ADDENDUM NO. 1, JUNE 25, 2004

RE: 2747.69/Bangor Savings Bank
280 Fore Street
Portland, Maine

FROM: WBRC Architects·Engineers
44 Central Street
Bangor, Maine 04401
Tel: (207) 947-4511

TO: Prospective Bidders

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated June 11, 2004, as noted below. Acknowledge receipt of the Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification.

This Addendum consists of the following:

- Specification Changes
- Drawing Changes
- Section 03300
- Section 05120
- Section 05310
- ADD1-E-001-1
- ADD1-EL101-1
- ADD1-EL102-1
- ADD1-E-502-1
- ADD1-E601-1
- Sheet T001
- Sheet A102
- Sheet A201
- Sheet A402
- Sheet A701
- Sheet A702
- Sheet A902
- Sheet AE102
- Sheet AE103
- Sheet AE104
- Sheet AE203
- Sheet AE204
- Sheet AE301
- Sheet AE402
- Sheet AE503
- Sheet AF101
- Sheet AF102

SPECIFICATION CHANGES:

1. Section 01100, Summary:

   - Par. 1.1.B, ADD the following:

"Provided as part of this contract, the SMRT contract documents are hereby made part of this contract and are the standard of quality unless superceded or changed as part of this contract. Glazing, gypsum board assemblies, wood doors, etc., specification sections as described in SMRT specifications dated 12/15/03 are the specification sections to be used for the Bangor Savings Bank / Olympia Equity Investors work areas."

- Par. 1.1.C, ADD the following sentence "There are no specifications for the Cubellis & Associates contract documents. Specifications are included as notes on drawings and as described in appropriate sections of SMRT specifications dated 12/15/03. Drawings dated 6/4/04 are hereby made part of this contract for the purposes of preparing a guaranteed not to exceed price for Area #4 (Alternate Bid #2)."

- Par. 1.3.A, CHANGE first sentence to read "Project consists of four (4) areas of work…".

- Par. 1.3.A, ADD Subpar. 4 as follows:

  "4. Area #4 (Additive Alternate #2) Olympia Equity Investors second floor office space: The interior fit out of the second floor office space for Olympia Equity Investors not including the plumbing, mechanical and electrical work described in Area #3 above. Work to include reception, mail, lunch, offices, conference, plan room and circulation as described in Cubellis & Associates Inc., drawings dated June 4, 2004; Drawings T001, A102, A201, A402, A701, A702 and A902."

- Par. 1.3.C, DELETE in its entirety and REPLACE with the following:

  "C. Designers:

    1. Bangor Savings Bank first and second floor spaces: Contract documents dated 6/11/04 prepared by WBRC Architects·Engineers and specifications dated 12/15/03 prepared by SMRT.

    2. Olympia Equity Investors second floor plumbing, mechanical and electrical: Contract documents dated 6/11/04 prepared by WBRC Architects·Engineers.

    3. Olympia Equity Investors second floor interior fit out only (no plumbing, mechanical and electrical): Contract documents dated 6/4/04 prepared by Cubellis & Associates.

    4. Building Shell, first and second floor common areas: Contract documents dated 12/15/03 prepared by SMRT."

- Par. 1.4.A, DELETE in its entirety and REPLACE with the following:

  "A. Project will be constructed under a single or multiple separate contracts using guaranteed not to exceed pricing."

- Par. 1.5.A, DELETE in its entirety and REPLACE with the following:

  "A. Start of construction for Bangor Savings Bank, Olympia Equity Investors separate or combined scope of work by July 30, 2004. Completion of construction for Bangor Savings Bank, Olympia Equity Investors separate or combined scope of work by December 31, 2004."

- ADD Par. 1.11 as follows:

"1.11 GUARANTEED NOT TO EXCEED PRICING (GNP)

A. It is the intent of the Owner to enter into an Owner/Construction Manager AIA 121 Agreement. The Construction Manager, Legdewood Inc., is to furnish the guaranteed not to exceed pricing for the following individual areas of work and combined areas of work on or about the third week of July 2004.

<u>Price A</u>
Areas: Bangor Savings Bank Areas 1 and 2 interior fit out work to include plumbing, mechanical and electrical work.
Contract: Bangor Savings Bank and Ledgewood Inc. (separate contract)
Designer: WBRC Architects·Engineers

<u>Price B (Alternate 1)</u>
Area: Olympia Equity Investors Area 3 plumbing, mechanical and electrical work
Contract: Olympia Equity Investors and Ledgewood Inc. (separate contract)
Designer: WBRC Architects·Engineers

<u>Price C (Alternate 2)</u>
Area: Olympia Equity Investors Area 4 interior fit out work not including plumbing, mechanical and electrical.
Contract: Olympia Equity Investors and Ledgewood Inc. (separate contract)
Designer: Cubellis & Associates.

<u>Price D (A, B and C Base Bid, Alternate 1 and 2)</u>
Area: Bangor Savings Bank and Olympia Equity Investors space to include plumbing, mechanical and electrical.
Contract: Bangor Savings Bank and Ledgewood Inc (combined single contract)
Designer: WBRC Architects·Engineers, SMRT and Cubellis & Associates

The guarantee not to exceed pricing (GNP) for Price D is combined for all Bangor Savings Bank and Olympia Equity Investors work; and should assume a single contract administered by WBRC Architects·Engineers between Bangor Savings Bank and Ledgewood Inc. Bangor Savings Bank and WBRC Architects·Engineers will make separate contract arrangements with Olympia Equity Investors, Cubellis & Associates and SMRT for their payment, participation and administration of this single AIA A121 contract."

- ADD Par. 1.12 as follows:

"1.12 BUILDING PERMITS

A. The Owner, Bangor Savings Bank will file, pay and obtain the building permit for the first and second floor fit out. The plumbing, mechanical and electrical permits and any other required permits will be by Ledgewood, Inc., or its subcontractors. It is the Owners understanding that building permits in the City of Portland can require substantial time for review and that review will not begin until the application, contract documents, and fees are submitted and paid. Bangor Savings Bank, in order to expedite the start of construction, has filed for a building permit concurrently with the pricing of this work."

2. SMRT Section 03300, Cast-in-Place Concrete, DELETE SMRT specification section in its entirety and REPLACE with the attached SMRT prepared Section 03300. The shell structure required modification to accommodate Bangor Savings Bank first floor vault and second floor mezzanine. SMRT was retained by Bangor Savings Bank to provide these structural design changes and to remain the Structural Engineer of Record for all structural work on this project.

3. SMRT Section 05120, Structural Steel, DELETE SMRT specification section in its entirety and REPLACE with the attached SMRT prepared Section 05120. The shell structure required modification to accommodate Bangor Savings Bank first floor vault and second floor mezzanine. SMRT was retained by Bangor Savings Bank to provide these structural design changes and to remain the Structural Engineer of Record for all structural work on this project.

4. SMRT Section 05310, Steel Deck, DELETE SMRT specification section in it's entirely and REPLACE with the attached SMRT prepared Section 05310. The shell structure required modification to accommodate Bangor Savings Bank first floor vault and second floor mezzanine. SMRT was retained by Bangor Savings Bank to provide these structural design changes and to remain the Structural Engineer of Record for all structural work on this project.

5. SMRT Section 06200, Finish Carpentry:

   - Par. 2.7, DELETE in its entirety and REPLACE with the following:

     "2.7 OPEN WALL SHELVING

     A. Thermoset Decorative Overlay (melamine) shelves with 3 mm PVC edging, 3/4 inch thick unless noted otherwise.

     B. Wall Brackets: Knape & Vogt No. E3200 WH, twin slotted standards with No. E3210 WH U-Brackets. Color as selected by Architect."

   - ADD Par. 2.8 as follows:

     "2.8 MANUFACTURED BASE AND WALL CABINETS

     A. Product: Subject to compliance with requirements:
        1. Fairlane Cherry Raised Panel Square as manufactured by Merillat.
        2. Olympus Cherry Raised Panel Square as manufactured by Armstrong.

     B. Colors, Textures, and Patterns: As selected by Architect from manufacturer's full range for these characteristics.

     C. Exposed Cabinet Materials: Comply with the following:
        1. Exposed Wood Species: As follows. Do not use two adjacent exposed faces that are noticeably dissimilar in color, grain, figure, or natural character markings.
           a. Hard cherry.
        2. Solid Wood: Clear hardwood lumber of species indicated, free of defects, selected for compatible grain and color, and kiln dried to 7 percent moisture content.

D. Semiexposed Cabinet Materials: Unless otherwise indicated, provide the following:
   1. Solid Wood: Sound hardwood lumber, selected to eliminate appearance defects and kiln dried to 7 percent moisture content. Stained to be compatible with exposed surfaces.
   2. Plywood: Hardwood plywood complying with HPVA HP-1 with Grade C faces stained to be compatible with exposed surfaces.

E. Concealed Cabinet Materials: Comply with the following:
   1. Solid Wood or Plywood: Any hardwood or softwood species, with no defects affecting strength or utility. Hardwood and softwood lumber kiln dried to 7 and 10 percent moisture content, respectively.
   2. Particleboard: ANSI A208.1, Grade M-2.

F. Casework Hardware: Manufacturer's standard units complying with BHMA A156.9, of type, material, size, and finish as selected from manufacturer's standard choices.
Provide for each drawer and door. Provide satin aluminum finished 1/4 round 3" long double posted back fastened pulls for each wall and base. Cabinet door and drawer.

G. Drawer Guides: Epoxy-coated-metal, self-closing drawer guides; designed to prevent rebound when drawers are closed; with nylon-tired, ball-bearing rollers; and complying with BHMA A156.9, Type B05091.

H. Cabinet Construction: As follows:
   1. Face Style: Reveal overlay; door and drawer faces partially cover cabinet body or face frames.
   2. Face Frames: 3/4-by-1-5/8-inch solid wood.
   3. Door and Drawer Fronts: Solid-wood stiles and rails, 5/8 inch thick, with 3/4-inch-thick, solid-wood center panels."

6. SMRT Section 08710, Par. 3.08, ADD the following:

"HW 16
Doors 102, 216, 218, 219, 220, 221, 222, 224, 225, 226, 227, 228, 229, 230, 231
Each Leaf Shall Have: Hinges, Lockset Function C, Door Stop, Silencers, Lockset

HW 17
Doors 101, 217, 225,
Each Leaf Shall Have: Hinges, Lockset Function F, Door Stop, Silencers

HW 18
Doors 107, 109
Each Leaf Shall Have: Hinges, Lockset Function H, Door Closure, Door Stop, Silencers

HW 19
Doors 106A, 106B
Each Leaf Shall Have: Spring Hinges, Lockset Function F, Door Stop, Silencers

HW 20
Doors 237, 238, 239, 240
Each Leaf Shall Have: Hinges, Lockset Function K, Electric Strike, Operated by Card Swipe, Corridor Side, Power Supply, Closure, Door Stop, Silencers

HW 21
Doors 234, 235, 110, 111A
Each Leaf Shall Have: Hinges, Lockset Function A, Closure, Door Stop, Silencers

HW 22
Door 108
Each Leaf Shall Have: Hinges, Guides, Tracks by Manufacturer

HW 23
Doors 232, 236
Each Leaf Shall Have: Hinges, Exit Device (Function G), Closure, Door Stop, Silencer

HW 24
Door 212
Each Leaf Shall Have: Hinges, Flush Bolts, Lockset (Function K), Power Supply, Exit Device, Closure, Doors Stops, Silencers

HW 25
Door 214
Each Leaf Shall Have: Hinges, Lockset (Function K), Closure, Power Supply, Electro Magnetic Door Release, Door Stops, Silencers"

7. SMRT Section 09310, Tile, Par. 2.3.C, DELETE in its entirety and REPLACE with the following:

"C. Natural Stone Tile: Flat tile as follows:
1. Granite Tile: DalTile – Granite Collection 3/8 inch thick 12 inch x 12 inch size.
GF-1: Santa Cecilia Yellow G287
GF-2: Tropical Brown G294
GF-3: Madurai Gold G317
2. Granite Wall Base: DalTile – Granite Collection 3/8 inch thick. Color to match adjacent field."

8. SMRT Section 09511, Acoustical Panel Ceilings, ADD Par. 2.03.B and 2.03.C as follows:

"B. Bangor Savings Bank (ACT-1)
1. 200 Ocean Series, 261 Caspian, 3-1/4 inch depth, 3 members per linear foot solid wood natural Birch S20 as manufactured by Wood Ceilings.

C. Bangor Savings Bank (ACT-3)
1. Naturaliness, coffer, 3/4 inch vaulted, 2' x 2' in 15/16 T grid, maple wood, custom stained to match main lobby cherry panel finishes as manufactured by Conwed Designscape."

9. SMRT Section 09650, Resilient Flooring:

- Par. 1.2.A, ADD item 3 as follows:

  "3. Sheet Vinyl Flooring."

- Par. 1.3.C, ADD Item 3 as follows:

  "3. Sheet Vinyl Flooring: Section of tiles showing full range and patterns available."

- Par. 2.6, ADD Par. D and E as follows:

  "D. Sheet Vinyl Adhesive: Water-resistant type recommended by manufacturer to suit sheet vinyl floor covering and substrate conditions indicated.

  E. Sheet Vinyl Joint: Solid-strand product of floor covering manufacturer for heat-welding seams.
     1. Color: Match floor covering."

- ADD Par. 2.7 as follows:

  "2.7 SHEET VINYL FLOOR COVERING – SH

  A. Sheet Vinyl Floor Covering with Backing: ASTM F 1303.
     1. Type (Binder Content): II (minimum binder content of 34 percent)
     2. Wear-layer thickness: Grade 1, .050 (nominal)
     3. Overall thickness: Except for wear-layer binder content and backing requirements.
     4. Interlayer material: 0.085 inch thick.
     5. Backing class: Class A

  B. Color and Pattern: "Possibilities" by Armstrong. Color as selected by Architect from manufacturer's full range.

  C. Sheet Width: 6 feet.

  D. Critical Radiant Flux Classification: Class I, not less than 0.45 w/sq. cm per ASTM E648."

10. SMRT Section 09680, Carpet, Par. 2.1, DELETE in its entirety and REPLACE with the following:

"1.2 CARPET

A. Bangor Savings Bank Carpet 1:
   1. Products: Invision by Invision Carpet Systems, 818 J & J Drive, P.O. Box 1287, Dalton, GA 30722-1287.
   2. Pattern and Color: Wind 9502 / Storm W027.
   3. Fiber Content: Solutia Ultron Color nylon 6.6 BCF.
   4. Face Construction: Textured loop.
   5. Gauge: 10 rows/inch.
   6. Average Pile Height: 0.218
   7. Yarn Height: 30 oz/yd²
   8. Secondary Backing: Action BAC
   9. Width: 12 feet

B. Bangor Savings Bank Carpet 2:
   1. Products: Invision by Invision Carpet Systems, 818 J & J Drive, P.O. Box 1287, Dalton, GA 30722-1287.
   2. Pattern and Color: Wind 9502.
   3. Fiber Content: Solutia Ultron Color nylon 6.6 BCF.
   4. Face Construction: Textured loop.
   5. Gauge: 10 rows/inch.
   6. Average Pile Height: 0.218

7. Yarn Height: 30 oz/yd²
8. Secondary Backing: Action BAC
9. Width: 12 feet

C. Bangor Savings Bank Carpet 3:
1. Products: Invision by Invision Carpet Systems, 818 J & J Drive, P.O. Box 1287, Dalton, GA 30722-1287.
2. Pattern and Color: Floored 9143 / Staggered 905.
3. Fiber Content: Solutia Ultron Color nylon 6.6 BCF.
4. Face Construction: Interlok tufting system.
5. Gauge: 10 rows/inch.
6. Average Pile Height: 0.219
7. Yarn Height: 38 oz/yd²
8. Secondary Backing: Action BAC
9. Width: 12 feet"

11. SMRT Section 10801, Toilet and Bath Accessories, Par. 2.1, ADD Item J as follows:

"J. Mirrors: Sizes as shown on drawings. Mirrors shall be framed with a type 304 (18-8), 18-gauge stainless steel frame with a 20-gauge galvanized steel back. Sheet shall have formed edges. Concealed wall hanger shall be a 20-gauge steel hanger. The mirror shall be a No.-1 quality, 1/4-inch float/plate glass selected for silvering, electrolytically copper-plated by the galvanic process, guaranteed 10-years against silver-spoilage. All edges protected by friction-absorbing filler strips; back is protected by full size shock-absorbing, water-resistant, polyethylene padding. Units indicated to receive a shelf on the drawings shall have an 18-8, Type 304, 22-gauge stainless steel with satin finish. Edges of front and sides with front edge hemmed for safety. Acceptable products/manufacturers are:

a. "B-165 Series" by Bobrick.
b. Approved equal."

DRAWING CHANGES:

12. ADD the following drawings to the contract documents. Interior Construction: Olympia Equity Investors, 280 Fore Street, Second Floor, Portland Maine prepared by Cubellis & Associates, Inc., 428 Fore Street, 3rd Floor, Portland, ME 04101 Tel: (207) 874-2777, Fax: (207) 874-2775 dated 6/4/04:

Sheet T100 Title Sheet
Sheet A102 2nd Floor Construction Plan
Sheet A201 2nd Floor Interior Elevations
Sheet A402 2nd Floor Reflected Ceiling Plan
Sheet A701 Details
Sheet A702 Millwork Details
Sheet A902 2nd Floor Finish Plan

These drawings with specification notes included are added to the contract documents for the purpose of obtaining a separate guaranteed not to exceed price for the interior fit out of this space and a combined not to exceed price for the entire first and second floor.

13. Sheet AE102, Second Floor Plan, DELETE in its entirety and REPLACE with the attached Sheet AE102.

14. Sheet AE103, First Floor Reflected Ceiling Plan, DELETE in its entirety and REPLACE with the attached Sheet AE103.

15. Sheet AE104, Second Floor Reflected Ceiling Plan, DELETE in its entirety and REPLACE with the attached Sheet AE104.

16. Sheet AE203, Interior Elevations, DELETE in its entirety and REPLACE with the attached Sheet AE203.

17. Sheet AE204, Interior Elevations, DELETE in its entirety and REPLACE with the attached Sheet AE204.

18. Sheet AE301, Building Sections, DELETE in its entirety and REPLACE with the attached Sheet AE301.

19. Sheet AE402, Stair Section and Details, DELETE in its entirety and REPLACE with the attached Sheet AE402.

20. Sheet AE503, Ceiling Details, DELETE in its entirety and REPLACE with the attached Sheet AE503.

21. Sheet AF101, First Floor Finish Plan and Schedules, DELETE in its entirety and REPLACE with the attached Sheet AF101.

22. Sheet AF102, Second Floor Finish Plan, DELETE in its entirety and REPLACE with the attached Sheet AF102.

23. Sheet E-001, Legend, Abbreviations and Light Fixture Schedule, REVISE portions as indicated on attached Sketch ADD1-E-001-1.

24. Sheet EL101, First Floor Lighting Plan, REVISE portions as indicated on attached Sketch ADD1-EL101-1.

25. Sheet EL102, Second Floor Lighting Plan, REVISE portions as indicated on attached Sketch ADD1-EL1021-1.

26. Sheet E-502, Electrical Details, REVISE portions as indicated on attached Sketch ADD1-E-502-1.

27. Sheet E601, Electrical Panel Schedules, REVISE portions as indicated on attached Sketch ADD1-E601-1.

END OF ADDENDUM