Date: 06-06-2022

Re: Addendum No. 1 to the Bidding Documents for Handley Hall HVAC Improvements

Please include the following recommended changes:

GENERAL

A. The following were in attendance for the non-mandatory pre-bid walk through conducted on Thursday, May 26, 2022:

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B. Items discussed at the pre-bid meeting:

1. General project description: The project scope will remove the existing split Dx air handling units serving the first floor (two each with interior air handlers above classroom ceiling and in closet and condensing units on the platforms at the sidewall), split Dx air handling units with decommissioned steam coils located above the bathrooms on second, third, and fourth floors, rooftop condensing units, package rooftop gas electric unit serving the fifth floor, all associated controls, ductwork, refrigerant piping, and steam/condensate piping.

2. Under the base bid, furnish and install a new system of VRF heat pumps throughout the first, second, third, fourth, and fifth floors along with a rooftop mounted DOAS unit for ventilation.

3. Under Alternate #1, furnish and install VRF heat pumps and energy recovery ventilators to serve the lower level wood shop.

4. Existing hot water panel radiators, condensing hot water boilers, and associated controls will remain in service to provide secondary space heating for the spaces throughout. will be retained at various perimeter spaces with new controls.

5. The print room and copy room exhaust fans shall remain as noted on the contract drawings.

6. The new VRF will include package controls which are integrated with the facility’s existing BAS, which is a Schneider System by Maine Controls, using Distech components. In addition to the VRF controls integration, control for the new DOAS unit shall be via the existing Schneider front end.

7. The project will require some limited electrical code upgrades as noted on the contract drawings to include re-configuring the electrical room, added emergency lighting, and added life safety devices.
8. The project will be bid as a single lump sum project with the intent for all trades to be included under the general contract.
9. The University will, prior to start of the construction project, remove or protect in place all furnishings within each space to the extent necessary to facilitate the work of the contract.
10. The bids are due on June 10, 2022 as noted in the contract documents.

QUESTIONS ASKED AT THE PRE-BID WALKTHROUGH:

A. To what extent will ceiling replacement be required? It is noted during the walkthrough that many of the existing tiles within the lower level Wood Lab, 006 that many tiles are broken and stained. Also, at Wood Shop 001, there are very few tiles in place, mostly open grid.

AEI Response: For the lower level Wood Lab 006, please plan to replace all ceiling tiles and grid with new. For the Wood Shop 001, remove and reinstall the existing grid as needed to install the new system, under the Alternate. There shall be no requirement to install replacement tiles where tiles are currently missing in this area.

On first, second, third, and fourth floors, suspended ceilings are in limited areas only and are noted to be good shape. Similarly, at the fifth floor, the existing suspended acoustical tile ceilings are primarily in good overall condition. As such, at these locations, as noted on the architectural sheets, it shall be the intent that the tiles and grid be removed, salvaged, and reinstalled to facilitate the HVAC, electrical, and structural installations, with a need to only replace those that are damaged.

Refer to “Changes to Drawings” herein for clarifications to the architectural requirements.

B. To what extent will lighting be removed/replaced?

AEI Response: The intent, in all areas except the electrical room, is that existing lighting will be retained, with removal, salvage, and reinstallation only as required to facilitate the work outlined herein.

New lighting for the electrical room will be as outlined on the electrical drawings.

Refer to “Changes to the Drawings” herein for clarifications to the general demolition notes on the electrical drawings.

CHANGES TO THE DRAWINGS:

A. SHEET A-1, Lower Level Floor Plan: At the Architectural Notes Legend, REVISE Note #1 to read as follows:

“1. REMOVE AND REPLACE THE ENTIRE SUSPENDED ACOUSTICAL TILE AND GRID CEILING SYSTEM THROUGHOUT.”

B. SHEET A-1, Lower Level Floor Plan: At ARCH WOOD SHOP 001, DELETE Note #1 designation and ADD Note 12 designation.
C. SHEET A-1, Lower Level Floor Plan: At the Architectural Notes Legend, **ADD** Note #12 to read as follows:

“12. EXISTING CEILING GRID SHALL BE REMOVED/REINSTALLED AS REQUIRED TO FACILITATE THE HVAC INSTALLATIONS. THERE IS NO REQUIREMENT TO REPLACE CURRENTLY MISSING TILES IN THIS AREA.”

D. SHEET E-001, Electrical Notes: **DELETE** the sheet in its entirety. **ADD** in its place, Sheet E-001, attached, reissued with revisions to the Electrical Demolition Work Notes.

Attachments: Sheet E-001

END OF ADDENDUM #1
1. The electrical contractor shall carefully review the site and shall conform the drawings with existing electrical equipment. Coordinate with all trade suppliers and the owner to assure correct materials are used. Check the specifications for any necessary equipment to be used. Provide all necessary electrical equipment. Coordinate all work with the architect. No work shall be conducted without the approval of the architect.

2. Disclose, remove, relocate, and replace electrical conduit, wires, devices, boxes, fixtures, equipment, etc. as required and as required to facilitate the work of other trades or other departments. These drawings are not intended to be exhaustive but are intended to be misleading.

3. Electrical equipment, apparatus, and outlets are to be discarded or installed in proper furnishing functions shall be coordinated with the equipment and materials used elsewhere.

4. For location of equipment, outlets, etc., as shown on the drawings is approximate; if it is understood that these equipment and outlets are subject to modification or are subject to being relocated or rearranged to meet requirements in conflict, or to meet requirements of the NEC.

5. All electrical equipment, conduit, and equipment outlet for existing wall or ceiling mounted to be provided with the owner's contractor.

6. All work not specifically indicated in the specifications to be performed by the electrical contractor shall be coordinated with the equipment and materials used elsewhere.

7. Any major electrical equipment shall be turned over to owner.

8. All work not specifically indicated in the specifications to be performed by the electrical contractor shall be coordinated with the equipment and materials used elsewhere.

9. All work not specifically indicated in the specifications to be performed by the electrical contractor shall be coordinated with the equipment and materials used elsewhere.

10. The electrical contractor shall carefully review the site and shall conform the drawings with existing electrical equipment. Coordinate with all trade suppliers and the owner to assure correct materials are used. Check the specifications for any necessary equipment to be used. Provide all necessary electrical equipment. Coordinate all work with the architect. No work shall be conducted without the approval of the architect.

11. The scope of work shall include all electrical equipment, raceways, and outlets installed in the building. The electrical contractor shall coordinate all work with the architect. No work shall be conducted without the approval of the architect.

12. The electrical contractor shall carefully review the site and shall conform the drawings with existing electrical equipment. Coordinate with all trade suppliers and the owner to assure correct materials are used. Check the specifications for any necessary equipment to be used. Provide all necessary electrical equipment. Coordinate all work with the architect. No work shall be conducted without the approval of the architect.

13. All electrical equipment, conduit, and equipment outlet for existing wall or ceiling mounted to be provided with the owner's contractor.

14. All work not specifically indicated in the specifications to be performed by the electrical contractor shall be coordinated with the equipment and materials used elsewhere.

15. All work not specifically indicated in the specifications to be performed by the electrical contractor shall be coordinated with the equipment and materials used elsewhere.

16. The electrical contractor shall carefully review the site and shall conform the drawings with existing electrical equipment. Coordinate with all trade suppliers and the owner to assure correct materials are used. Check the specifications for any necessary equipment to be used. Provide all necessary electrical equipment. Coordinate all work with the architect. No work shall be conducted without the approval of the architect.

17. All electrical equipment, conduit, and equipment outlet for existing wall or ceiling mounted to be provided with the owner's contractor.

18. All work not specifically indicated in the specifications to be performed by the electrical contractor shall be coordinated with the equipment and materials used elsewhere.

19. The electrical contractor shall carefully review the site and shall conform the drawings with existing electrical equipment. Coordinate with all trade suppliers and the owner to assure correct materials are used. Check the specifications for any necessary equipment to be used. Provide all necessary electrical equipment. Coordinate all work with the architect. No work shall be conducted without the approval of the architect.

20. All work not specifically indicated in the specifications to be performed by the electrical contractor shall be coordinated with the equipment and materials used elsewhere.