

ADDENDUM #1



Date: September 5, 2024

Re: Maine Department of Agriculture, Conservation, and Forestry
Bureau of Parks and Lands
Swan Lake State Park Facilities and Utilities Upgrades
Swanville, Maine

From: Haley Ward, Inc.
One Merchants Plaza, Suite 701
Bangor, ME 04401

Owner Project No:
BGS Project No: 3556
Project No: 14641.007

To: Prospective Bidders

This Addendum forms a part of the Contract Documents and modifies the original bidding documents dated August 2024. Contractor is responsible for carefully examining Addenda. Failure to do so may subject the Bidder to disqualification. The original conditions shall govern for all work unless specifically exempted or modified herein.

This Addendum consists of 8 pages (With Attachments: 6 Pages) and is being issued to meet the requirements of the Project Manual.

GENERAL

Included with this Addendum are the Pre-Bid Meeting Minutes from August 27, 2024.

Answers to Questions that have been asked:

Q: Will the Owner consider a bid extension?

A: Yes, the Bid Schedule has been extended as follows. See the revised Specification Section 00 11 13 Notice to Contractors attached to this Addendum.

- **Questions and Comments will be due at 5:00 PM on Monday, September 16, 2024.**
- **Bids will be opened at 2:00 PM on Thursday, September 26, 2024.**

Q: What is the Engineer's cost estimate for this project?

A: There is not an Engineer's cost estimate to be shared for this project.

Q: The Workshop, Entrance Booth, Vault Toilet, and new pavement are shown as alternates. Is there any other scope of work that is part of the alternates that is not described?

A: No. The Bid Alternates should include the scope of work, as indicated on the Contract Drawings.

Q: Will the Alternate Bid be awarded with the Base Bid or is there a possibility the Alternate may not be awarded with the Base Bid?

A: The Bids will be awarded based on priority. There is a possibility that the Alternates may not be awarded with the Base Bid.

Q: Is horizontal directional drilling and/or pipe bursting allowed for any part of this project?

A: No, horizontal drilling and/or pipe bursting are not allowed for this project. Water piping must be bedded in sand as shown in the Typical Trench Detail on Sheet C501.

Q: Plans call for a “standing seam” metal roof. We can offer a similar product considered “hidden fastener” metal roofing. These snap lock panels are sourced from ware butler rather than being fabricated on site. They function similarly and do not have exposed fasteners. Would this be an approved equal.

A: No, hidden fastener metal roofing will not be considered an approved equal for this project.

CHANGES TO BID DOCUMENTS:

SPECIFICATION SECTION 00 11 13 – NOTICE TO CONTRACTORS

Replace the Bid Opening date in Item 1 with September 26, 2024.

Replace the Question and Comment deadline in Item 3 with September 16, 2024.

PRE-BID MEETING MINUTES
SWAN LAKE STATE PARK FACILITIES AND UTILITIES UPGRADES (BGS 3556)
Swan Lake State Park, Swanville, Maine | August 27, 2024 | 10:00AM

A. INTRODUCTIONS

OWNERS

Maine Department of Agriculture, Conservation, and Forestry, Bureau of Parks and Lands

Ryan Kerr – Senior Planner

Ron Shaw – Assistant State Park Regional Manager

Matthew Hamilton – Northern Regional Park Manager

ENGINEERS

Sienna Faessler, P.E. – Haley Ward

Jeremy Beaulieu, P.E. – Haley Ward

B. SIGN-IN SHEET

This is a non-mandatory pre-bid meeting for the Swan Lake State Park Facilities and Utilities Upgrades project.

C. PROJECT DESCRIPTION & SCOPE OF WORK

The Work shall generally consist of facilities and utilities upgrades at Swan Lake State Park in Swanville, Maine. The Work shall generally include installation of new conduit for fiber data service, demolition of the existing outhouse structures, construction of a new bath house with associated septic system, installation of new water distribution mains with necessary valves and appurtenances, electrical upgrades to an existing day-use shelter, and relocation of existing playground equipment. Alternate bid items shall include Bid Alternate #1: Entrance road widening, construction of a new entrance booth to replace the existing entrance booth, and installation of a new vault toilet; and Bid Alternate #2: Construction of a new workshop building.

The Owner is exempt from the State of Maine sales and use taxes on materials and equipment to be incorporated in the Work.

Owner reserves the right to reject any or all bids.

D. COMPLETION TIME & PROJECT SCHEDULE

The project shall designate the Substantial Completion Date on or before August 1, 2025 and the Contract Final Completion Date on or before September 5, 2025.

E. OBTAINING PLANS AND SPECIFICATIONS

Digital copies of the Project Manual may be obtained by contacting Haley Ward, Inc. at sfaessler@haleyward.com. Prospective bidders must register with Haley Ward for their bid to be considered.

All questions must be submitted to the Engineer by **5:00 PM on Tuesday, September 3, 2024**, to allow for sufficient time to issue an addendum.

F. QUESTIONS DURING BID

Questions can be directed to Chip Haskell, P.E. at chaskell@haleyward.com.

G. BID ADDENDUM

Contractor is responsible for carefully examining any Addenda.

H. BID OPENING

Bids are due as an email addressed to BGS.Architect@Maine.gov no later than **2:00 PM on Thursday, September 12, 2024**. The email subject line shall be marked "Bid for Swan Lake State Park Water Facilities and Utilities Upgrades."

PRE-BID MEETING MINUTES

Project Name: Swan Lake State Park Facilities and Utilities Upgrades

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I. REQUIRED BID SUBMITTALS

1. Completed Contractor Bid Form
2. Bid Security

J. SAFETY

Contractor is responsible for safety.

K. SPECIAL CONSIDERATIONS

This project is being funded by the Bureau of General Services (BGS). Contractor must use BGS forms for payment applications and for any project changes.

L. STAGING, ACCESS, PARKING, USE OF FACILITIES

Contractor to coordinate with Owner for staging, access, parking, and use of facilities. Contractor is responsible for Traffic Control, as required.

M. WAGE RATES

See Specification Section 00 73 46 Wage Determination Schedule.

N. WORK OR SERVICES BY OTHERS

At this time, there is no other known work by others in this area.

O. MISCELLANEOUS

N/A

P. QUESTIONS

Questions received during the pre-bid meeting are answered herein.

Q: Is any of the existing playground equipment set in concrete? If so, how much of the existing concrete/equipment should be moved?

A: Yes, the existing swing set is anchored within an undetermined amount of concrete. Contractor shall field verify the existing playground conditions. It is the intention of the Owner to move as much useable existing equipment and materials as possible. Contractor shall include cost for complete relocation of the existing playground in the Base Bid. New materials or equipment necessary to complete the relocation are incidental to this Work.

Q: What is the plan for demolishing the existing changing/outhouse structures and vault toilet?

A: Contractor shall demolish the existing structures to grade. The existing vault shall be pumped out and thoroughly cleaned. Once the vault has been cleaned, Contractor shall break the walls in and backfill the remaining excavation to grade with gravel.

Q: Is tree clearing necessary for playground equipment relocation?

A: It is not the intent to clear trees for the relocation of playground equipment. Contractor is encouraged to utilize existing open space to the extent possible while ensuring that the relocated playground equipment is outside of the 250-ft shoreland zone setback. Provisions for tree clearing shall be considered during Construction.

Q: Has the project obtained any permits?

A: Yes. The following permits have been obtained or are in the process of being obtained for the project: 1) Demolition Permit, 2) Building Permit, 3) Septic Design, 4) State Fire Marshal Construction Permits (Bath House, Workshop, and Entrance Booth).

Q: Is water quality testing required by the Contractor?

A: Yes, water quality testing is required by the Contractor.

Q: Is it the Contractor's responsibility to replace the wooden road crossings along the utility corridor?

A: It is the Contractor's responsibility to restore the existing conditions along the utility corridor. Contractor may reuse the existing road crossings and re-set them during backfilling.

PRE-BID MEETING MINUTES

Project Name: Swan Lake State Park Facilities and Utilities Upgrades

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Q: Are there any provisions for rock removal?

A: No, there are no provisions for rock removal for this project. It is not anticipated that ledge will be encountered during trenching or excavation.

Q: There is an existing large pine tree nearby to the existing entrance booth. Will it need to be removed for the road widening?

A: It is not the intent to remove the existing pine tree. Contractor shall preserve the tree during road widening to the extent possible.

Q: Is the existing entrance booth foundation remaining for the proposed entrance booth?

A: No, the existing entrance booth foundation should be demolished as part of the complete demolition of the existing structure.

Q: Is an Engineer's opinion of cost available for this project?

A: No, there is not an Engineer's opinion of cost available for this project.

Q: How are cables to be routed at the shelter?

A: Cables shall be run in EMT on the surface of the shelter's structure. All visible conduits shall be painted to match the surface they are run on.

00 11 13
Notice to Contractors

Swan Lake State Park Facilities and Utilities Upgrades

BGS No. 3556

The Work shall generally consist of facilities and utilities upgrades at Swan Lake State Park in Swanville, Maine. The Work shall generally include installation of new conduit for fiber data service, demolition of the existing outhouse structures, construction of a new bath house with associated septic system, installation of new water distribution mains with necessary valves and appurtenances, electrical upgrades to an existing day-use shelter, and relocation of existing playground equipment. Alternate bid items shall include Bid Alternate #1: Entrance road widening, construction of a new entrance booth to replace the existing entrance booth, and installation of a new vault toilet; and Bid Alternate #2: Construction of a new workshop building.

The contract shall designate the Substantial Completion Date on or before *August 1, 2025*, and the Contract Final Completion Date on or before *September 5, 2025*.

1. Submit bids on a completed Contractor Bid Form (section 00 41 13), provided in the Bid Documents, include bid security when required, and scan each item as an attachment to an email addressed to: BGS.Architect@Maine.gov, so as to be received no later than **2:00:00 p.m. on ~~September 12, 2024~~ September 26, 2024**. The email subject line shall be marked "**Bid for Swan Lake State Park Facilities and Utilities Upgrades**".

Bid submissions will be opened and read aloud at the time and date noted above at the Bureau of General Services office, accessible as a video conference call. Those who wish to participate in the call must submit a request for access to BGS.Architect@Maine.gov.

Any bid received after the noted time will not be considered a valid bid and will remain unopened. Any bid submitted by any other means will not be considered a valid bid. In certain circumstances, the Bureau of General Services may require the Bidder to surrender a valid paper copy of the bid form or the bid security document. The Owner reserves the right to accept or reject any or all bids as may best serve the interest of the Owner.

2. Questions and comments on the *bid opening process* shall be addressed to: Division of Planning, Design & Construction, Bureau of General Services, 77 State House Station, Augusta, Maine 04333-0077, BGS.Architect@Maine.gov.
3. Questions and comments regarding the *project* design specifications or drawings shall be directed in writing to the Consultant during the bid period prior to the question and comment deadline of 5:00 p.m. on ~~September 3, 2024~~ **September 16, 2024**.

*Haley Ward, Inc.
Chip Haskell, P.E.
chaskell@haleyward.com*

00 11 13
Notice to Contractors

4. Bid security is required on this project.
The Bidder shall include a satisfactory Bid Bond (section 00 43 13) or a certified or cashier's check for 5% of the bid amount with the completed bid form submitted to the Owner. The Bid Bond form is available on the BGS website.
or
 Bid security is not required on this project.
5. Performance and Payment Bonds are required on this project.
If noted above as required, or if any combination of Base Bid and Alternate Bids amounts selected in the award of the contract exceeds \$125,000.00, the selected Contractor shall furnish a 100% contract Performance Bond (section 00 61 13.13) and a 100% contract Payment Bond (section 00 61 13.16) in the contract amount to cover the execution of the Work. Bond forms are available on the BGS website.
or
 Performance and Payment Bonds are not required on this project.
6. Filed Sub-bids *are not required* on this project.
7. Pre-qualified General Contractors are utilized on this project.
or
 Pre-qualified General Contractors are not utilized on this project.
8. An on-site pre-bid conference (*mandatory* or *optional*) will be conducted for this project. The pre-bid conference is intended for General Contractors. Subcontractors and suppliers are welcome to attend. Contractors who arrive late or leave early for a mandatory meeting may be prohibited from participating in this meeting and bidding.
August 27, 2024, at 10:00 AM
Swan Lake State Park, Swanville, ME
or
 An on-site pre-bid conference will not be conducted for this project.
9. Bid Documents - full sets only - will be available on or about *August 19, 2024*, and may be obtained *at no cost electronically* from:
Haley Ward, Inc.
One Merchants Plaza, Suite 701
Bangor, ME 04401
sfaessler@haleyward.com
207-989-4824

00 11 13
Notice to Contractors

10. Bid Documents may be examined at:

AGC Maine
188 Whitten Road, Augusta, ME 04330
207-622-4741

Construction Summary
734 Chestnut Street, Manchester, NH 03104
603-627-8856