

February 12, 2004
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CWS

A r c h i t e c t s

434 Cumberland Avenue
Portland ME 04101-2325

Phone: 207.774.4441
Fax: 207.774.4016

Addendum 01

Date: February 12, 2004

To: All Select Bidding General Contractors and Registered Plan Holders
From: Ben Walter, CWS Architects
Regarding: **Logan Place SRO Apartment – Bidding Documents**
Subject: **Addendum 02**

The following addendum items apply to the project known as the **Logan Place** located in Portland, Maine.

General Notes:

- 1. Work on this project **IS NOT** exempt from sales tax.

Modify the Contract Documents including 1) the Project Manual and Specifications dated February 6, 2004 and 2) the Drawings dated February 6, 2004 (with various drawings dated January 14, 2004 and February 6, 2004) and Addendum 01 dated February 6, 2004 as follows:

Bidding and Contract Documents and Basic Requirements:

- 1. Delete Item #1 under General Notes of Addendum 01. Work on this project **IS NOT** exempt from sales tax (see Item #1, above, under General Notes.)
- 2. Several early copies of the Project Manual were erroneously printed with outdated Covers and Invitations to Bid. If you have a Project Manual with a Cover and Invitation to Bid dated January 14, 2004, REPLACE them BOTH with the attached Cover and Invitation to Bid dated February 6, 2004. We apologize for this inconvenience.

Civil and Site Items:

N/A

Structural Items:

N/A

Architectural Items:

N/A

Mechanical:

N/A

Electrical Items:

N/A

End of Addendum 02

Attachments: Project Manual Cover dated February 6, 2004
Project Manual Invitation to Bidders dated February 6, 2004

INVITATION TO BID

February 6, 2004

TO: ALL PRE-QUALIFIED SELECT GENERAL CONTRACTORS:

- Allied/Cook Construction
- Benchmark General Contractors
- HE Callahan
- Payton Construction
- Wright-Ryan Construction

RE: **Logan Place SRO Apartments**

YC Portland L.P. invites you to submit a bid on the project noted above. You should note:

- Full and complete sets of drawings and specifications will be available for purchase by Contractors and subcontractors at **Spiller's Reprographics**, 224 Gorham Road, Scarborough, Maine 04074, (207) 883-4725. A **Purchase Log** will be maintained by Spiller's Reprographics, upon order of all plans and specifications. All future communications, including Addenda, to bidders will be distributed via FAX to all contractors listed on the Purchase Log. It is the contractors' responsibility to coordinate inclusion on the Purchase Log.
- Bidding by pre-qualified General Contractors will be by **select competitive bid**.
- A **pre-bid meeting** and **site walk** will be held at **10:00 AM** on **Wednesday, February 18, 2004** on the site at the end of Frederick Street in Portland, Maine. Attendance by any bidding General Contractor at this pre-bid meeting is **mandatory** for acceptance of any bid.
- Sealed bids are due at the Portland office of **CWS Architects** no later than **2:00 PM on Tuesday, March 9, 2004** at which time they will be opened and read aloud. Refer to "Instructions to Bidders" in the Project Manual for additional bidding information.
- This invitation to bid is not to be construed as an offer which can be accepted by submitting a bid. **YC Portland L.P.** reserves the right to reject any and all bids, with or without cause, to negotiate with any person both before and after bids are submitted, to modify its specifications at any time, to accept any bid regardless of price and regardless of whether a bid complies with the terms of the bid request or instructions contained in this letter or in the instructions to bidders in the project manual, to disclose the bids and other information concerning bids to any person at any time to use bid information submitted to it for any purpose.
- In addition to the base bid, bids for alternates and unit prices may be required to be included with your bid. Additionally, a schedule of values and a list of major subcontractors, as outlined on the proposal form to be completed and faxed to CWS Architects within (1) business day of the bid opening, will be required to qualify all bids.
- An apparent low bidder will be identified based on the results of the bids with whom **YC Portland L.P.** will diligently negotiate toward execution of a construction contract based on the terms of the bid.
- The successful bidder will be invited to attend a Pre-Construction meeting on a date to be determined by **YC Portland L.P.**

P r o j e c t M a n u a l

Logan Place SRO Apartments

52 Frederick Street Portland, Maine

Portland, Maine
February 6, 2004

Issued for: **Bidding and Approvals**



Development Team

YC Portland, L.P.
c/o **Avesta Housing**
307 Cumberland Ave.
Portland ME 04101

Owner _____

Phone: 207.553.7780 Fax: 207.553.7778

Maine State Housing Authority
353 Water Street
Augusta ME 04330-4633

Mortgagee _____

Phone: 207.626.4721 Fax: 207.626.4678

Curtis Walter Stewart Architects
434 Cumberland Avenue
Portland ME 04101-2325

Architect _____

Phone: 207.774.4441 Fax: 207.774.4016

Landscape Architect

Mitchell & Associates Phone: 207.774.4427
70 Center Street Fax: 207.874.2460
Portland ME 04101

Structural Engineer

L&L Structural Engineering Phone: 207.767.7648
6 Q Street Fax: 207.799.5432
South Portland, Maine 04101

Mechanical and Electrical Engineer

Bennett Engineering Phone: 207.865.9475
P.O. Box 297 Fax: 207.865.1800
Freeport ME 04032

General Contractor
to be determined
by Select Competitive Bid

General Contractor _____

Phone: _____ Fax: _____