

**CITY OF PORTLAND, MAINE  
Portland Community Health Center Renovations  
Bid #2713**

**Current Date: October 19, 2012**

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The attention of firms submitting proposals for the work named in the above Invitation is called to the following modifications to the documents as were issued.

The items set forth herein, whether of clarification, omission, addition and/or substitution, shall be included and form a part of the Contractor's submitted material and the corresponding Contract when executed. No claim for additional compensation, due to lack of knowledge of the contents of this Addendum will be considered.

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**ALL BIDDERS ARE ADVISED THAT RECEIPT OF THIS NOTICE MUST BE DULY ACKNOWLEDGED ON THE BID PROPOSAL FORM OR BY THE INSERTION OF THIS SHEET, SIGNED, AND SUBMITTED WITH YOUR PROPOSAL.**

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**MATTHEW FITZGERALD  
PURCHASING MANAGER**

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**Please find on the following page our response to inquiries received by this office related to this bid. This will be the final addendum issued. We will be unable to respond to any further questions.**

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Receipt of **Addendum No. 2** to the City of Portland's Bid #2713, **Portland Community Health Center Renovations**: is hereby acknowledged.

COMPANY: \_\_\_\_\_

NAME: \_\_\_\_\_

SIGNED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINT NAME & TITLE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

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Zip Code

**CITY OF PORTLAND, MAINE**  
**Portland Community Health Center Renovations**  
**Bid #2713**

**Meeting Minutes****Mandatory Pre-Bid Meeting**

Thursday, October 11 at 10:00

Attendees:

Matt Fitzgerald, Purchasing Manager – City of Portland  
 Steve Weatherhead, Project Architect – Winton Scott Architects

The following contractors/sub-contractors attended:

<b>Attendee</b>	<b>Company Name</b>	<b>Phone</b>
Frank Perry	Atlantic Construction Services	(207) 783-1908
John Van Brunt	Seabee Electric	(207) 883-5448
Chris Harris	PM Construction	(207) 282-7697
Elliot Mead	Elliot Mead Carpenter	(207) 443-3513
Dan Willett	Porter Drywall	(207) 518-6511
Mike Todd	Excel Construction Mgmt.	(603) 778-7415
Tim Dumont	TPD Construction Co.	(207) 490-5900
Tim Cassidy	Overhead Door	(207) 797-6734
Jon Sirois	H.E. Callahan	(207) 784-6927
Andrew Cimino	C.M. Cimino	(207) 854-8876
Frank Breton	Frank's Demo	(207) 376-5620
Nick Beaulieu	Nick Beaulieu GC	(207) 441-9185
Steve Doten	Doten's Construction	(207) 865-4412
Kristen Carbone	E.S. Boulos	(207) 329-2443
Phil O'Brien	DiMatteo Construction Management	(207) 767-7410
Denny Paradis	Roy Snow Inc.	(207) 782-3739
Jard Treshinsky	Interstate Electrical Services	(603) 627-3236
Mark Griffith	Bioserv Environmental	(207) 756-5009
David McLellan	Benchmark Construction	(207) 591-7600
James Cyr	Connectivity Point Design & Installation	(207) 576-7186
Adam Loranger	Loranger Door & Window	(207) 772-2223
Deirdre Wadsworth	Hardypond Construction	(207) 797-6066
Dan Yamertino	Casco Bay Electric	(207) 221-3331
Benjamin Domo	Ed Benjamin	(207) 712-2979

1. Matt started by stating that this pre-bid meeting is mandatory for general contractors bidding the job. A sign in sheet was passed around to assure that all attendees were properly documented as having attended.

2. Matt provided a run-down of the bidding schedule indicating that bids will be due at 3:00 PM on Thursday, October 25th at the Purchasing office of City Hall (Rm. 103).
3. Steve provided a general description of the project and the scope of work. He walked through the plans and talked about phasing and the importance of working with the tenant to assure that their operations are not unduly disrupted during construction. Noise, odor, and dust control will be critical and any interruptions of utilities will need to be coordinated with both the clinic tenant and the second floor tenant (Maine Med IT department).
4. Steve explained that a hazardous materials assessment was completed by the owner and it determined that a small amount of asbestos containing floor tile as well as lead lined walls from a former X-Ray room exist on the site. The bid documents indicate that these materials are to be abated by the contractor as part of this project.
5. A tour of the clinic was conducted to allow bidders to inspect the existing space including electrical rooms and the data/telephone closet.
6. The Building Owner's Property Manager is Dick Rodgers and he can be reached at 749-2911 or by email at [drogers@gpservicesmaine.com](mailto:drogers@gpservicesmaine.com)

**The following questions were asked during the Pre-bid meeting:**

1. *Will there be any space on site to locate a dumpster, materials or trailers?*

The City will allow two parking spaces in front of the building on Park Avenue to be used for locating a dumpster while demolition is taking place. The contractor will be required to obtain a Street Occupancy Permit from the Dept. of Public Services at 55 Portland Street. The fees will be waived. The City requests that the spaces being occupied by the dumpster be as close to Deering Avenue as possible to minimize impact to adjacent businesses. The building Owner owns a parking lot across Deering Avenue and he has indicated that a small amount of space may be available there for daytime contractor parking. No other space is available in the on-site parking areas for contractor use.

2. *Who currently services the Alarm System?*

Protection Professionals.

3. *The electrical spec calls out Rapid Run AV cable at the conference room. What specific type of cable is required and what are the required termination types?*

Please reference the attached SKE 101A

4. *The Electrical Main Disconnect Panel (MDP) is shown on the demolition plan. It is also shown on the Power Plan with a different size. Does the existing MDP remain or is a new MDP to be installed?*

The MDP is existing to remain. See Sheet E102 for MDP Panel Schedule.

**The following questions have been submitted to the City in writing:**

1. *Will alternates for the lighting package be accepted?*

Substitutions will be accepted if the architect deems them to be equal to the fixtures specified.

2. *Could you tell me if you are going to require a “Bid Bond” for this project?*

Yes. The successful bidder shall supply the City with a Performance Bond and Labor and Material Payment Bond, each in the amount of the contract price, guaranteeing one hundred percent (100%) performance of the contract, including the guarantee period and free and clear of any and all liens, attachments and encumbrances. All bonds shall comply with the requirements of Maine state law.

3. *Please refer to 3rd page of Price Proposal, line “WARRANTY OF LABOR” and line “WARRANTY OF MATERIALS”. What specific information is required to be inserted on these two lines? Are you looking for the name of the Insurance/Bonding Company/Companies which would be issuing the 100% Payment and Performance Bonds should we be selected as the successful bidder?*

The time period for the warranty of labor and warranty of materials, i.e., 5 years, 10 years, etc.

4. *On Drawing A101, IT Room 119 shows dashed lines implying some type of millwork, shelving, counter etc. There does not appear to be any details or elevations for delineating the architect’s intent. Please clarify if this is something to be furnished by the contractor or by the owner.*

The dotted lines were intended to only show on the demolition plan. The lines depict an existing countertop with base cabinets and overhead cabinets to be removed by the contractor.

5. *Reference Specification Section 1.26 Federal Requirements , 1. Davis Bacon Related Acts, 3(ii)A relating to submission of certified payrolls. In that the requirements under the Buy American Act and the Davis-Bacon Act have been removed from the project, will it be necessary for the selected General Contractor and associated Subcontractors to furnish “Certified Payrolls”? Please advise.*

No. All grantees are required to follow state and local applicable labor regulations, fair labor acts, etc.

6. *Drawing/Sheet E102 Panel MDP calls for 70 Amp, 90 Amp, and 125 Amp Federal Pacific Breakers, and also spare breakers 60 Amp and 100 Amp. If these are intended to be NEW Federal Pacific Breakers..... they stopped making Federal Pacific panels in the 70’s and the breakers are no longer available. Please advise.*

The breakers shown in the MDP are existing and being re-used. They were shown in bold to indicate they were being used.

7. *Are there any existing As-Built Drawings which would indicate exterior wall sections whereby we could determine the extent and nature of the repair that will be required following the demolition of the existing partitions which attach to those exterior walls. If not, would we be allowed to make arrangements with Dick Rogers of Guardian Property Management to revisit the site and open up an interior section of an applicable exterior wall?*

Based on existing drawings, the typical exterior wall construction is as follows:

- wood 2x4 studs @ 16" O.C. w/ 3 1/2" batt insulation and 1.2" GWB finish.
- Studs are sheathed with 1/2" Gyp sheathing covered with building paper.
- There is a cavity outboard of the stud assembly followed by the exterior brick veneer.

As the building is built into a hillside, the rear exterior walls and the exterior wall along the right side of the plan have a concrete foundation wall that extends up 4' or so from the floor that is finished with 1 1/2" wood furring and 1/2" GWB.

8. *We have an email communication from Welch Signage indicating they have been contacted by a signage consultant working directly for the City of Portland regarding the project signage requirements separate from the bid process. We've contacted Mohawk Sign Systems and they still plan on bidding the project requirement relating to signage to us. Will the proposed signage specification be deleted from the bid process via Addendum, or is Welch being misled?*

A representative of the Health Clinic did make contact with Welch about signage and she has indicated to me that there was confusion about what she was asking Welch to do. The bidders should continue to keep signage in their bid as the signage for the project will be provided as part of the construction project. There is no obligation to work with Welch so the signage package remains open to any vendors wishing to submit a bid

9. *Section 02 41 19 Selective Demolition, 1.7D Project Conditions, indicates Hazardous Materials will be removed by Owner before start of the work, and that they will be removed by Owner under a separate contract. Section 02 80 00 Environmental Demolition appears to direct the Contractor to remove the hazardous materials. Please clarify.*

The reference to Owner removal of hazardous materials in section 02 41 19 is incorrect. It is the intent of the documents to require the Contractor to remove the hazardous materials as described in section 02 80 00.

10. *Is the fire alarm system intended to be phased on line? In other words, the system has to be operational four different times as opposed to one final completion. Will the vendor have to provide four closeouts with the city of Portland?*

The fire alarm system will need to stay active during all 4 phases of construction. The Portland Fire Department will only do a formal closeout when the entire project is complete.

11. *Will there be any strobes in the exam rooms?*

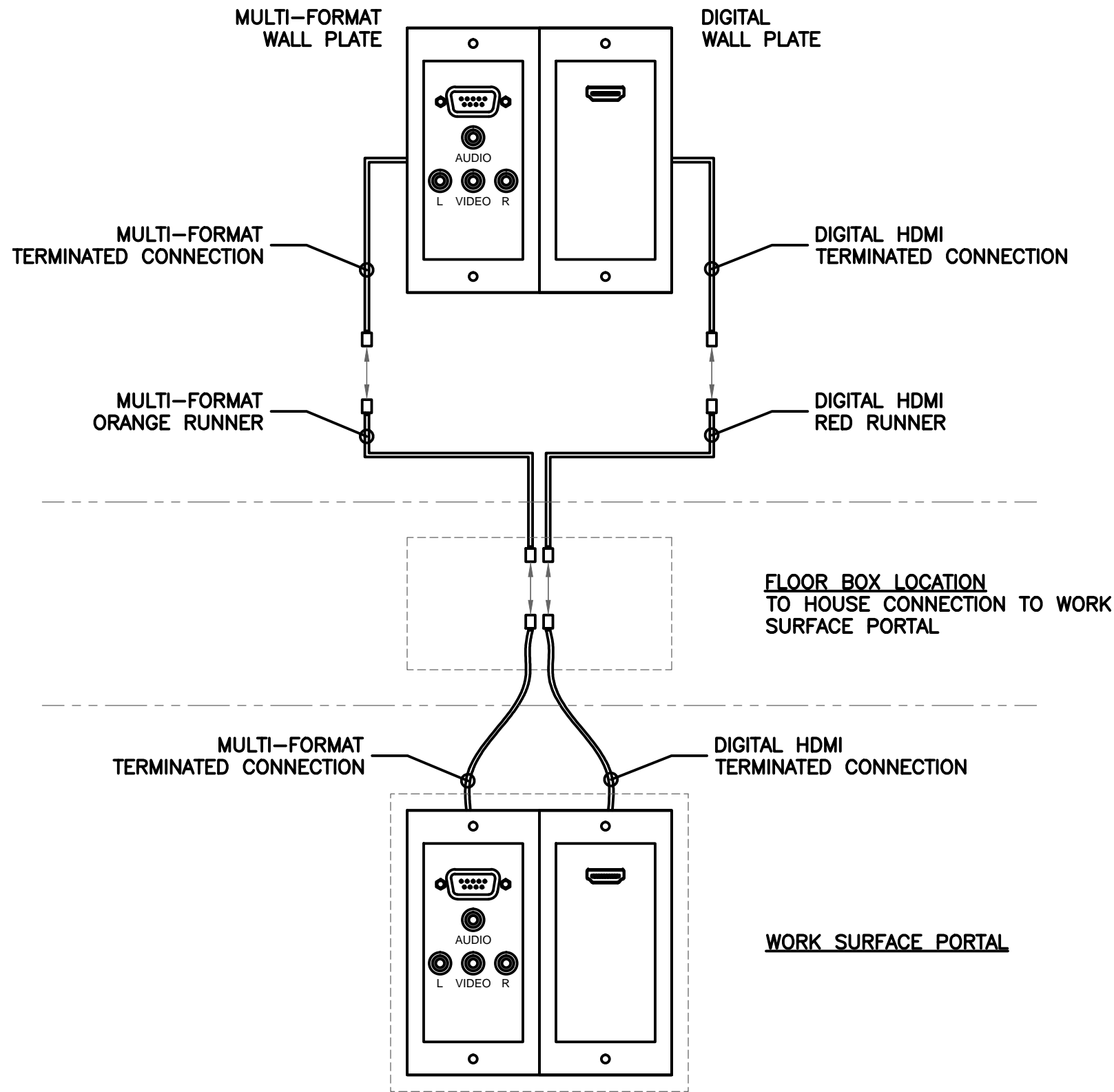
Strobe units for the exam rooms should have been shown on the original drawing E201. Attached is a revised drawing showing additional strobes and other clarifications identified by the State Fire Marshal in his review of the plans.

12. *Some of the public bathrooms do not seem to have a strobe. Do they need a strobe?*

Strobe units for the bathrooms should have been shown on the original drawing E201. Attached is a revised drawing showing additional strobes and other clarifications identified by the State Fire Marshal in his review of the plans

**\*\* End of Addendum \*\***

WALL TERMINATION LOCATION



NOTES

1. WALL TERMINATION DEVICE FORMAT REQUIREMENTS SHALL BE COORDINATED WITH OWNER.
2. SEE NOTE 3 ON SHEET E101 FOR CONDUIT AND FLOOR BOX REQUIREMENTS.
3. PROVIDE 4"x4" JUNCTION BOX AT WALL TERMINATION LOCATION.
4. FINAL EQUIPMENT SPECIFICATIONS SHALL BE COORDINATED AND VERIFIED WITH MANUFACTURER TO ENSURE A COMPLETE AND OPERABLE SYSTEM.
5. POWER AND TELECOMMUNICATION CONNECTIONS NOT SHOWN. SEE SHEET E101 FOR REQUIREMENTS.



Winton Scott Architects  
5 Milk Street  
Portland, Maine 04101  
207 774 4811  
www.wintoncott.com

Architecture / Planning  
Preservation Architecture  
Interior Architecture

Portland  
Community  
Health Center

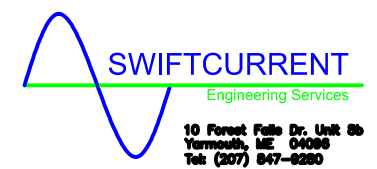
180 Park Avenue  
Portland, Maine

CONSTRUCTION DOCUMENTS  
August 31, 2012

A/V RISER DETAIL

NOT TO SCALE

1 CONFERENCE ROOM A/V RISER DIAGRAM  
SCALE: N.T.S.



SKE-101A

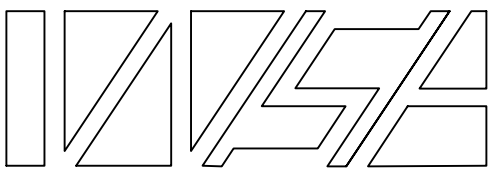
**NOTES**

- SEE E000 FOR ELECTRICAL LEGEND, ABBREVIATIONS, AND GENERAL NOTES.
- SEE SHEET A103 FOR ADDITIONAL PHASING INFORMATION.
- CONNECT NEW EXIT/EMERGENCY LIGHTS TO LOCAL 120V LIGHTING CIRCUIT.
- CONNECT NEW FIRE ALARM DEVICES TO EXISTING FIRE ALARM SYSTEM CONTROL PANEL LOCATED IN ELECTRICAL ROOM. VERIFY THAT EXISTING SYSTEM HAS THE CAPABILITY AND BATTERY CAPACITY TO SUPPORT ADDITIONAL DEVICES SHOWN. PROVIDE ALL AUXILIARY EQUIPMENT, BATTERIES, PROGRAMMING AND COMMISSIONING FOR A COMPLETE INSTALLATION. EXISTING FIRE ALARM CONTROL PANEL IS MANUFACTURED BY FARADAY MODEL #: MPC-6000. INSTALLATION OF ALL NEW FIRE ALARM COMPONENTS SHALL BE COORDINATED WITH PROTECTION PROFESSIONALS OF FALMOUTH, ME, PHONE

- #: (207)-775-5755 TO ENSURE PROPER INTEGRATION FOR A COMPLETE AND OPERABLE SYSTEM.
- THE BUILDING DOES NOT CONTAIN A SPRINKLER SYSTEM FOR FIRE SUPPRESSION. NEW SMOKE DETECTORS AND NOTIFICATION DEVICES SHALL BE FURNISHED AND INSTALLED AS SHOWN. IN THE EVENT A DEVICE IS NOT SHOWN WHERE IT IS REQUIRED BY CODE, CONTRACTOR SHALL FURNISH AND INSTALL DEVICES AS NECESSARY TO COMPLY WITH CODE.
- FIXTURES DENOTED AS "EX" ARE EXISTING FIXTURES THAT HAVE BEEN RE-INSTALLED IN NEW CEILING AND SERVICED AS REQUIRED BY NOTE 5 ON SHEET E200.
- LIGHT SWITCHES, DEVICES, AND FIXTURES SHOWN IN BOLD DENOTED WITH LETTER DESIGNATIONS (I.E. "A") SHALL BE FURNISHED AND INSTALLED AS NEW.

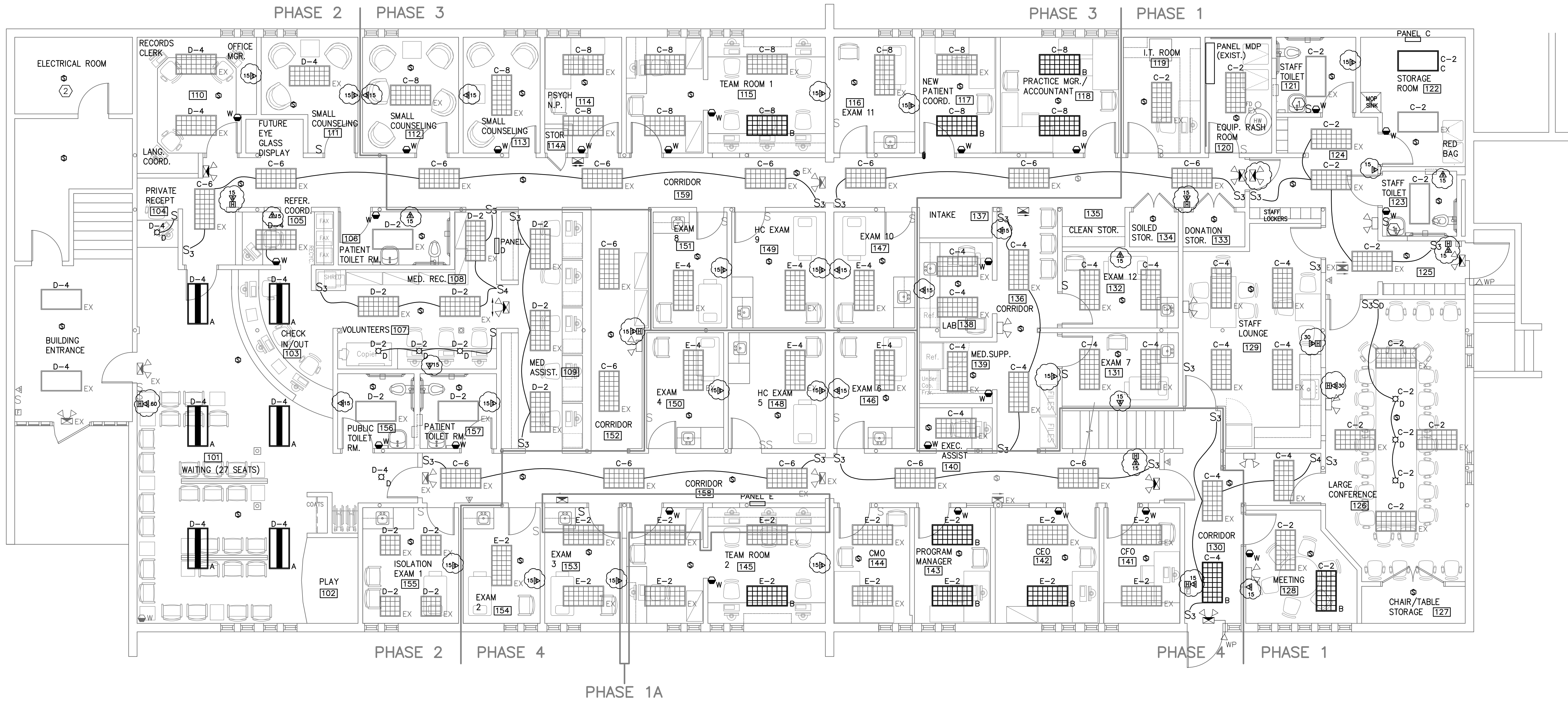
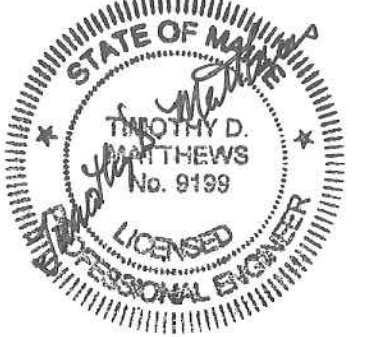
**KEYED NOTES:**

- FURNISH TIME DELAY SWITCH FOR BATHROOM EXHAUST FANS. CONNECT EXHAUST FAN TO BATHROOM LIGHTING CIRCUIT. COORDINATE SWITCH WITH EQUIPMENT FURNISHED.
  - VERIFY EXISTING SMOKE DETECTOR IN FACP ROOM. FURNISH AND INSTALL NEW SMOKE DETECTOR IF THEIR IS NO EXISTING DETECTOR IN ROOM.
- REVISIONS PER FIRE MARSHALL REVIEW COMMENTS. 10.15.12



Winton Scott Architects  
5 Milk Street  
Portland, Maine 04101  
207 774 4811  
www.wintonsscott.com

Architecture / Planning  
Preservation Architecture  
Interior Architecture



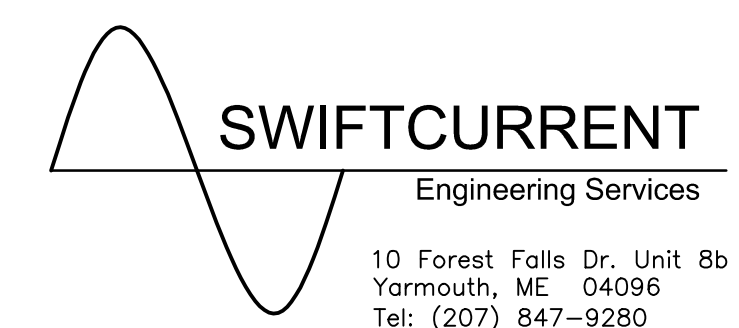
**1** ELECTRICAL LIGHTING LAYOUT  
SCALE: 3/16" = 1'-0"

Portland  
Community  
Health Center

180 Park Avenue  
Portland, Maine

CONSTRUCTION DOCUMENTS  
August 31, 2012

ELECTRICAL LIGHTING  
PLAN  
3/16" = 1'-0"



**E 201**