



**ADDENDUM**

Date December 03, 2020

To Prospective Bidders

Re Addendum No. 3 to the Design-Build RFP for:

Town of Windham  
Public Safety Building Addition and Renovations  
Windham, Maine  
Project No. 20419

This Addendum forms a part of the Design-Build RFP and modifies the original Design-Build RFP dated October 30, 2020, Addendum 1 dated November 12, 2020, and Addendum 2 dated November 24, 2020. Acknowledge receipt of this Addendum in the space provided in the Bid Form.

This Addendum consists of 3 pages.

Harriman

Judy Johnson, AIA, LEED AP  
Principal, Senior Architect

AUBURN

BOSTON

PORTLAND

PORTSMOUTH

## PRE-BID QUESTIONS AND ANSWERS

Clarification for bidders:

The bid review process is not a public bid opening and an apparent low bidder is not necessarily going to be selected as the Town's Design-Build Team. Following the bid deadline of 12:00 pm on December 8, 2020 the Town will begin reviewing bids. A list of bidders and bid values will be posted on the Town's website by the end of business on December 8, 2020. Printed bids will be allowed to be received after the bid deadline: see details in responses below.

- Q. We have a Fire alarm company asking the following: "I will need to know how many existing devices are in the existing building space that have to be replaced, -Can you request the latest inspection report on the existing fire alarm system"
- A. The Town has corresponded with the monitoring company and clarified that the sprinkler report, issued in Addendum 1, is the only data they have available.**
- Q. As per our conversation, can you look into the timeline for installation for the various phases?  
I'm looking to price the 35 duty lockers and the 2 evidence lockers and would like to know when each phase may be installed – approximately
- A. For bidding purposes to calculate escalation and shipping costs, assume that the scope of Phases 1, 1A, and 2 may be concurrent and Phase 3 will most likely begin following the closeout of the previous phases. The Town does not intend to hold Phase 3 materials until the Phase 3 contract is executed.**
- Q. Please confirm we are not to include Sales tax.
- A. The Town has confirmed the sales tax exemption in writing from the state for this project. The Town will issue to the awarded vendor a "Contractor's Exempt Purchase Certificate" for this project. That document is posted on the Town of Windham's website along with the other related bid information.**
- Q. Is the transaction window to be Light Filtering or Room Darkening?
- A. The transaction window will not be light filtering or room darkening.**
- Q. After carefully comparing the previous set of drawings there are still several rooms that do not line up do to renovations etc. Previous instructions do not appear to cover all conditions.  
Phase one; Day Room & IT? Assume Kitchenette is LVT, please confirm.  
Phase 3: Shared Sergeants, Patrol, Woman's Locker, Mens's Locker and Shower?  
And for alternate #3: Stairwells, Support Services Caption, 217 & 217 B, (TBD)  
Evidence Lab, IT
- A. Responses below:**
- **Phase 1: As noted in the Phasing Plan A04-1, All new construction is included in Phase 1.**
    - i. **Day Room 270 flooring to be LVT.**
    - ii. **Kitchenette 270A flooring to be LVT.**
    - iii. **IT 277 flooring to be LVT (this applies to all service rooms in Phase 1).**
  - **Phase 3:**
    - i. **Shared Sergeants 111 flooring is to be carpet tile as stated in narrative for office spaces.**
    - ii. **Womens Locker, Men's Locker and Shower to be sheet linoleum as stated in narrative for bathrooms and toilet rooms.**
  - **Alternate #3 scope is clarified in Addendum 2 on pages 4 through 8.**
- Q. It is understood there will be a requirement of 7 hard copies to be delivered with the proposal. The subcontractors we work with are diligently working on pricing, however the suppliers they work with are looking at this as a hard bid and not releasing pricing until the day of the bid. It may be hard to obtain all final pricing, print and incorporate the most competitive pricing into the 7 hard copies as numbers are expected (not asked for though) to come in later than requested. Would you please consider allowing the bidders to email the bid

sheet in at the allotted time and follow up with the complete hard copies and supporting documents by close of business that day or even the following morning?

**A. Requirements for paper copies of the bids can be found on page 3 of section 00 11 13, Advertisement for Bid Proposals in the Design-Build RFP. Digital only copies may be submitted by 12:00pm on December 8, 2020 provided printed bids containing identical information from the digital submission be delivered to the Town by 12:00 pm the following day.**

Q. Please provide what rooms are to be included per Alternate 3 as it is still a bit unclear and leaves room for interpretation. Addendum 2 has been seen; however we are still unclear how to address alternate #3. Does this make sense to be a phase 4?

**A. The intent of Alternate #3 is to apply the renovation scope to any occupied, non-service room space that is not included in the base bid of Phases 1-3. The result of a completed Alternate #3 would be the experience of someone visiting the facility that all rooms and common spaces had been renovated.**

Q. Is the masonry banding around the new addition precast concrete?

**A. Yes, it is intended to be precast concrete although detailing has not been determined.**

Q. Can you provide further clarification on the Alternate #6 elevator specifications?

**A. Alternate #6 should be bid based on the narrative description provided in the RFP documents.**

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