Addendum 3
To Contract Documents for

UMF – Sweatt-Winter Child Care & Early Education Center

ADDENDUM 3
04/27/2022

Prepared by:

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This Addendum modifies, amends and supplements designated parts of the Contract Documents, Project Manual and Drawings for **UMF – Sweatt-Winter Child Care & Early Education Center**, dated **April 07, 2022** 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 he proposes to use for the various parts of the work of any changes or modifications contained in this Addendum.

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**PART I** General Information

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**PART I - GENERAL INFORMATION**

**Site Walk #2**

The second site walk was held on April 21 at 9 am. Attendees were:

- Sebastien Leclerc, Optimum Construction
- Dana Codrey, Lakeside Concrete Cutting
- Sam Rush, Benchmark Construction
- Bob McClintock, PC Construction
- Morgan Call, PC Construction
- Gregg Carmichael, PC Construction
- Lachelle Lackey, University of Maine Capital Planning and Project Management
- Keenan Farwell, Director of Facilities, UMF

The following questions have been asked via email or phone:

**Q.** The Reflected Ceiling Plan calls for C1A to be Black tile and Grid. The Finish Schedule calls for C1A to be White Ultima 1940 with hold down clips. Please advise what the material is for Ceiling type C1A.

**A.** Refer to A110 for C1A material. See changes on A800 in this addendum.

**Q.** The Finish schedule notes that Ceiling type C1B is to be Tech Black Calla 2820. The reflected ceiling plan does not mentioned ceiling type C1B. Please confirm there is no C1B ceiling.

**A.** There is no C1B ceiling type. The Tech Black Calla 2820 is for type C1A. See A800 in this addendum.

**Q.** Room 115 is asking for (2) double wide windows to receive W1 shades. W1 shades are noted as DUAL shades -- however verbiage on A800 might mean that they are seeking two shades per opening. Dual shades typically mean one Light Filtering AND one room darkening on the same bracket. Please advise if each of these TWO windows can be treated as ONE full width shade or TWO side by side shades.

**A.** All windows to receive shades. All classrooms will receive (1) full width dual shade per opening. Provide Chain Retainer: Chain tensioning device complying with WCMA A100.1, typical.

**Q.** I do not see in the Specs where the light filtering shade Open Factor is noted (2.2.a). Please advise.
A. Reference sheet A800 Interior Materials Legend in this addendum.

Q. Addendum 01 states that there are no Liquidated Damages with this project. This is contrary to what is shown in the spec as well as what was stated at the first pre-bid walkthrough. Will the specifications be altered to reflect this answer just looking to be doubly sure.  
A. See Addendum #2.

Q. Will the building be occupied during renovations?  
A. No.

Q. Please confirm that the Owner’s property insurance will include coverage for the entire existing structure throughout the renovation period? Please also confirm that the Owner will reinstate the AIA A101-2017 Exhibit A Insurance and Bonds, Article A.2.3.3 Insurance for Existing Structures.  
A. This is intentionally struck out, this is the Owner’s boilerplate and is meant to be standard for this Owner. The Owner already has “all risk” insurance and does not need to purchase a separate policy. See A.2.3.1.

Q. Does the Owner’s property insurance include coverage for transit/temporary storage while items are stored at off-site locations or while they are in transit to the project site?  
A. No. Section 00 62 79, Stored Materials Form, points out that the contractor needs to insure its own materials in transit/storage.

Q. Since the Owner does not intend to provide any further verification of property insurance coverage, please confirm that if Contractor is damaged as a result of an uninsured loss, Owner will reimburse the Contractor for such costs.  
A. The Owner is not going to make any additional statements. Everything the contractor should need is in the A101 Exhibit A and the A201.

Q. The AIA A101-2017 Exhibit A Insurance and Bonds, Article A.3.2.3 requires a $1M limit for bodily injury and $1M for property damage. Can a $1M combined single limit, supplemented by umbrella liability insurance be used to satisfy this requirement?  
A. Yes, umbrella supplementation is acceptable. See A.2.3.4.

Q. The equipment spec calls for the RTUs to be packaged and also for them to control discharge fan speed as well as economizer, but no mention of a BACnet card. The DDC section indicates ATC is to provide all the controls. Is the intent to have the RTUs come with a BACnet card?  
A. RTU-1, 2, & 3 shall have factory provided BACnet communication interface.

Q. Has a cost estimate or value for the project been established? If so, can you please provide that?  
A. The value of the project is over $1M.

Q. Are you able to provide Plan Holders lists and/or a Pre-Bid sign-in sheet as well?  
A. See Addenda #1 and Addenda #2 for attendees at the pre-bid walk throughs.

Q. Section 10.3.2 provides that the Owner is responsible for the remediation of any hazardous materials that may be discovered during construction. However, the provision allowing the Contractor additional time and money for the delay caused by such remediation has been deleted. Please confirm that the Contractor will in fact be entitled to an equitable adjustment of both Contract Time and Contract Sum if construction is delayed due to Owner remediation of hazardous materials.  
A. Due to the date of the original building construction (1999/2000) the Owner has not had a hazardous material inspection completed.

Q. Has the building been inspected for hazardous materials?
A. Due to the date of the original building construction (1999/2000) the Owner has not had a hazardous material inspection completed. Should the Contractor identify a potential hazardous material, they should immediately notify the Owner who will have the material in question surveyed and abated at the Owner's cost.

Q. Has this project received dedicated funding?
A. Yes.

Q. Please confirm that the attic stock is needed.
A. Attic stock is specified in Divisions 09 65 10, 09 68 00 and 12 24 00.

Q. Spec calls for no hub pipe below grade, are you sure PVC is not acceptable?
A. The use of schedule 40 PVC, DWV pipe is an acceptable alternative for drainage, waste and vent piping below grade and above grade where not located in plenum space. All DWV piping located in plenum space shall be hubless, cast-iron soil pipe per specification 221316.

Q. Plans also call for CAD coordination drawings. Is this in fact required?
A. Coordinated shop drawing requirements of Division 22 and 23 can be waived for this project. However, this does not exempt the contractor from coordinating all components of this project with other trades as outlined in other specification sections.

Q. Sheet A004 notes a concrete pad at column line A4. Given the proximity to the embankment, please confirm no additional shoring or subgrade work will be required.
A. No additional shoring is anticipated at this time.

Q. On Sheet A004, please confirm that the step and door swing at the concrete pad located at Column A4 are correct.
A. Confirmed.

Q. Please confirm that the asphalt walkway is not included as part of this project.
A. Confirmed.

Q. In Division 06, AWI QCP Labels are listed as a requirement. Can you confirm that AWI QCP Labels are necessary for this job?
A. Section 06 40 20, 1.4, D.1 can be eliminated.

Q. There appear to be wall coverings on the inside face of the majority of the exterior walls. The Finish schedule states these walls are to be painted. Is the intent for the wall coverings to be painted over?
A. See revised Demolition Plan.

PART II - ADDENDUM FOR ARCHITECTURAL PROJECT MANUALS AND DRAWINGS:

CHANGES/CLARIFICATIONS TO THE SPECIFICATIONS:

CHANGES/CLARIFICATIONS TO THE DRAWINGS:

AD100 – see changes to Demolition Plan
A100 – see changes to Floor Plan and general notes
A210 – see changes to interior elevations
A211 – see added interior elevation
A800 – see changes to Interior Materials Legend
PART III - ADDENDUM FOR ELECTRICAL PROJECT MANUALS AND DRAWINGS:

CHANGES/CLARIFICATIONS TO THE SPECIFICATIONS:

None.

CHANGES/CLARIFICATIONS TO THE DRAWINGS:

E001 – see changes Lighting Fixture Schedule and symbol legends
ED101 – see changes to Removals Plan
ED201 – see changes to Lighting Removals Plan
ED301 – see changes to Systems Removals Plan
E101 – see changes to Power Plan
E201 – see changes to Lighting Plan
E301 – see changes to Systems Plan
E603 – see changes to Panel Schedules
E701 – see changes to details

PART IV - ADDENDUM FOR MECHANICAL & PLUMBING PROJECT MANUALS AND DRAWINGS:

CHANGES/CLARIFICATIONS TO THE SPECIFICATIONS:

In Section 22 00 04, Delete Paragraphs 1.3, 3.2, 3.3 and 3.4.
In Section 23 00 04, Delete Paragraphs 1.3, 3.2, 3.3 and 3.4.

CHANGES/CLARIFICATIONS TO THE DRAWINGS:

None.

END OF ADDENDUM
2. PROTECT PLUMBING AND MOUNTED AND EXISTING WALL MOUNTED ITEMS WITH LEAD AND MOUNTED BRACKETS FOR RELOCATION AS INDICATED ON THE PLAN. REMOVE ALL EXISTING CASEWORK, INCLUDING MOUNTED MIRRORS AND MOUNTED LIGHT FIXTURES. REMOVE EXISTING WINDOW AND/OR BORROWED LITE SYSTEM. REMOVE EXISTING RAISED FLOOR SYSTEM & RAMP.

3. REMOVE EXISTING WALLS IN THEIR ENTIRETY (SHOWN AS DASHED). REMOVE EXISTING MTL STUD WALLS TO THE EXTENTS NOTED IN THE PLAN. REMOVE EXISTING MTL STUD WALLS TO THE EXTENTS NOTED IN THE PLAN. REMOVE EXISTING STEEL BEAMS TO THE EXTENTS NOTED IN THE PLAN. REMOVE EXISTING DOOR AND ASSOCIATED HARDWARE, FRAME TO OPENING.

4. REMOVE EXISTING WIRING DEVICES AND REMOVAL OF WALL OUTLET BOXES. REMOVE EXISTING LIGHT FIXTURES. REMOVE EXISTING TOILET PARTITIONS, GRAB BARS, MIRRORS AND REMOVE EXISTING WINDOW AND/or BORROWED LITE SYSTEM. REMOVE EXISTING WINDOW AND/or BORROWED LITE SYSTEM. REMOVE EXISTING RAISED FLOOR SYSTEM & RAMP. REMOVE EXISTING WALLS IN THEIR ENTIRETY (SHOWN AS DASHED).

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8.廳 THICKNESS AND FINISH PRIOR TO THE INSTALLATION OF UNDERLAYMENT OR REINFORCEMENT REQUIREMENTS. PATCH CONCRETE TO MATCH ADJACENT RETARDER AT SLABS ON GRADE. REFER TO STRUCTURAL DRAWINGS FOR FLOORS WITH NO MORE THAN A 1:2 SLOPE. PROVIDE AN UNDER MECHANICAL AND ELECTRICAL PLANS. CUT TRENCHES IN EXISTING CONCRETE COORDINATE THE EXTENT OF SLAB REMOVALS WITH STRUCTURAL, EXISTING BUILDING AND MAY NOT BE SHOWN ON THE DEMOLITION DRAWINGS.

9. DISPOSED OF. LEAD, MERCURY, AND MOLD. DO NOT DISTURB HAZARDOUS MATERIALS. REMOVE EXISTING CASEWORK, MIRRORS AND MOUNTED LIGHT FIXTURES. REMOVE EXISTING WINDOW AND/or BORROWED LITE SYSTEM. REMOVE EXISTING RAISED FLOOR SYSTEM & RAMP. REMOVE EXISTING WALLS IN THEIR ENTIRETY (SHOWN AS DASHED). REMOVE EXISTING DOOR AND ASSOCIATED HARDWARE, FRAME TO OPENING.

10. PROTECT EXISTING DOOR AND FRAME TO BE REMOVED. PROTECT EXISTING DOOR AND FRAME TO BE REMOVED. PROTECT EXISTING DOOR AND FRAME TO BE REMOVED. PROTECT EXISTING DOOR AND FRAME TO BE REMOVED. PROTECT EXISTING DOOR AND FRAME TO BE REMOVED. PROTECT EXISTING DOOR AND FRAME TO BE REMOVED. PROTECT EXISTING DOOR AND FRAME TO BE REMOVED. PROTECT EXISTING DOOR AND FRAME TO BE REMOVED. PROTECT EXISTING DOOR AND FRAME TO BE REMOVED.
GENERAL NOTES:
1. DISCONNECT AND REMOVE ALL ELECTRICAL EQUIPMENT AND DEVICES INDICATED. REMOVE ALL ASSOCIATED CONDUIT, WIRING, CABLING, PULL AND JUNCTION BOXES, BACK TO SOURCE UON.

CODED NOTES:
1. DISCONNECT, REMOVE AND RETAIN ON SITE FLUSH WALL MOUNTED PANELBOARD L2. REFER TO DRAWING E-101 FOR NEW LOCATION.
2. REMOVE ALL WIRING DEVICES FROM FLUSH FLOOR MOUNTED FLOOR BOX. FILL BOX WITH CONCRETE FLUSH TO SURROUNDING FLOOR.
1. Disconnect and remove all electrical equipment and devices indicated. Remove all associated conduit, wiring, cabling, pull and junction boxes, back to source.
CODED NOTES
REFER TO SECURITY ACCESS CONTROL RISER
DEVICE AS INDICATED BY SYMBOL ON DRAWINGS.
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**Short Circuit Rating**:
- **PP1**: 800A MCB
- **PPI**: 225A MLO
- **PPI**: 480Y/277V, 3Ø, 4W
- **PPI**: 208Y/120V, 3Ø, 4W

**Panel ID**: ELEC. 103

**Notes**: Surface Mounting.

**Location**: Portland, Maine

Winter Child Care & Early Education Center, ME 04338

274 Front Street, Farmington, ME 04938
DOOR PROVIDE RECESSED STEEL TV BOX SIMILAR TO ARLINGTON #TVBS507
OBTAIN FROM OWNER BACKBOX FOR WALL CONTROL STATION AND INSTALL

ACCESS CONTROLLED DOOR - INTERCOM, REX, DPS, CARD READER, AND ELECTRIC STRIKE

ACCESS CONTROLLED DOUBLE DOOR - INTERCOM, DPS, REX, CARD READER, AND ELECTRIC STRIKE

MONITORED DOOR WITH DPS AND ROUGH IN FOR FUTURE CARD READER