
9	Motor/equipment connection						B	B	B	

Key: S=Secondary Service, F=Feeders, B=Branch Circuits, C=Control Circuits

### 1.6 SUBSTITUTIONS

- A. Any proposal for a substitution shall be made in writing, including full details for consideration by Engineer. Substitutions will be permitted only by written acceptance of the Engineer.
- B. Acceptance of a proposed substitution by the ~~Engineer~~ **Owner** shall not relieve the Contractor from his responsibility to provide a satisfactory installation of the Work in accordance with the intent of the plans and specifications and shall not affect his guarantee covering all parts of the work.
- C. Any material or equipment submitted for acceptance which is arranged differently or of a different

physical size from that shown or specified shall be accompanied by shop drawings indicating the different arrangements of size and the method of making the various connections to the equipment. The final results shall be compatible with the system as designed.

- D. Electrical materials and equipment have generally been specified by referencing one or more manufacturer's standard product. Materials of similar quality by listed "Acceptable Manufacturers" will generally not be considered a substitute and will be reviewed for conformance with these specifications. Materials not of similar quality, or by manufacturers not listed as acceptable, will be considered a substitute.
- E. In the event a proposed substitution for material or equipment has been rejected, Engineer will only review subsequent submittals for that material or equipment that are not substitutes.

#### 1.7 PROJECT/SITE CONDITIONS

- A. Install work in locations shown on drawings, unless prevented by project conditions.
- B. Prepare drawings showing proposed rearrangement of work to meet project conditions, including changes to Work specified in other sections. Obtain permission of Engineer before proceeding.

#### 1.8 WORKMANSHIP

- A. Workmanship shall be by licensed electricians well skilled in the trade. A Master Electrician licensed in the State of Maine shall be on site and supervise all work.
- B. Install all work according to the best practices of the trade and in accordance with NECA -1-2000, "Standard Practices for Good Workmanship in Electrical Construction."
- C. In the event of a conflict with required codes or an obvious misapplication of equipment, material, wiring practice, or other installation, before proceeding, promptly notify the Engineer. In no event shall any work be installed that is contrary to applicable codes.

#### 1.9 DEVIATIONS AND DISCREPANCIES

- A. The drawings are intended to indicate only diagrammatically the extent, general character, and approximate locations of the electrical work. Work indicated, but having minor details obviously omitted, shall be furnished complete to perform the functions intended without additional cost to the Owner. Follow the architectural, structural, and mechanical drawings so that work under this section is properly installed and coordinated with other sections.
- B. The drawings and specifications are complementary each to the other and what is called for in one shall be as binding as if called for by both. In the event of conflicting information on the electrical drawings, or between or within drawings and specifications, or between trades, that which is better, best, most stringent, or most expensive will govern, except as may otherwise be permitted by Engineer.
- C. Bidders shall study plans and specifications and in the event there are any apparent errors, omissions, conflicts, or ambiguities, shall contact Engineer for clarification prior to submitting their bid.

#### 1.10 TEMPORARY LIGHT AND POWER

- A. Arrange for, obtain permits, and provide temporary lighting and power for the duration of the project. Electric energy consumed under this provision will be paid for by the Owner or General Contractor.

- B. Provide lighting stringers and lamps to provide reasonable general illumination (20 footcandles) in work areas, plus task lighting as needed, outlets for hand tools at accessible locations reasonably spaced (within 40 feet of all work areas), power for motors not larger than 1.5 hp each, and cooperate with trades in other sections to provide adequate temporary facilities.
- ~~C. The use of electric heaters for temporary heating is prohibited.~~
- D. Conform to NFPA 70, OSHA regulations, and other codes and agencies having jurisdiction.
- E. Coordinate to provide wiring for welding and larger motors or unusual lighting under other sections as needed.
- F. Remove all temporary wiring as soon as possible after it is no longer needed.

#### 1.11 CHANGE ORDERS

- A. No change shall be made from the work, equipment, or materials under this section except as directed in writing by Engineer.
- B. All requests for change in contract price and scope shall be accompanied by a breakdown list of materials with unit and extended prices and labor hours with unit and extended price, plus markups that have been applied.

#### 1.12 RECORD DRAWINGS

- A. Keep in good condition at the job, apart from all other prints used in actual construction, one complete set of diazo blueline or white print electrical drawings. Record on these drawings, completely and accurately, any and all differences between the work as actually installed and the design as shown on the drawings. Record all changes within one week of the time that the changes are authorized. Record drawings shall be maintained in site construction office and be available for inspection by Engineer. At the completion of the work, deliver Record Drawings in accordance with requirement for submittals.

#### 1.13 TESTING AND TRAINING

- A. Conduct operating test for approval in presence of Engineer. The electrical work shall be demonstrated to operate as specified. Furnish instruments, materials, and personnel required for tests. Notify Engineer at least 10 days in advance of proposed test date.

END OF SECTION

4.04

Item 1.02 Illustration of drapery fullness

