

***ADDENDUM 03***

***USM Brooks Center eSports Improvements***

*Date: February 16, 2024*

*To: Prospective Bidders*

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

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*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***

*No changes to the Specifications*

***DRAWING CHANGES***

*No changes to the Drawings*

**NON-MANDATORY PRE-BID ATTENDANCE LIST:**

*Non-Mandatory Pre-Bid Attendance List is attached.*

*END OF ADDENDUM 03*

PROJECT: USM eSports Improvements									
TYPE: Bidder RFIs and Responses									
DATE: 2/16/2024 Addendum 3									
SMRT Proj. # 23101									
ID #	Spec/Dwg Reference	Discipline	Date Issued	Question	Response	From	Date Responded	Issued In	
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	Addendum 01	
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	Addendum 01	
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	Addendum 01	
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	Addendum 01	
5		Owner	2/2/24	002213 Supplemental Instructions says that we have to use the bid depository and have subs file their bids separate? Is this bid just a regular bid where we submit a lump sum on the bid sheet and our bond?	Omit Section 00 22 13 Supplemental Instructions to Bidders from requirements. It is not applicable	Tom Blanchard (USM)	2/2/24	Addendum 02	
6		Owner	2/2/24	Please confirm that Contractor shall be entitled to an equitable adjustment to the Contract Time and Price if exiting hazardous materials are found on site and must be rendered harmless by Owner.	Yes, this is beyond the expected scope of work needed for this project	Tom Blanchard (USM)	2/2/24	Addendum 02	
7		Owner	2/2/24	1. Can you please send us the list of General Contractor bidders for the USM Brooks project? 2. Do we need to make an appointment to view the project or is the building open to the public?	1. See Addendum 01 2. The building is open to the Public. An additional site walk through is being provided on 2/13 at 1pm. See revised section 001133 via Addendum 02	Tom Blanchard (USM)	2/5/24	Addendum 02	
8	Specs	Mechanical	2/5/24	The specified Renewaire ERV model DN currently has a 40 week lead time. I am concerned that this will negatively impact the job schedule. Renewaire offers a different model – the RD Series which is similar (fixed plate core, VRF coil, dampers, double wall) which currently has a lead time of 10 weeks.	Please provide documentation showing comparison of the proposed product in accordance with 012500 for consideration	Matt McCammon (SMRT)	2/8/24	Addendum 02	
9		Interior	2/6/24	Carpet 1 and 2 are to be glued down or four corner tabs?	Glued	Matt McCammon (SMRT)	2/8/24	Addendum 02	
10		Interior	2/6/24	Looking for a drawing for the CPT 1 set on Herringbone	Question unclear. CPT 1 is a product. See drawings	Matt McCammon (SMRT)	2/8/24	Addendum 02	
11		Owner	2/7/24	Are filed sub bids required for this project. If so, when do they need to be in by?	No. 002213 has been removed via Addendum 01	Matt McCammon (SMRT)	2/8/24	Addendum 02	
12		Owner	2/7/24	Please clarify when this project will be awarded to a contractor.	Refer to dates in 011000 via Addendum 01	Matt McCammon (SMRT)	2/8/24	Addendum 02	
13		Electrical	2/7/24	Please confirm the owner is responsible for network and security.	As noted in the Low Voltage Responsibility Matrix on plan E-001, the GC is responsible for Electrical Contractor. The remaining listed 3rd parties are the responsibility of the Owner.	Tom Blanchard (USM)	2/8/24	Addendum 02	
14		Demo	2/7/24	Page AD101 says "demolish extents of rail and railing system and prepare for patching of flooring". Please clarify what this ramp is made of.	Existing drawings indicate cast in place concrete	Matt McCammon (SMRT)	2/8/24	Addendum 02	
15		Owner	2/7/24	Can you please include the sign in sheet from the site walkthrough.	See Addendum 01	Matt McCammon (SMRT)	2/8/24	Addendum 02	
16			2/7/24	Specifications mention a security fence. Is this going to be required for this job?	Required if intent is to utilize exterior area for construction methods. Contractor is also required to maintain safe and secure job site at interior.	Matt McCammon (SMRT)	2/8/24	Addendum 02	
17		61000	2/7/24	Spec section 061000 mentions equipment backing panels. Where is this located on the plans?	This section provides information on the blocking/backing panels for the project as a whole. The design drawings do not itemize every location this is required however blocking is to be installed in accordance with the "Execution" portion of the section as well as notes and details on drawings throughout to provide substrate for installation of equipment, etc throughout.	Matt McCammon (SMRT)	2/8/24	Addendum 02	
18		Owner	2/7/24	Is Builders Risk required for this job?	No.	Tom Blanchard (USM)	2/8/24	Addendum 02	
19		Owner	2/7/24	From the site walkthrough there appears to be water damage to some ACT. Can you provide a scope of what will need to be fixed or provide an allowance.	Provide an allowance of \$3,000.	Matt McCammon (SMRT)	2/8/24	Addendum 02	
20			2/7/24	Can you please indicate what existing wall types are?	Existing drawings indicate Cast in Place concrete wall at exterior wall (plan north) to loading dock, CMU at corridor (plan west of PC Teams room). Remaining walls are understood to be typical framed interior walls.	Matt McCammon (SMRT)	2/8/24	Addendum 02	
21		A501	2/7/24	Page A501 please confirm perforated metal screen, LED panel, and ½" frosted acrylic panel is by owner	No. By Contractor. See E401 and EL601 for lighting requirements	Matt McCammon (SMRT)	2/8/24	Addendum 02	

ID #	Spec/Dwg Reference	Discipline	Date Issued	Question	Response	From	Date Responded	Issued In
22		M501	2/7/24	Page M501 detail 11 6" exterior equipment slab section. Please confirm this is new and is the responsibility of the contractor.	New and by Contractor for mounting of CU-1 and CU-2.  Note 7 under to CU-1 on M-601 to read, "CONDENSING UNIT TO BE MOUNTED ON 24" STANDS PROVIDED BY MECHANICAL CONTRACTOR AND TO BE SET ON NEW CONCRETE EQUIPMENT PAD, BY CONTRACTOR, PER DETAIL 11/M-501. PROVIDE WITH SPRING ISOLATORS.  Note 2 under to CU-2 on M-601 to read, "CONDENSING UNIT TO BE MOUNTED ON 24" STANDS PROVIDED BY MECHANICAL CONTRACTOR AND TO BE SET ON NEW CONCRETE EQUIPMENT PAD, BY CONTRACTOR, PER DETAIL 11/M-501. PROVIDE WITH SPRING ISOLATORS.	Matt McCammon (SMRT)	2/8/24	Addendum 02
23		101423.16	2/7/24	Spec 101423.16 Room Identification Panel Signage. There is no signage identified in the plans. Can you please provide a signage schedule.	Spec indicates Contractor to provide one sign per room per 1.2, A, 2 to meet USM signage standards	Matt McCammon (SMRT)	2/8/24	Addendum 02
24			2/7/24	AWI licensure and FSC certification going to be required for this job?	FSC is required. AWI licensure is preferred but if not provided, AWI guidelines and standards are to be followed.	Matt McCammon (SMRT)	2/8/24	Addendum 02
25			2/7/24	Spec sections 211313, 220000, 230000, 260010 call for coordinated ceilings and system drawings. Please confirm this is a requirement.	Yes. See also Section 013100 and drawings A121, FP101, PL101, MH101, MP101, EL101, EP101 and EY101 which also note this requirement.	Matt McCammon (SMRT)	2/8/24	Addendum 02
26		002213	2/7/24	Spec section 002213 says "Subcontractors for trades, as listed in the General Contractor's Bid Form, Section 00 41 13.01 and the Advertisement for Bids, Section 00 11 13.10, are required to deliver (or mail at their own risk) their Bids to the Maine Construction Bid Depository". Please clarify which trades are required for sub bids as there is no indication on the Bid Form. Can you please also provide the forms that are required for subcontractors to file out for the depository.	002213 has been removed via Addendum 02	Matt McCammon (SMRT)	2/8/24	Addendum 02
27		002213	2/7/24	Spec section 002213 says "The fee for each use of the Depository shall be Two Hundred and Fifty Dollars (\$250.00), payable by the Designer to the Maine Construction Bid Depository". Please clarify if this is supposed to be the architect.	002213 has been removed via Addendum 02	Matt McCammon (SMRT)	2/8/24	Addendum 02
28		002213	2/7/24	Please clarify if all subcontractors who submit bids to the Depository must include a bid bond.	002213 has been removed via Addendum 02	Matt McCammon (SMRT)	2/8/24	Addendum 02
29		002213	2/7/24	Spec section 002213 says "Any bid submitted by a general contractor with an incomplete list of subcontractors... shall be considered informal and as such will not be considered a valid bid" Please provide form for this list of subcontractors.	002213 has been removed via Addendum 02	Matt McCammon (SMRT)	2/8/24	Addendum 02
30		Mechanical	2/8/24	Spec section 238129.1.11.2.c for Variable Refrigerant Flow HVAC Systems – Is a 5-year labor warranty required? Is it to be carried by the manufacturer or by installing mechanical contractor?	Follow manufacturer's guide on labor warranty requirements. Minimum warranty requirement is 1-year.	Emma Blair (SMRT)	2/12/24	Addendum 03
31		Mechanical	2/8/24	For scheduled unit tag CU-2, will a 6ton 208v/3ph VRF heat pump outdoor unit be acceptable in lieu of the 5-ton 208v/1ph VRF heat pump? It is top discharge rather than horizontal discharge. Electrical is MCA 23.0 and MOP 35. Weight is 512lbs.	The substitution suggested for CU-2 is acceptable under the conditions stated in 012500 and 012500A.  As such, should the contractor select this substitution, it is the contractor's responsibility to coordinate all infrastructure including, but not limited to, electrical requirements, required to provide this product, within their submitted bid price. No additional funds or time will be permitted once the bid is selected.	Emma Blair (SMRT) Matt McCammon (SMRT)	2/12/24	Addendum 03
32		Mechanical	2/8/24	Is there an existing control system? If so, please inform us of the manufacturer. If not, please provide a list of approved manufacturers.	IB Controls is the existing controls system.	Emma Blair (SMRT)	2/12/24	Addendum 03
33		Mechanical	2/8/24	Specification 232300-3.2-I references Section 230993.11 Sequence of Operations for HVAC DDC" for solenoid valve controllers, control wiring, and sequence of operation. This section does not appear to be included in the Specification. Please advise.	Refer to drawing M-651 for equipment sequence of operations.	Emma Blair (SMRT)	2/12/24	Addendum 03
34		Mechanical	2/8/24	Please see Specification 231113-2.2-E and 23113-3.1-A. There appears to be conflict regarding acceptable fittings for hydronic piping. Please clarify if copper press fittings will be acceptable.	Copper pressure fittings are acceptable.	Emma Blair (SMRT)	2/12/24	Addendum 03
35		Mechanical	2/8/24	Drawing set PLO02, Detail 3 requires 20ga galvanized drain pans to be installed below all sanitary waste and storm drainage piping for the full length of that piping. There is no sanitary waste or storm drainage shown on the plan set. Will any existing sanitary waste or storm drainage piping be required to have drain pans installed? Will new condensate piping be required to have drain pans installed?	Drain pans are not required for any of the existing waste or storm drainage piping. Drain pans are recommended for the condensate piping that runs above new gaming equipment in the Gaming Lounge 101 and PC Room 102.	Emma Blair (SMRT)	2/12/24	Addendum 03
36		Electrical	2/8/24	The lighting people have a question on the type F fixture and its required dimensions, they say a typical f fixture is 24x12 and they need to know if a single fixture as its drawn is going to be enough to fill the designed space. Can you raise the question on this fixture dimension and confirm with me? Please refer to E-401 Detail 5.	Provide a single 12x24 panel as depicted in the architectural detail. The electrical drawing will be updated in the conformed construction set	Matt McCammon (SMRT)	2/9/24	Addendum 03
37		Fire Alarm	2/13/24	On the fire alarm, would you be open to working with another vendor?	No. USM has contracted all fire panels through Minuteman. At this time, USM does not want to entertain a different provider.	Tom Blanchard (USM)	2/14/24	Addendum 03
38		Interior	2/14/24	When the herringbone patterns meet between two different types of floor how would you like the patterns to intertwine?	Straight line cut where shown but align the pattern between colors so it looks continuous	Ellie Bradeen (SMRT)	2/14/24	Addendum 03

