

ADDENDUM 01

USM Brooks Center eSports Improvements

Date: February 1, 2024

To: Prospective Bidders

*From: University of Maine System
by and through
University of Southern Maine
PO Box 9300
Portland, ME 04104*

This Addendum forms a part of the Contract Documents and modifies the original Bid Documents and Specifications dated January 23, 2024. Portions of the bid and contract documents not altered by this Addendum remain in full force.

Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification.

This Addendum may consist of the following:

- Questions with Response*
- Specification Changes*
- Drawing Changes*
- Non-Mandatory Pre-Bid Attendance List*

QUESTIONS with RESPONSE:

RFI response list is attached

SPECIFICATION CHANGES

Section 001113 – Revised dates to extend bidding period 2 weeks

Section 011000 – Revised dates of substantial and final completion

DRAWING CHANGES

No changes to the Drawings

NON-MANDATORY PRE-BID ATTENDANCE LIST:

Non-Mandatory Pre-Bid Attendance List is attached.

END OF ADDENDUM 01

PROJECT: USM eSports Improvements

TYPE: Bidder RFIs and Responses
 DATE: 2/1/2024 Addendum 1
 23101

ID #	Spec/Dwg Reference	Discipline	Date Issued	Question	Response	From	Date Responded
1		Owner	1/30/24	Do we know who the existing fire alarm vendor is? Also would like to know the control unit manufacturer & model #	Minuteman is USM's Service Provider. Manufacturer: Notifier by Honeywell. Network Control Annunciator Model: NCA-2	Caleb Morton (SMRT)	2/1/24
2		Architectural	1/30/24	Would you please provide a cost estimate/budget and current plan holder list for the subject solicitation? In addition, what is the construction timeline including start and end dates?	A budget will not be provided. Timeline is provided in 011000	Caleb Morton (SMRT)	1/30/24
3	AD101	Architectural / Structural	1/30/24	Could you please advise on the following RFI for the above referenced Project; 1.Dwg AD101 notes the following "GENERAL CONTRACTOR SHALL CARRY SCOPE OF DELEGATED DESIGN FOR STRUCTURAL ENGINEERING AND STRUCTURAL WALL OPENING FRAME, AS REQUIRED TO ACCOMMODATE. SUBMIT SIGNED AND SEALED SHOP DRAWINGS IN ACCORDANCE WITH 014000." Could the University please provide an allowance amount for all general contractors to include for this provision?	An allowance will not be provided. Scope is to be included in awarded contractor's bid	Matt McCammon (SMRT)	2/1/24
4		Owner	1/30/24	Could the bid date and RFI period please be extended 2 wks?	Bid and RFI extension has been approved. See revised specification sections in Addendum 01	Matt McCammon (SMRT)	2/1/24

SECTION 00 11 13
ADVERTISEMENT FOR BIDS

Bids for: USM Brooks Center eSports Improvements

Shall be submitted electronically to cppmquestions@maine.edu
With the following Email Subject Line: [USM Brooks Center eSports Improvements](#)

Bids will be received until **2:00pm** (EST) on **Thursday, February 15~~29~~, 2024** at which time Bids will be opened and read aloud via Zoom.

Bid opening attendance is available via PC, Mac, Linux, iOS or Android: [Zoom](#) Link
<https://maine.zoom.us/j/86587821076?pwd=cStlTmRmaTZQNzBISFgrVUdWZ2p5UT09>
Meeting ID: **86587821076**
Passcode: **290288**
Or via telephone US: [\(US\) +1 309-205-3325](tel:(US)+13092053325)
Passcode: **290288**

Bids received after the stated time will not be considered and will be returned unopened.

Electronic bid submission must be accompanied by a copy of a satisfactory Bid Bond for 5% of the Bid (checks will not be accepted) which shall be in conformity with the form of Bond contained in Section 00 43 13 of the Specifications. Upon determination of the apparent low bidder, the University will contact the low bidder and request an original hard copy of the bid bond be delivered within 72 hours. The University reserves the right to waive all formalities and reject any or all bids or to accept any bids. Scholarships, donations or gifts to the University will not be considered in the evaluation of responses.

Electronic Bid Submission Requirements:

A **SIGNED** virus-free electronic bid form must be submitted as follows:

- The bid and bid bond must be submitted electronically as a single PDF file to the email address shown above.
- Electronic submission must be received by the required **Date/Time** reflected above.

The successful Bidder will be required to furnish a 100% Performance Bond and a 100% Payment Bond to cover the execution of the Contract which shall be in conformity with the form of Bonds contained in Sections 00 61 13.13 and 00 61 13.16, respectively, of the Specifications and shall be for the Contract amount.

Bidders may attend a non-mandatory pre-bid meeting on **Tuesday, January 30, 2024, 9:00am**. Attendees are to meet in **Brooks Center, Lower Level - 32 Campus Ave, Gorham ME**. Copies of plans and specifications will not be available at the pre-bid meeting. Acquiring or reviewing plans and specifications prior to the meeting is advised.

Project Summary: See section 01 11 00

The electronic documents (.pdf) may be examined and downloaded at the following site:

<https://usm.maine.edu/facilities-management/current-projects/>

Any questions related to the plans and specifications must be submitted prior to **2:00pm** on **Friday, February 16, 2024**, via email addressed to Thomas Blanchard, Assistant Director of Capital Planning and Project Management, University of Maine System; cppmquestions@maine.edu and must include the following Email Subject Line: [USM Brooks Center eSports Improvements](#)

The University of Maine System is an EEO/AA institution and does not discriminate on the grounds of race, color, religion, sex, sexual orientation, transgender status, gender expression, national origin, citizenship status, age, disability, genetic information or veteran's status in employment, education, and all other programs and

activities. The following person has been designated to handle inquiries regarding non-discrimination policies: Director of Equal Opportunity, 101 Boudreau Hall, University of Maine, Orono, ME 04469-5754, 207.581.1226, TTY 711 (Maine Relay System). The University provides reasonable accommodations to qualified individuals with disabilities upon request. General contractors, subcontractors, and product suppliers bidding on this project must subscribe and adhere to same.

UNIVERSITY OF MAINE SYSTEM
by and through
UNIVERSITY OF SOUTHERN MAINE
Justin Swift
Chief Business Officer and Vice President of Finance and Administration for
University of Maine System Board of Trustees

END OF SECTION 00 11 13

SECTION 011000 - SUMMARY

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.02 SUMMARY

- A. This Section includes the following:
 - 1. Roles and Responsibilities.
 - 2. Work covered by the Contract Documents.
 - 3. Type of the Contract.
 - 4. Work schedule.
 - 5. Work under other contracts.
 - 6. Use of premises.
 - 7. Owner's occupancy requirements.
 - 8. Work restrictions.
 - 9. Specification formats and conventions.
 - 10. Site Specific Safety Plan.
- B. Related Sections include the following:
 - 1. Division 01 Section "Temporary Facilities and Controls" for limitations and procedures governing temporary use of Owner's facilities.

1.03 ROLES AND RESPONSIBILITIES

- A. Owner: University of Maine System for the University of Southern Maine.
- B. Architect: SMRT Inc.

1.04 WORK COVERED BY CONTRACT DOCUMENTS

- A. Project Identification:
 - 1. Project Location: USM Brooks Center
 - 2. Description: The project consists of the renovation of roughly 2,000 sf of existing storage and lounge area within USM's Gorham Campus at Brooks Dining Hall to a new eSports Arena program. The project scope will require selective demolition and reconstruction of general architectural and interior elements, a new mechanical system to specifically serve the 'upper level' of the lounge as well as updated lighting and fire suppression work to accommodate the new physical barrier between the upper and lower levels of the lounge. The architectural layout work will require revised egress designs, including exterior improvements at the loading dock to accommodate egress to the north.

1.05 TYPE OF CONTRACT

- A. Project will be constructed under a single prime contract, design bid build.

1.06 WORK SCHEDULE

- A. Preconstruction Kickoff Meeting:
 - 1. No later than 2 weeks after Contract Award
- B. Mobilization/Start Date:
 - 1. No earlier than March 18, 2024, subject to approved Building Permit
- C. Substantial completion date for the work:
 - 1. The building and site shall be substantially complete as indicated in the contract documents.
 - a. ~~August 16, 2024~~ September 27, 2024
- D. Final completion date for the work, including completion of interior punch list items:
 - 1. The building and site shall be complete as indicated in the contract documents.
 - a. ~~August 30, 2024~~ October 11, 2024

1.07 WORK UNDER OTHER CONTRACTS

- A. General: Cooperate fully with separate contractors so work on those contracts may be carried out smoothly, without interfering with or delaying work under this Contract. Coordinate the Work of this Contract with work performed under separate contracts.
- B. Concurrent Work: Owner will award separate contract(s) for the following construction operations at Project site. Those operations will be conducted simultaneously with work under this Contract.
 - 1. Network
 - 2. Security

1.08 OWNER-FURNISHED PRODUCTS

- A. Owner will furnish products indicated and /or as specified. The Work includes providing support systems to receive Owner's equipment.
 - 1. Owner will arrange for and deliver Shop Drawings, Product Data, and Samples to Contractor.
 - 2. Owner will arrange and pay for delivery of Owner-furnished items according to Contractor's Construction Schedule.
 - 3. After delivery, Owner will inspect delivered items for damage. Contractor shall be present for and assist in Owner's inspection.
 - 4. If Owner-furnished items are damaged, defective, or missing, Owner will arrange for replacement.
 - 5. Owner will arrange for manufacturer's field services and for delivery of manufacturer's warranties to Contractor.
 - 6. Owner will furnish Contractor the earliest possible delivery date for Owner-furnished products. Using Owner-furnished earliest possible delivery dates, Contractor shall designate delivery dates of Owner-furnished items in Contractor's Construction Schedule.
 - 7. Contractor shall review Shop Drawings, Product Data, and Samples and return them to Architect noting discrepancies or anticipated problems in use of product.
 - 8. Contractor is responsible for receiving, unloading, and handling Owner-furnished items at Project site.

9. Contractor is responsible for protecting Owner-furnished items from damage during storage and handling, including damage from exposure to the elements.
10. If Owner-furnished items are damaged as a result of Contractor's operations, Contractor shall repair or replace them.
11. Contractor shall install and otherwise incorporate Owner-furnished items into the Work.

1.09 USE OF PREMISES

- A. General: Contractor shall have limited use of premises for construction operations as indicated on Drawings by the Contract limits.
- B. Use of Site: Limit use of premises to areas within the Contract limits indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.
 1. Owner Occupancy: Allow for Owner occupancy of rooms and facilities adjacent to the work and use by the public.
 2. Driveways and Entrances: Keep driveways parking, and entrances serving premises clear and available to Owner, Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or storage of materials.
 - a. Schedule deliveries to minimize use of driveways and entrances.
 - b. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.
- C. Use of Existing Building: Maintain existing building in a weather tight condition throughout construction period. Repair damage caused by construction operations. Protect building and its occupants during construction period.
- D. Campus Tobacco Use Policy: A tobacco-free campus has been established at The University of Southern Maine to provide a healthy working and learning environment for the entire campus community.
 1. The University of Southern Maine is a tobacco-free campus. This policy applies to faculty, staff, students, contractors, vendors and visitors. The use of tobacco and all smoking products is not permitted on any university-owned property, which includes but is not limited to, buildings, university grounds, parking areas, campus walkways, recreational and sporting facilities, and university or personally-owned, rented or leased vehicles.
 2. Tobacco use by definition includes the possession of any lighted tobacco products, or the use of any type of smokeless tobacco, including but not limited to chew, snuff, snus, electronic cigarettes, and all other nicotine delivery devices that are non-FDA approved as cessation products.
 3. It is the shared responsibility of all members of the campus community to respect and abide by this policy. The successful implementation of this policy depends on the courtesy and cooperation of the entire campus community.

1.10 OWNER'S OCCUPANCY REQUIREMENTS

- A. Full Owner Occupancy: Owner will occupy adjacent site and existing building during entire construction period. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform the Work so as not to interfere with Owner's day-to-day operations. Maintain existing exits, unless otherwise indicated.

1. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from Owner and authorities having jurisdiction.
2. Provide not less than 72 hours' notice to Owner of activities that will affect Owner's operations.

- B. Owner Occupancy of Completed Areas of Construction: Owner reserves the right to occupy and to place and install equipment in completed areas of building, before Substantial Completion, provided such occupancy does not interfere with completion of the Work. Such placement of equipment and partial occupancy shall not constitute acceptance of the total Work.
1. Architect will prepare a Certificate of Substantial Completion for each specific portion of the Work to be occupied before Owner occupancy.
 2. Contractor shall obtain a Certificate of Occupancy from authorities having jurisdiction before Owner occupancy.
 3. Before partial Owner occupancy, mechanical and electrical systems shall be fully operational, and required tests and inspections shall be successfully completed. On occupancy, Owner will operate and maintain mechanical and electrical systems serving occupied portions of building.
 4. On occupancy, Owner will assume responsibility for maintenance and custodial service for occupied portions of building.

1.11 WORK RESTRICTIONS

- A. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after arranging to provide temporary utility services according to requirements indicated:
1. Notify Architect and Owner not less than three days in advance of proposed utility interruptions.
 2. Do not proceed with utility interruptions without Owner's written permission.
 3. Shutdowns shall be scheduled during after hours, or during semester breaks, when the facility is not occupied.

1.12 SPECIFICATION FORMATS AND CONVENTIONS

- A. Specification Format: The Specifications are organized into Divisions and Sections using the 50-division format and CSI/CSC's "2004 MasterFormat" numbering system.
1. Section Identification: The Specifications use Section numbers and titles to help cross-referencing in the Contract Documents. Sections in the Project Manual are in numeric sequence; however, the sequence is incomplete because all available Section numbers are not used. Consult the table of contents at the beginning of the Project Manual to determine numbers and names of Sections in the Contract Documents.
 2. Division 1: Sections in Division 1 govern the execution of the Work of all Sections in the Specifications.
- B. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:
1. Abbreviated Language: Language used in the Specifications and other Contract Documents is abbreviated. Words and meanings shall be interpreted as appropriate. Words implied, but not stated, shall be inferred as the sense requires. Singular words

shall be interpreted as plural, and plural words shall be interpreted as singular where applicable as the context of the Contract Documents indicates.

2. Imperative mood and streamlined language are generally used in the Specifications. Requirements expressed in the imperative mood are to be performed by Contractor. Occasionally, the indicative or subjunctive mood may be used in the Section Text for clarity to describe responsibilities that must be fulfilled indirectly by Contractor or by others when so noted.
 - a. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.

1.13 SITE SPECIFIC SAFETY PLAN

- A. In accordance with OSHA Regulations, Contractor shall develop and maintain a Site Specific Safety Plan. Contractor shall submit Site Specific Safety Plan to Owner for Owner's records, and shall maintain a copy of the Plan on site at all times.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 011000

