

ADDENDA #1 to documents and Specifications dated May 26, 2006.

BIDDING CLARIFICATIONS:

1. Many items were brought up at the Pre-Bid meeting. The summary below is to help clarify for the contractors and their subcontractors.
 - a. Contractors are to apply for and take out the building permit in their name. The cost is to be carried by the Owner.
 - b. TPO preferred product is "Fibertite" by Seaman Corporation.
 - c. Alternate 12 is based on a demountable partition system being provided as an Owner Option. General Contractors are not required to price demountable wall panel system. GC's would provide electric power, switching, and hvac systems per overall design.
 - d. CMP clarifications: Work shown in Section 02584, items E & F on A9-10, A10-10 are for work beyond the project site and are not to be included in pricing. These will be negotiated with the site contractor at a later date.
 - e. An allowance of \$25,000 is to be carried for work related to maintaining and/or removing portions of battered concrete retaining wall along Fore Street currently scheduled to remain in place.
 - f. Repaving of streets is limited to areas designated within the limits of work. It is not intended that all of Fore Street or Custom House Street be repaved.
 - g. Traffic control is to be carried by the Contractors.
 - h. Contractors are to negotiate removal/bagging of parking meters with City.
 - i. Steps in existing foundation of 7 Custom House Street may require contractor to provide underpinning or temporary support during construction process.
 - j. Steel deck at curved roof areas to be bent, not segmented.
 - k. Vinyl Wallcovering for entry lobby to be Type II, 20 oz./ly, 52 in. or 54in. width, Osnaburg Fabric, Flame Spread 25, Smoke Density Factor 15.
 - l. F.E.C to be moved from elevator wall on First floor to wall by toilet room, as the intent to make the elevator walls on each floor as free from accessories and penetrations to the greatest extent possible.
 - m. Provide Vertical Reciprocating Conveyor at a load capacity of 2200# per the specification Section 14550, not the 4000# notation on drawings A0.
 - n. Retainage for project to be 10% for duration of project. 100% of retainage for site and structural systems will be released as soon as those trades are substantially complete.
 - o. Date of Construction Commencement is anticipated to be August 1, 2006.
 - p. Owner will provide Builders Risk Insurance but General Contractors are to carry cost of \$50,000 deductible in their base price.
 - q. Access to site to be arranged thru Greg McKeller of Boulos Management, 207-871-1290.
2. A201, A101 & Lien Waiver sections were added to the FTP site.
3. Question: Have other GC bidders been invited to participate in proposal process?
ANS: No - Ledgwood, Procon and Wright-Ryan are the only GC participants.
4. Owner has requested that attention be directed to this spec Section 07410 Composite Building Panels, 2.02 B., to make sure that the Owner receives appropriate value for panels already purchased.

5. Owner has requested that elevator subcontractors understand the need for the elevator to be available for use during normal business hours for 2 weeks prior to elevator final inspection. (i.e. that elevator company furnish an operator at no additional charge for 2 weeks).
6. Owner requested that attention be paid to Section 15050, 1.1, E&F (*note that renumbering required due to duplication of paragraph numbers*) that mechanical systems are intended to be laid out to take advantage of the structural design, which was designed to accommodate a particular hvac layout, and that the layout is done neatly and thoughtfully.
7. Owner notes that architectural considerations shall be given to location of all mechanical and electrical devices. Final locations will be approved by the Owner.
8. Plumbing Systems: Where base slab is pile supported, it is required that underslab piping needs to be hung from the slab, rather than resting in the subsurface material, as this material is likely to settle and may cause pipes to break.
9. Building Utility Services: Utilities that will serve both the existing and the new buildings will be entering the new building from Fore and Custom House Streets and then be split to travel along the ceiling of the lowest level to the existing building.
10. Structural Engineer notes that contractors need to take into account in their scheduling, that the ground floor structural slab and the first floor deck and concrete will need to be in place prior to backfilling the foundations to final sub grade level.
11. Owner requested that attention be paid to the relocation of the ATM to the temporary location in 7 Custom House Street, in that it is expected that the existing finishes, inside and out will be restored to pre construction condition with patching not being evident.

SPECIFICATION CLARIFICATIONS:

12. Section 01100 1.5 D, indicates ducts, conduit, lines, fixtures, outlets, and equipment are indicated diagrammatically. I don't think this is the case. Please reference Design/Build work.
ANS: Diagrams are included for the water entrance in the Plumbing section and the Electrical riser diagram in the Electrical system. Layouts of each system are not included and are to be provided by the Design/Build subcontractors. Also refer to item 6 above.
13. Section 01230:
 - a. Alternate No. O-02 – is this to be based on Alternate #1 being accepted so is for all siding to be changed or is it an alternate to the base bid price for just the new building's siding? Please clarify.
ANS: This will be a change to all siding on the new and existing buildings.
 - b. Alternate No. O-05 – is the Hydronic system to be included in the base price or is it in lieu of the electric VAV system? Please clarify.
ANS: Hydronic system is to be in lieu of Electric VAV system. Contractor to provide in their alternate pricing the cost of any rooms or other enclosures required for the installation of any boiler equipment.
 - c. Alternate No. O-08 – Are the auto flush valves and faucets to be included in the base price or are they in lieu of manual devices in the base price? Is this intended for all toilets and lavs, or just certain rooms? Please clarify.
ANS: Auto flush valves are not part of base price and intended for toilets and lavs on the lower level and floors 2 thru 5 only.
 - d. Alternate No. O-09 – is the dry mist system to be included in the base price or is it in lieu of a standard system in the base price? Please clarify.
ANS: Dry Mist system is not part of base price. It is to be in lieu of standard system at computer server room on fourth floor (refer to sheet A8.4).

- e. Alternate No. O-10 – is the TPO roofing for the new building only? Will the existing EPDM roof and related patching for new work be affected by this alternate?
ANS: TPO is for all new building roof surfaces. Reworking, adding crickets and patching existing EPDM roof systems are to be with similar EPDM roofing materials.
- f. Alternate No. O-12 – this alternate indicates deleting interior partitions. Will other partitions then be provided by others (Owner) which will require mechanical, electrical, painting protection, carpet cutting, and other coordination? Or will spaces be left wide open?
ANS: Space would be subdivided by demountable partition systems which will require mechanical and electrical work. Partitions will sit on top of carpeting.
- g. Add to bid form (see attached) and contract Alternate No. O-14 – Contractor to provide a 2 year warranty on all systems and construction in lieu of standard 1 year warranty.
- h. Add to bid form (see attached) and contract Alternate No. O-15 - Provide an alternate upgrade price for all floors for elevator frames and doors to be stainless, instead of painted, not just the first floor.
14. Section 01270: Unit Prices are in index, but not shown. Please clarify?
ANS: Delete reference to Unit Prices Section from Table of Contents.
15. Section 01500:
- a. Paragraph 3.3, I: Note that doors to temporary storage boxes, both standard and refrigerated for use by the Restaurant, should have standard pass doors, 3-0 x 6-8 minimum, with ramp access. Ground boxes may be more appropriate than trailers.
- b. Paragraph 3.3, K – please verify use of existing elevator is OK.
ANS: Use of existing elevator in 7 Custom House Street is limited to non-office hours (before 7:30 am and after 5:30pm weekdays) and/or by prior permission of Owner.
- c. Paragraph 3.4, G – this section refers to covered sidewalks. The sidewalk must be closed for the project's duration. Please clarify intent of location for this covering.
ANS: This requirement applies primarily to the sidewalk along Custom House Street between the entrance to 7 Custom House Street and Commercial Street which must be kept open for Public access during construction.
16. Section 01770, 1.6 Warranties: Note that in Alternate O-4, warranty on mechanical equipment starts from date of substantial completion. This requirement shall also be part of warranty language for base proposal 1 year warranty.
17. Section 02525:
- a. 2.1 B vs D are concrete or clay brick pavers to be used?
ANS: Brick pavers are to be used in sidewalks along Fore Street and Custom House Street. The concrete pavers are for use around the curb cut ramps and have a tactile finish.
- b. Are pavers a part of the landscape allowance?
ANS: Brick pavers for sidewalks along Fore Street and Custom House Street are not part of landscaping allowance 4 noted in Section 01210.
18. Section 02584:
- a. There is a conflict between the CMP details in the spec and the DeLuca-Hoffman details on the civil plans. Are the hatches for the 38Y vaults set into the top of the structure or are

they built up to grade on risers? Setting the hatch into the slab top would expose the entire concrete structure top within the brick sidewalk.

ANS: CMP is reviewing final design issues and will respond at a later date.

- b. The 38Y structure with the Bilco hatches will not meet an H20 load specification. The typical 38Y has a 30-inch hole for access. Using the hatches will require an engineered structure that will be much larger.

ANS: CMP is reviewing final design issues and will respond at a later date.

19. Section 03300:

- a. The specifications call for fiber in the slabs on grade. Is this truly intended? The structural slab is getting rebar already. Please clarify.

ANS: Structural slab which contains rebar does not need nylon fiber reinforcing. All other non reinforced slabs will require nylon fibers.

- b. The specifications indicate the slab on grade to be 4,000 psi but the structural notes on drawing S0.1 call for 3,000 psi. Can you please clarify which is correct?

ANS: The steel bar reinforced slab shall be 4000 psi. All other interior slabs can be 3000 psi.

20. Section 06200: Is a reception desk(s) to be included in the millwork scope?

ANS: Contractor to allow for a curved reception desk in the size depicted on sheet A1.2 & A8.2 adjacent to the South Stair. Assume desk is 36" high.

21. Section 08210 1.1A: are wood doors to be pre-hung? Please verify.

ANS: Delete "pre-hung" from description. All doors are in welded metal frames.

22. Section 08700:

- a. There is no Finish Hardware schedule. The intent may be to use section 08700 to indicate required door hardware. Section 2.1 paragraphs indicate to "provide" some line items, but don't indicate to provide items in other paragraphs. Please clarify hardware to be provided, since it could be interpreted that some items will be furnished by others (Owner). Some items are on the door schedule, but others like the kick-plates are not shown or indicated to be provided so will not be included.

ANS: Kick plates are to be provided at all egress doors and utility room, storage doors. All hardware for proper door operation and protection is the responsibility of the contractor.

- b. 2.1C indicates "interface with electric strikes as required". What is required and what interface with Owner provided Security Access system is required? What is required by the electrical subcontractor?

ANS: Security system has not been selected. Door frames will need to accommodate electric strikes, if required. Electrical subcontractor will be hired separately to connect security system features.

- c. 2.1D.1: what keying system will be required by the Facility Manager?

ANS: Keying matrix will be determined at a later date. Contractor to assume that at least 3 grand masters and 5 masters will be required.

23. Section 09260 2.4D: will exterior dens-glas require sealant at its joints?

ANS: No, but seams will need to be taped with a manufacturer approved air barrier tape.

24. Section 09910:

- a. 1.1, A, 3 is the exposed ceiling considered accessible thus requiring color coded mechanical piping?

ANS: No, open office areas do not get color coded piping, only mechanical, utility and storage rooms require color coded mechanical piping.

- b. Will exposed duct work and wiring be painted? If yes, will they be painted a different color than the beams and deck?
ANS: Exposed ductwork and wiring will be painted. Color to match ceiling.
- c. Are walls painted the same color as the beams and columns?
ANS: Walls and ceilings will be painted a slightly darker off-white color than the ceiling. Assume a Linen color.
- d. Are there accent colors required for painting? What areas would be included?
ANS: Accent colors are not to be carried in base pricing. Tenants will contract separately for accent colors.
- e. Are the roof top units to be painted a certain color?
ANS: No, the intent is to provide units in a light grey color as a manufacturers standard, but the units are subject to Historic Preservation Board review.
- f. 3.1D.5 indicates interior ferrous metals to receive Kem Kromik Primer. Is this in addition to a shop primer by the steel fabricator?
ANS: Yes, unless the finish coat manufacturer will accept the steel manufacturers standard primer. All steel must be primed prior to finish coats being applied.
- g. Sections 08210 2.3 & 09900: are any wood doors to be painted? Please indicated the system to be used for a transparent finish. May the doors be factory pre-finished?
ANS: A clear transparent finish is anticipated at all wood doors. Factory prefinishing is acceptable, provided touch up finish to match is available.
25. Section 10200 louvers: where do you intent to locate theses and what sizes are required?
ANS: Louvers provided by mechanical contractors for thru wall applications must comply with this section.
26. Section 10520:
- a. 2.1B refers to enameled steel – please clarify enamel vs stainless steel.
ANS: The tub is enameled steel, while the door and frame are stainless steel.
- b. Drawings imply surface mounted and semi-recessed cabinets. Please clarify.
ANS: Semi-recessed cabinets are to be provided at all finished corridor spaces. Utility and storage areas may accept a surface mounted unit.
- c. The semi-recess FEC specified include a handle which extends past the 4” ADA projection. Is this correct? Please verify. If recessed handle, the model must change.
ANS: Model has 2-1/2” projection beyond wall. Model #CFX1837F17.
- d. B.2 where are valves cabinets located? If semi-recess as specified, will the stand pipes be built into the stair shaft? Otherwise they need to be surface mounted.
ANS: Valves will be exposed on exposed standpipes in stairwells. Valve cabinets will be required if Fire Department requires Valves be accessible from finished corridor spaces.
27. Section 10800:
- a. 2.1B – seat cover dispensers are not shown on elevations, are they required?
ANS: Yes, one dispenser at each water closet location or compartment.
- b. 2.1B Napkin receptors are not shown, are they required?
ANS: Yes, one receptor at each water closet location or compartment in a womans room.
- c. Napkin dispenser is shown on drawing but not listed in section 10800. Is it required?
ANS: No, non are required.

- d. 2.1A lists two manufacturers which do not make an equal to "Contura". Should they be removed or should we carry their model line which will get the job accomplished.
ANS: Curved front units similar to the Contura are the design standard. Other manufacturers that provide similar product can be considered.
- e. 2.1 B does not list shower rods and curtains. Should these be included? Should there be curtains in the shower in addition to the curtain at the dressing room?
ANS: Yes, one shower rod and one curtain required at each shower and at each dressing room entrance.
- f. Drawings indicate side-by-side toilet paper dispensers, but the "Contura" series does not have that type. Please clarify.
ANS: B4288 surface mounted multi-roll dispenser.
- g. A7.2 indicates janitor mop holders; the specification does not indicate mop holders. Are they to be included? What is the specification and size?
ANS: Yes, one B-223x24 at each janitors sink.
- h. The small toilet rooms do not have elevation views and do not indicate is toilet accessories are required. Please clarify. Also will they have fixed mirror – what size?
ANS: Same accessories as typical toilet room. Fixed mirror of 24"x36" Flat.

28. Section 14240

- a. 1.1 D: Elevators cylinder holes drilled with unit prices? Please verify.
ANS: Provide drilling as part of base price based on information in Geotech report. Unusual conditions uncovered during drilling will be negotiated.
- b. Elevator cab is set up to receive main lobby tile.
- c. Elevator cab ceiling is smooth metallic finish panels with recessed downlights.
- d. Car cab interior doors to be stainless steel, not enameled.
- e. Car control stations should be manufacturer's "vandal resistant" style, not standard style.
- f. Hallway call stations should be manufacturer's "vandal resistant" style, not standard style.
- g. Hallway call button cover plates (at all but main floor) should have engraved "in case of fire, do not use elevator, use stairs" language engraved directly on the plate (no flames).
- h. Hallway call button cover plate at main floor needs to be engraved with language for fireman's recall operation (no flames).
- i. Provide an alternate upgrade price for all floors for frames and doors to be stainless, instead of painted, not just the first floor. Note Alternate No. O-15.

29. Section 15050:

- a. Refers to "MEP" in its title. Are division 16 electrical contractors to include this section? Please clarify.
ANS: Yes, this section applies to all MEP&FP trades.
- b. 1.4C: please clarify intent of this item.
ANS: Owner or interested parties may have special requirements that will need to be incorporated during the design phase. Unusual items will need to have their cost identified and negotiated with the Owner.

- c. 1.4F: the upper floors (especially the roof) will have exposed steel structures. If the design consultant is concerned about vibrations, there should be instructions for isolated concrete roof pads, acoustical hangers, and other provisions in the performance specification.

ANS: Trade engineers are to use best standard practices to minimize structure and mechanical unit vibration. Design criteria consultant did not complete engineering and was therefore bringing this item to the attention of design/build subcontractors as a potential item of concern.

- d. Will plenum returns be allowed in the lower two floors which have drop ceilings?

ANS: No, as use of first floor may not require installation of fire-rated suspended ceiling assembly.

30. Section 15300:

- a. 1.05 B: Please clarify if fire protection is required to be zoned per each floor. Apparently this is not required by code but may be required or preferred by future tenants.

ANS: Each floor is to be zoned separately for maintenance purposes.

- b. Will the existing stair tower (the tower which is extended) required a stand-pipe as part of this scope, or is that considered existing building retrofit and not in our scope. Is it correct to assume the existing south tower will not require a stand pipe in this scope of work?

ANS: The design at this time will most likely require the East Stair Tower to have a Standpipe as it serves the new building as well as the old. The South Stair is completely within the existing building and therefore adding a standpipe will be considered a cost to the existing building. All standpipe requirements will need to be confirmed with the State and Local Fire Authorities.

31. Section 15400 Plumbing:

- a. Should we include replacement of two existing gas water heaters located in the existing 2 story building. What do they feed? Where can they be located? Should electric be used due to the lack of venting location for gas?

ANS: Water heaters serve the toilet rooms that are being relocated. Water heaters, if serviceable, are to be relocated to the closet that includes the water piping in Mens Room X03. Shelves will be required to mount above piping. Owner's preference is for gas fired units. Electric units can be proposed with an Deduct Alternate.

- b. Should a sump pump be included for the existing SOG-to-remain crawl space area? For the elevator pit?

ANS: Sump pumps are not required, but floors should be sloped to a low point and electrical should be available for hooking up a pump, if required in future.

- c. 1.08 refers to underslab drain system on structural drawings. Only a perimeter drain is shown on Architectural plans (no tie-in is shown). Typically this spelled out by the Geotech Engineer for drainage or/and venting.

ANS: Underslab drainage is to follow Geotech recommendations as outlined in their report.

- d. Is each floor to have separately metered water and water heaters? How about the first floor two tenant area?

ANS: A single water meter is required for all common area water usage. Water heaters can be by floor for efficiency of running supplies.

- e. Shower room elevations indicate fiberglass showers, but imply 6x6 ceramic tile walls. Please clarify intent.

ANS: Units are one piece fiberglass with an embossed tile pattern.

32. Section 15500 HVAC:

- a. Is each floor to be separately zoned for the heating and cooling system, or can roof-top-units supply multiple floors with one unit. Also, is energy consumption to be metered separately per floor? How about the first floor split systems?

ANS: Each floor is to be zoned separately except that the fourth and fifth floors may be combined as they share toilet facilities. Electrical metering is to be by floor at upper levels and by tenant at first floor.

- b. Can existing condensers be relocated on the existing roof or are they not sized for the increased height? Will they be set on the ground? Will they be required to be relocated twice?

ANS: Mechanical subcontractor to determine maximum distance between condensers and mechanical units located in basement of existing building. Units can be mounted on ground adjacent to new building or on shelves on side wall a minimum of ten feet above the adjacent parking area. Final location of units and mounting method to be approved by Owner.

33. Section 16000 Electric:

- a. Is each floor to be separately metered? Is each floor to wire the mechanical equipment per floor? How about the first floor two tenant areas?

ANS: Each floor is to be zoned separately except that the fourth and fifth floors may be combined as they share toilet facilities. Electrical metering is to be by floor at upper levels and by tenant at first floor.

- b. Is the "Training Room" on the second floor considered a conference room?

ANS: Yes.

- c. 1.00, H, (*note that renumbering required due to duplication of paragraph numbers*) 17 what is the intention of "Lightening Protection - optional"?

ANS: Contractor to provide if required by local ordinance. Owners insurance carrier may require and then Contractor to carry as an Alternate.

- d. 1.00, H, 18 what is the intention of "Telecommunications and Data Raceway System - Optional"?

ANS: Contractors are to provide Data and Telecommunications conduit into building at main Electrical Room and then to each electrical closet on each floor. Special systems will be negotiated at a later date.

- e. 1.08A - Is lower level to be included? What are mezzanine tenants?

ANS: Lower Level is included. Mezzanine was deleted.

- f. Typical light fixtures that contractors are to provide are based on the following units:

1. For office areas - Corelite Class A Direct/Indirect with open baffle and flat end plates.
2. Recessed Downlights and wall washers - 8" diameter, compact fluorescent with electronic ballasts, open reflector, and brushed chrome trim.

DRAWING CLARIFICATIONS:

34. Is demolition on the third and fourth floor similar to that of D1.1 on the second floor?

ANS: No. Demolition at third and fourth floors is limited to providing openings for new fire doors into stair tower.

35. 4/S1.7 at existing building near line 1 - is there an adjacent basement in the Blake building?

ANS: Yes. It should be noted that there are existing basements below the tenant areas of the original Blake building. These basements are between grid lines 1 and 3.5 and the floor is at an elevation of approx. 5.5', and the foundation walls are stone.

36. Please verify intent of * notes on S1.7 details regarding the 2' minimum from under side of existing footing to top of new footing. From bottom of new footing to bottom of existing (worst case) would be 4' – would this be too big of an opening?
ANS: Yes. This is a 2 foot maximum before soil stabilization will be required during construction process.
37. Sheet A1.1: Delete storeroom 114 in its entirety, including wall along grid line F, walls containing doors 112 & 114A, doors 112, 114A & B, stairs from existing building at door 114B, FEC. Enclosure of East Stair to remain.
38. D/A4.60 indicates a metal closure strip at the non-rated exposed partition tops. What is the specification for this metal closure?
ANS: 20 ga. min. steel with upper edge cut to fit profile of flutes.
39. A4.60 - please provide a detail for the floor penetration for the 2 hour wall (stairs, shafts).
ANS: Refer to U.L. Assemblies for mineral fiber and putty required to meet ratings. Gap to be covered by bent metal closure (refer to Section 05811) if exposed to interior finished space.
40. A6.2: Are doors 113B, X10B, 409B, 550A, 550B hollow metal per schedule or wood per door type #7?
ANS: Hollow metal per schedule.
41. A6.2: The door schedule refers to hardware in the notes column which is inconsistent. For example, closers are indicated for many doors, however there are similar doors which do not indicate closer (#504 vs #404, etc). Same with panic devices. Can the hardware be better delineated?
ANS: Closers are required at all fire rated doors to allow for positive latching. Panic devices are only required on Aluminum Entrance doors to span full width of glass. Panic devices will also be required at any latch with an electronic strike required for maintaining security in building.
42. A6.3: Finish schedule for room 017 indicates rubber/vct. Please clarify extent of each flooring type.
ANS: Corridor is VCT. Stair Treads are rubber. Ramp is non-slip VCT.
43. A6.3: Please verify tenant 105 & 111 are to be fully finished. Same with MEP scope.
ANS: No. Future tenant spaces on first floor are to be completed as follows:
1. Concrete floors to be left unfinished. No carpet to be provided.
2. No Vinyl wall base required.
3. Walls are to be taped, sanded and primed only. No finish painting required.
4. Fire Rated suspended ceiling is to be provided.
5. MEP systems require split system to serve space with minimal ductwork to protect sprinkler system from freezing. Final ductwork for tenant fit up to be by Tenant.
44. A7.2: Is there a VWC specification or is this by the Owner?
ANS: Refer to item l, k above.
45. A8.0: Please reference there are also tenant doors not shown on Door Schedule, but required per the A8 series. Subs will miss this. What hardware will be used at these doors?
ANS: Tenant doors are flush wood doors with privacy sets at offices and conference rooms. Storeroom latchsets at storage rooms and passage sets at public locations.
46. Are power poles for the Owner provided cubicles indicated anywhere?
ANS: No. locations are not known at this time. Provide 10 poles per floor. Assume even distribution around floor.

47. Is there any special cover for the existing DMH in the courtyard? What elevation is the outlet pipe? Also, Section 15400 indicates roof drains may tie-in 10' outside the building. Where will this then be tied to?

ANS: The DMH in courtyard is to be excavated to tie in new roof drain lines. It is assumed that this pipe which runs under the existing building ties into the storm drainage system along Commercial Street.

48. There were previously two allowances for enhanced lighting at the lobby, and enhanced lighting and finishes in the ceiling at the reception desk. Please verify they are not required.

ANS: Contractor to carry provisions for 10 downlights at reception desk and 10 downlights/wallwashers at second floor elevator lobby. Contractor to provide a 4 foot deep gwb soffit over the reception desk following the curve and depth of the reception desk itself.

END OF ADDENDA #1

BID FORM

GENERAL CONSTRUCTION CONTRACT

PROJECT IDENTIFICATION: Customhouse Square Office Building, 300 Fore Street

BID TO:

Mr. Tim Levine
Olympia Equity Investors IV B, LLC
280 Fore Street
Portland, Maine 04101

BID FROM: _____ (name)
_____ (address)

1. The undersigned BIDDER agrees, if this Bid is accepted, to enter into an agreement with OWNER, in the form included in the Bidding Documents, to perform and furnish the Work as specified or indicated in the Bidding Documents for the Bid Price and within the Bid Times indicated in the Bid and in accordance with the other terms and conditions of the Contract Documents.

2. In submitting this Bid, BIDDER represents, as more fully set forth in the Agreement, that:

- a. This Bid will remain subject to acceptance for 30 days after the day of Bid opening. Alternates will remain subject to acceptance for 90 days after the day of Bid opening.
- b. The Owner has the right to reject any and all Bids.
- c. BIDDER will sign and submit the Agreement with the Bonds and other documents required by the Bidding Requirements within 15 days after the date of OWNER'S Notice of Award.
- d. BIDDER has examined copies of the Bidding Documents.
- e. BIDDER has visited the site and become familiar with the general, local and site conditions.
- f. BIDDER is familiar with federal, state, and local laws and regulations.
- g. BIDDER has correlated the information known to BIDDER, information and observations obtained from visits to the site, reports and drawings identified in the Bidding Documents and additional examination, investigations, explorations, tests, studies and data with the Bidding Documents.
- h. This Bid is genuine and not made in the interest of or on behalf of an undisclosed person, firm or corporation and is not submitted in conformity with an agreements or rules of a group, association, organization or corporations; BIDDER has not directly or indirectly induced or solicited another Bidder to submit a false or sham Bid; BIDDER has not solicited or induced a person, firm or corporation to refrain from bidding; and BIDDER has not sought by collusion to obtain for itself an advantage over another BIDDER or over OWNER.

3. BIDDER has received addenda _____ through _____.

4. BIDDER will complete the Work in accordance with the Contract Documents for the following price:

LUMP-SUM PRICE _____ (\$ _____)

The above amount includes the allowances listed in Section 01210 -Allowances.

ALTERNATES:

- Alternate No. 1: Residing 7 Custom House Street (\$_____)(add/deduct)
- Alternate No. 2: Alternate Siding Material (\$_____)(add/deduct)
- Alternate No. 3: Stair railings (\$_____)(add/deduct)
- Alternate No. 4: 2yr Equipment Warranty (\$_____)(add/deduct)
- Alternate No. 5: Hydronic HVAC (\$_____)(add/deduct)
- Alternate No. 6: Tenant Curved Partitions (\$_____)(add/deduct)
- Alternate No. 7: Kitchenette Granite Tops (\$_____)(add/deduct)
- Alternate No. 8: Automatic Flush Valves (\$_____)(add/deduct)
- Alternate No. 9: Computer Room Dry Mist Fire system (\$_____)(add/deduct)
- Alternate No. 10: TPO Roof (\$_____)(add/deduct)
- Alternate No. 11: Floor Coring (\$_____)(add/deduct)
- Alternate No. 12: Interior Partitions (\$_____)(add/deduct)
- Alternate No. 13: Contractor/Bidder proposed Alternates(\$_____)(add/deduct)
- Alternate No. 14: 2 year Warranty on all systems (\$_____)(add/deduct)
- Alternate No. 15: Additional S.S. Elevator doors/frames (\$_____)(add/deduct)

5. This proposal includes the following addenda to the plans and specifications:

Addenda No. _____. Addenda No. _____.
Addenda No. _____. Addenda No. _____.
Addenda No. _____. Addenda No. _____.

6. BIDDER agrees that the Work will be substantially complete and ready for final payment in accordance with the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.

Proposed Date of Substantial Completion: _____

SUBMITTED on _____, 20_____.

By _____ (SEAL)
(Firm Name)

(Name of Person Authorized to Sign)

Business Address: _____

Phone No.: _____

ATTACHMENTS

1. Schedule of Values
2. List of Allowances
3. List of Proposed Alternates
4. List of Qualification if different from items in the documents.
5. List of OSHA citations and resolution thereof (previous 5 years)