Bid Addendum #2

Date: October 19th, 2022

UMF Fitness and Recreation Center
Façade Replacement

This Addendum forms a part of the Contract Documents and modifies the original Bid Documents and Specifications dated September 9th, 2022. 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 Bidder to disqualification.

This Addendum consists of the following:

Questions:

1. The #72100 Thermal Insulation Specifications are incomplete.
   Response: The specification section provides guidance on performance criteria for the insulation products. Submittals will be reviewed against these requirements. Bidders should carry specific products that meet these specifications.

2. Is all of the cavity insulation in the exterior walls to be replaced?
   Response: No, only the damaged insulation is to be replaced, subject to unit pricing.

3. The Demo and Renovation plans call for only the “Water Damaged” GWB to be removed from the interior.
   Response: Correct, only the damaged gypsum wallboard should be removed from the effected/damaged areas, subject to unit pricing.

4. There are no wall heights marked on the Elevations or Wall Sections.
   Response: Several walls and elevations have callouts given. Contractor should field verify any dimensional information in question.

5. The Exterior Walls are not labeled which are 6” and which are 8” Metal Studs.
   Response: Drawings indicate where wall thickness are known. Contractor should field verify any dimensional information in question.

6. There are no material specifications listed for the R-21 Batt Insulation shown in the Exterior Wall Cavities.
   Response: The wall sections shown in the drawings make up the total R values needed.

7. Is closed-cell foam is to be used at the edge of the sloped roofs as shown in detail 2/A300.
   Response: Yes

8. What is the spec for the insulation at the Cantilever/Overhang as shown at 1/A301?
   Response: Batt insulation is acceptable.
9. Will framing and plenums need to be fabricated to mount the new louvers and tie into the existing 
fan/HVAC systems? Based on different configuration (triangular vs. rectangular) any additional as-built 
details will be helpful. 
Response: New framing and plenums will be required to match the new louver profile.

10. Mounting CF Mesa directly to concrete poses a problem at the entry and right side of the entry wall. Could 
the CF Mesa be eliminated in this location and an alternate product, or a concrete treatment be completed? 
Response: Bidders to carry the cost of an underlayment or some other concrete treatment 
acceptable to the metal panel manufacturer such that the application does not void the warranties 
in this area.

11. Is the contractor responsible for removal of exterior interferences. 
Response: Yes, the contractor will be responsible to remove and replace with the existing. The 
University’s Facilities Maintenance will be available to assist the contractor to isolate utilities as 
necessary.

12. What will the requirement be for screens on the backside/HVAC intake louvers? 
Response: New metal screening should be provided.

13. Is an earlier start then Spring 2023 possible? 
Response: We take no exception to an earlier start date, but completion dates must be maintained. 
No preference will be given to bidders offering earlier start or completion dates.

14. Is the contractor to provide new lighting on the building? 
Response: All exterior lighting removal and replacement with LED fixtures is a UMF project in 
the making, so UMF will own removal and replacement of exterior lighting. Contractor to provide 
blocking as required.

15. Will the contractor be responsible for replacing wall mounted utilities? 
Response: Contractor to remove and replace existing fixtures on the outside of the building. If 
new and to coordinate with UMF if products are no longer useable.

16. Does the flashing need to be replaced around the existing openings? 
Response: Yes

General Notes:
1. Building to remain open at all times. Contractor to coordinate daily with university staff to coordinate 
work areas, notifications to staff, faculty, and students, and provide barriers and hazard 
communication/signage as required for safe co-location of work areas and occupants.

2. If fire alarm is to be disconnected during the façade replacement, reconnections must be made after the 
work day is completed and prior to the contractor leaving the site. Contractor to provide daily 
communication to both university and fire department for every disconnection and reconnection. 
Contractor to provide fire watches if required.

3. The louver used for the old boiler is to be removed and not replaced.

4. The louver for ventilation intake for the pool area is to remain.

Attachments:
- Drawing Sheets: AD100, AD200, AD300, AD301, A100, A201, A300 and A301. Clouded revisions are 
  included on these sheets.
- Revised Bid Form – Section 00 41 13 
  - Added unit price for replacing damaged insulation.
DEMO NOTES:

1. REMOVE VINYL SIDING, BRICK FACADE, AND SHEATHING IN ITS ENTIRETY DOWN TO EXISTING STEEL STUDS. REMOVE + REPLACE ALL WATER DAMAGED INSULATION.

2. REMOVE + REPLACE ALL WATER DAMAGED INTERIOR GYPSUM WALLBOARD.
DEMO KEYNOTES:
1. REMOVAL OF VINYL SIDING AND BRICK FACADE IN ITS ENTIRETY.
2. REMOVAL OF LOUVERS.
8" STEEL STUDS, 18 GA, AT 16" O.C.

TOP OF EXISTING CONC. ABUTMENT BEYOND EXISTING LAMINATED WOOD BEAM

EXISTING STEEL ABUTMENT CAP

EXISTING LAMINATED WOOD BEAM

EXISTING CONC. ABUTMENT BEYOND

EL: ±0" F.F.

EL: +10'-0"

ROOF HEIGHT (L.P.)

ALUM. DRIP EDGE

AD300

1' - 8"

1' - 0"

3"

4"

1"

1"

8"

11"

18"

3"

2"

1"

3"

4"

6" ALUMINUM STUD

REMOVE MEMBRANE + DRIP EDGE ON TOP OF BLOCKING

GRAVEL STOP SECTION DEMO

WALL SECTION AT FLAT ROOF

6" ALUMINUM STUD

REMOVE EXISTING FLASHING

REMOVE EXISTING DRIP EDGE

EDGE DETAIL DEMO

WALL SECTION AT ABUTMENT

WALL SECTION AT RIDGE BEAM

WALL SECTION AT FLAT ROOF

DEMO NOTES:

1. REMOVE VINYL SIDING + FASCIAS, BRICK FACADE, SHEATHING, SOFFITS, AND WOOD BOARDING IN ITS ENTIRETY DOWN TO EXISTING STEEL STUDS, LAMINATED WOOD BEAMS, OR CMU. REMOVE + REPLACE ALL WATER DAMAGED INSULATION.

2. REMOVE ALL WATER DAMAGED WOOD FASCIAS, SOFFITS, + TRIM. REPLACE W/ WOOD BLOCKING + WRAP W/ NEW ALUMINUM TRIM/DRIP EDGE

3. REMOVE AND REPLACE ALL WATER DAMAGED GYPSUM WALLBOARD
DEMO FLAT ROOF DETAIL

DEMO FLAT ROOF OVER GLASS BLOCK

DEMO WOOD DECKING ROOF DETAIL

DEMO FLAT ROOF BATHROOM CMU WALL DETAIL

DEMO NOTES:
1. REMOVE VINYL SIDING + FASCIAS, BRICK FACADE, SHEATHING, SOFFITS, AND WOOD BOARDING IN ITS ENTIRETY DOWN TO EXISTING STEEL STUDS, LAMINATED WOOD BEAMS, OR CMU. REMOVE + REPLACE ALL WATER DAMAGED INSULATION.
2. REMOVE ALL WATER DAMAGED WOOD FASCIAS, SOFFITS + TRIM. REPLACE W/ WOOD BLOCKING + WRAP W/ NEW ALUMINUM TRIM/DRIP EDGE
3. REMOVE AND REPLACE ALL WATER DAMAGED GYPSUM WALLBOARD

LAMINATED WOOD BEAM

3/4" WOOD TRIM.

IF WATER DAMAGED REMOVE + REPLACE W/ WOOD BLOCKING

DEMO EXISTING ALUMINUM DRIP EDGE. REPLACE W/ NEW LAMINATED WOOD BEAM

3 1/2" METAL STUDS

4" METAL STUDS

7 1/2" METAL STUD
NOTES:
1. REFER TO SHEET A.1 "FLOOR PLAN" 1990 AND NA-1 "FLOOR PLANS" 1992 - PROJECT: UNIVERSITY OF MAINE FARMINGTON - "HEALTH AND FITNESS CENTER," AND "PHASE II - POOL ADDITION" BY DANIEL F TULLY ASSOCIATES, INC.

2. REMOVE + REPLACE ALL WATER DAMAGED INTERIOR GYPSUM WALLBOARD.
SECTION 00 41 13
BID FORM – SHORT FORM

BIDDER: ____________________________________________

Physical/Street Address ___________________________________________________

City, State ZIP _________________________________________________________

University Services: Facilities Management and General Services
Mark Russell, Project Manager
70 Falmouth Street, Rm 009
Portland, Maine, 04104

Having carefully examined the form of contract, general conditions and plans and specifications contained therein for FITNESS AND RECREATION CENTER FAÇADE REPLACEMENT, as well as the premises and conditions affecting the work, we the undersigned propose to furnish all labor, equipment, and materials necessary for and reasonably incidental to the construction and completion of this contract for the sum of

Dollars ($_____________________________).

UNIT PRICE ITEMS:

The undersigned agrees to perform additional work as directed at the following prices:

<table>
<thead>
<tr>
<th>Item</th>
<th>Unit Price</th>
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<tbody>
<tr>
<td>1. REMOVE AND REPLACE GYPSUM WALLBOARD AND MATCHING</td>
<td></td>
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<tr>
<td>EXISTING INTERIOR FINISHES DAMAGED BY WATER INFILTRATION</td>
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<td></td>
<td>/SQUARE FOOT</td>
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<tr>
<td>2. REMOVE EXISTING ROTTED WOOD FASCIA AND SOFFITS AND REPLACE WITH NEW METAL FLASHING</td>
<td>/LINEAR FOOT</td>
</tr>
<tr>
<td>3. REMOVE EXISTING INSULATION EFFECTED BY WATER DAMAGE AND REPLACE WITH NEW INSULATION OF MATCHING TYPE AND R-VALUE</td>
<td>/SQUARE FOOT</td>
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</table>

This proposal includes the cost of 100% Performance Bond plus 100% Payment Bond.

The receipt of the following addenda to plans and specifications is hereby acknowledged:

ADDENDUM # _______ DATED __________ ADDENDUM # _______ DATED __________
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Any material or materials not specified in the bidding document but worthy of consideration may be introduced by the bidder by a separate letter attached to this Bid. A cost comparison must be included giving the comparison with the Material specified and the reason for the suggested substitution. The basic bid shall be as specified.

The undersigned agrees, if this Bid is accepted to sign a contract and deliver it, along with the bonds and affidavits for all insurance specified within twelve (12) calendar days after the date of notification of such acceptance, except if the 12th day falls on a Saturday, Sunday or holiday, then the conditions will be fulfilled if the required documents are received before 12 o’clock noon on the day following the holiday, or the Monday
following the Saturday or Sunday, and as a guarantee thereof, herewith submits a bid bond as required.

The undersigned agrees, if awarded the Contract, to substantially complete the work on or before January 3, 2024. The undersigned also agrees, if awarded the Contract, that no more than 80% of the contract amount will be sublet to other contractors.

Signed (by individual authorized to sign contract) ________________________________________________

By (printed name & title) ___________________________________________ Phone ____________

PO Box (if applicable) ___________________________ Email ____________________

NOTE: If bidder is a corporation, write State of Incorporation, and if a partnership, give full names of all partners.

END OF SECTION 00 41 13