



Wabanaki Public
Health & Wellness

REQUEST FOR PROPOSAL (RFP)
Mezzanine Buildout Project – Phase 1

ADDENDUM #1

Wabanaki Public Health & Wellness
16 Central St
Bangor, Maine 04401
tmartin@wabanakiphw.org

RFP ID: RFP 2024-050

Date: 12/20/2024

QUESTION SUBMISSION DEADLINE: 12/16/24 by 2 pm
PROPOSAL SUBMISSION DEADLINE: 12/27/24 by 2 pm

Questions may be submitted in written form to:

Contact Name: Thomas Martin
Contact Address: 16 Central Street
Bangor, Maine 04401
Telephone Number: 207-692-6837
Email Address: tmartin@wabanakiphw.org

QUALIFYING NARRATIVE:

As mentioned through the various walkthroughs, this project is largely funded by Federal Grants. With Federal Grants, come a lot of requirements.

There is a HUD Review process that has to happen after the RFP Closes. A Notice of Award will be sent to the selected Contractor, but a contract will not be signed until the HUD process and approval is complete.

This could take up several weeks to resolve. Please plan on holding your proposal for at least 45 Days.

ATTACHMENTS:

Attachment #1 GI003 and AE102

NARRATIVE FOR FINISHES AND ALLOWANCES

Architectural:

1. Finishes
 - a. Flooring
 - i. Provided leveling as required.
 - ii. Tile carpeting - Interface carpet tile Net Effect Collection, monolithic installation
 1. Location: Classroom & Office
 - iii. Welded Sheet Vinyl – Interface Fresco Valley Collection Cliff 4.5 mm
 1. Location: Restrooms
 - iv. Luxury Vinyl Tile - Interface textured Woodgrains 4.5 MM
 1. Location: Corridor & Vestibule
 - b. Wall Base
 - i. Tarket Johnsonite Millwork Wall Base System - Reveal MW-XX-F
 1. Location: Classroom, Office, Restrooms, Corridor & Vestibule
 - c. Walls

- i. Sherwin Williams Paint
 - 1. Location: Classroom, Office, Corridor & Vestibule
 - ii. Sherwin Williams Epoxy Paint
 - 1. Restrooms
- d. Ceiling
 - i. Acoustical Panel Ceiling – Armstrong Ultima High NRC 1940 white 24”x24”, 15/16” square lay-in with Prelude XL 7300series grid system
- e. Window Shades
 - i. Mecho - Light filtering with Chain shield
- f. Doors
 - i. Maple Plain Sliced, stained clear
- g. Toilet Partitions
 - i. Phenolic floor mount overhead braced with self-closing doors

Sprinkler:

Modify existing wet-pipe sprinkler system to provide complete coverage of renovated spaces per NFPA 13 and the State of Maine Fire Marshal’s Office and the City of Bangor. Replace all existing sprinkler heads with new semi-recessed sprinkler heads with white finish. All new piping shall be steel with threaded or welded fittings.

Plumbing:

Connect new fixtures to existing 4” sanitary stub in basement boiler room. Drop through first floor adjacent to existing column to coordinate with future phases.

Replace failed 40 gallon electric water heater in first floor closet. Extend existing domestic hot and cold water systems to serve new mezzanine bathrooms.

New plumbing fixtures shall include floor mounted ADA and non-ADA tank type toilets with 1.28 gpf, wall hung ADA urinal on wall carrier with manual 0.125 gpf flush valve, and solid surface countertops with integral undermount lavatory bowls with manual 1.0 gpm faucets.

HVAC:

Bathrooms shall be served by wall recessed hot water convectors. Connect to existing heating hot water loop with isolation valves and 2-way control valve. Hot water piping shall be Type L copper with soldered fittings. Insulate all heating piping with 1” preformed insulation.

Bathrooms shall be exhausted by dedicated ceiling mounted exhaust fans sized for 75 cfm per flush fixture. Fans shall vent through round duct to factory painted wall caps with backdraft dampers and screen. Fans shall be powered with room lighting and operate based on occupancy sensor.

Office and classroom shall be served by multi-split heat pump system with wall mounted evaporators and roof mounted heat pump on 16” stand on 4x4” PT sleepers on slip sheet. Refrigerant piping shall be pre-insulated ACR copper tubing with 3/4” thick insulation. Install refrigerant piping in existing adjacent chase. Provide manufacturer’s standard wired thermostats.

ELECTRICAL:

Remove all existing lighting, lighting controls and receptacles in the renovated space. Remove the circuit back to the source panel or back to the closest device not in the renovated area.

Verify all existing circuits in the panel to remain and provide an updated typed panel schedule.

Replace the existing surface mounted panel cover with a flush mounted cover and adjust the depth of the panel with the new wall.

Provide new switches at each entrance for the existing lighting to remain.

The existing Fire Alarm system shall always stay active during construction and temporary notification and initiation devices shall be provided as required.

Lighting:

A simple, but energy-efficient lighting control system shall be provided for the lighting systems, designed to meet the current energy codes.

The classroom shall be provided with decora-style dimmer switches for multi-zone, multi-level control with ceiling-mounted occupancy sensor for automatically turning lights off when the room is not in use.

Corridors shall be controlled with switching at each end, and with ceiling mounted occupancy sensors for after-hours use.

Offices shall be controlled by dual-relay vacancy sensors with manual on/auto off features for multiple lighting levels.

Storage rooms, toilets, and other support spaces shall utilize dual-technology occupancy sensors.

All occupancy and vacancy sensors will be provided with adjustable time delays for automatically turning lights off when areas are unoccupied.

Typical fixtures will be the following or similar:

- A. LED recessed flat panel troffer – Columbia CBT series
- B. LED recessed Architectural troffer – Columbia CLT Series
- C. 6" LED recessed downlight – Prescolite LBRST Series
- D. LED surface mounted strip –Columbia CSL Series
- E. LED Thermoplastic Exit light – Dual Lite EVE Series
- F. Emergency Battery Unit - Dual Lite EV Series or integral battery units in fixtures

Light levels will be based on IESNA recommendations and Lighting Power Density will be based on ASHREA 90.1, 2019. The lighting levels shall be designed to meet the following requirements.

- A. Enclosed Office 25-45 fc (Horizontal)

B. Workshop	25-45 fc (Horizontal)
C. Corridors	10-15 fc (Horizontal) - 3-5 fc (Vertical)
D. Toilets	10-15fc (Horizontal)
E. Storage Rooms	10-15 fc (Horizontal)
F. Emergency Egress	1 fc minimum in the path of egress

Power:

Provide duplex receptacles in the office spaced so that no there is no more than 6' along any wall away from a receptacle.

Provide duplex receptacles in the classroom and workshop, spaced every 6' along any wall, with a minimum of one on each wall.

Each corridor shall have one duplex receptacle and an additional one for every 25' in length of the corridor.

Each restroom shall have one counter height GFCI receptacle located next to the sink.

Provide power to all mechanical and plumbing equipment, including the controls and shall coordinate those requirements with the other contractors.

Telecommunications:

Provide wireless access points in the workshop, classroom and the corridors.

Tel/data locations for the office shall be at a minimum of two locations and location coordinated with the furniture layout.

Provide four different locations in both the classroom and workshop and shall be coordinated with the owner and furniture layout.

The classroom and the workshop shall have an audio-visual connection on one wall with an outlet at 18" AFF and one located next to the projector or behind the TV. Contractor shall provide a minimum of 1-1/4" conduit between the outlets. Provide a duplex receptacle at each of the outlet's locations.

Fire Alarm:

The fire alarm shall be an extension of the existing system with relocated A/V devices and smoke detectors into the new spaces.

Provide smoke detection in every room and adjust the coverage for the un-renovated area of the Exhibit and Stage area as required to meet NFPA 72 requirements.

Provide visuals in each restroom and A/V devices in each corridor to meet the NFPA 72 requirements.

Security System/Access Control:

The existing system shall me maintained and access controls for doors shall be coordinated with the door hardware provider and the owner.

**REQUEST FOR INFORMATION
“RESPONSES”**

Questions

1. According to the "Bid Form," there is to be a submission of a bid bond, but it says "as required." Looking through the information packet, I did not see any requirements that must be met. Would you be able to send me what the requirements are?

Response: No Bid bond is required, however, as part of the HUD review a 100% payment and performance Bond may be required. Please fill in the amount on the bid form where requested.

2. Do you need an electrical stamp on the design build?

Response: No. All work to be done to current codes.

3. Is there a narrative you want us to follow for lighting and power requirements?

Response: See above Narratives

4. Are ceilings open or drop?

Response: See above Narratives

5. Will the owner occupy/use the space during construction?

Response: No. A temporary wall (Zip Wall or equal) shall be installed by contractor to screen off the work area on the mezzanine, the areas below are used on a minimal base. The 1st floor is used from time to time and must remain open. There is a loading bay available on the mezzanine as well.

6. Does the owner have the ability to claim parking spaces on Franklin Street for the contractor to be able to reserve room for deliveries and have construction parking?

Response: Franklin Street is Public parking. The contractor can talk with parking garage office at Merchants Plaza to occupy spaces from time to time. We can supply two parking passes to the Columbia Street parking lot for the duration of the project for a car or passenger truck.

7. What is the budget range for this project?

Response: There's no engineers estimate for this project

8. Are there bathroom facilities in the building that can be used for construction?

Response: Yes, the contractor can use the facilities on the 1st floor.

9. As the building is secured, how will the contractor and the subcontractors access the site?

Response: We will supply the contractor with Swipe cards to use during the p

10. Is there a hazardous materials report for the work area of Phase 1?

Response: No

11. Will the owner be responsible for the mitigation of any hazardous materials?

Response: Yes

12. What is the baseboard material? Is there any wood trim?

Response: See above Narrative

13. Please provide a flooring schedule.

Response: See above Narrative

14. What is the new ceiling system/material?

Response: See above Narrative

15. Can the owner provide a plumbing fixture schedule?

Response: See above Narrative

16. Can the owner provide a toilet accessory schedule?

Response: See above Narrative

17. Are there any baby changing stations? If so, provide spec.

Response: Yes, include 1 baby changing station.

18. G1003 only shows 1 fire extinguisher. Is there only 1 required? If so, is the extinguisher to be in a cabinet? Will the owner be providing these?

Response: Yes, The owner can supply these.

19. Can the owner provide a spec on the toilet partitions?

Response: See above Narrative

20. Please specify the bathroom vanity cabinet material and color.

Response: See above Narrative

21. Please specify the vanity countertop material and color.

Response: See above Narrative

22. Who owns the current sprinkler system?

Response: Eastern Fire has done the most recent work on the system. Main Fire Protection is also familiar with the system. We do not have a contract with either company at this point.

23. Who owns monitoring the fire alarm system?

Response: Global Security of Hamden

24. Please provide a lighting schedule.

Response: See above narrative??

25. Please provide bathroom partition dimensions

Response: See attached drawing GI003 dated 2.19.24

26. Is the GC responsible for storing all existing owner furnishings?

Response: No, furnishings will be taken care of prior to construction.

**27. Are all doors/frames on the schedule to be provided during this phase of work?
Some are outside the specified "Phase 1 Limit of Work" parameters**

Response: Just Phase 1 Limit of work

28. Please identify the parameters for Phase 1 scope of work, as it appears that some work is required outside of the limits defined on page AE102.

Response: Phase I shall consist of all work highlighted on the plan AE102. Work required to connect this area to the mechanical systems will be included in the base bid. Recording Booth and Lobby work outside the limit of scope for Phase 1 is not included.

ALLOWANCES

Please insert a cost for a 100% payment and performance bond, should it be a requirement of the Federal Grant.

No other allowances will be needed. Work beyond the highlighted scope or that isnt called out on the plans will not be part of the base bid price.

RFP & PROJECT TIMELINE

The following timeline has been established to ensure that our project objective is achieved; however, the following project timeline shall be subject to change when deemed necessary by management.

Contract Term will be January 1st, 2025 through to May 31st, 2025

<u>EVENT</u>	<u>DATE</u>
Bid Documents Available	Monday December 9, 2024 – 10:00am
Mandatory Prebid Meeting/Site Visit	N/A-Schedule Walkthrough
Deadline for RFIs	Tuesday December 16, 2024 - 2:00pm
Response to RFIs	Friday December 20, 2024 - 2:00pm
Final Addendum	Monday December 23, 2024 - 2:00pm
Bids Due	Friday December 27, 2024 - 2:00pm
Notice of Award	On or about Tuesday, December 31, 2024
Construction Start Date	TBD
Preconstruction Conference	TBD
Substantial Completion	14 weeks after Construction Start
Final Completion	16 weeks after Construction Start

Bid Form:

- A. Proposal of _____ (hereinafter called "BIDDER"), organized and existing under the laws of the State of Maine, doing business as _____*. To the _____, (hereinafter called "OWNER").
- B. In compliance with your Advertisement for Bids, BIDDER hereby proposes to perform all WORK for the construction to _____, in strict accordance with the BIDDING AND CONTRACT DOCUMENTS prepared by WBRC, within the time set forth therein for the following prices:

BASE BID Dollars \$ _____

100% Payment & Performance Bond Lump Sum \$ _____

TOTAL BID Dollars \$ _____

* Insert "a corporation", "a partnership", or "an individual", as applicable.

- C. By submission of this BID, each BIDDER certifies, and in the case of a joint BID each party thereto certifies as to its own organization, that this BID has been arrived at independently, without consultation, communication, or agreement as to any matter relating to this BID with any other BIDDER or with any competitor.
- D. BIDDER hereby agrees to commence WORK under this contract on or before a date to be specified in the NOTICE TO PROCEED and to be Substantially Completed 14 weeks after Construction Start and Fully Completed 16 weeks after Construction Start.

- E. We, the undersigned, confirm the receipt and consideration of the following addenda prior to the submittal of our proposal. We have included the work called for in these addenda in our proposed price.

Addendum
No. _____ Dated _____

Addendum
No. _____ Dated _____

- F. The undersigned agrees, if this proposal is accepted to sign a contract and deliver it, along with the bonds and affidavits for all insurance specified within twelve (12) calendar days after the date of notification of such acceptance, except if the 12th day falls on a Saturday or Sunday, then the conditions will be fulfilled if the required documents are received before 12 o'clock noon on the day following the holiday, or the Monday following the Saturday or Sunday, and as a guarantee thereof, herewith submits a bid bond as required. This Bid includes the cost of 100% performance and payment bonds.
- G. Any material or materials not specified in the bidding document but worthy of consideration may be introduced by the bidder by a separate letter attached to this Proposal. A cost comparison must be included giving the comparison with the Material specified and the reason for the suggested substitution. The basic bid shall be as specified.
- H. The prices stated in this proposal will be held for a period of 45 days from the date of bid opening, and if authorized to proceed within that period, we agree to complete the work covered by this proposal at the prices stated herein.
- I. The General Contractor will provide the following information:

Name of Project Manager that will be assigned to this project, & Number of Years with the Firm:

Name of Job Site Superintendent that will be assigned to this project, & Number of Years with the Firm:

- J. DISPOSAL METHODS: This bid includes all costs associated with disposal of all debris, all trash, all removed items (not to be salvaged) and all other wastes generated by this project. Such items shall be disposed of in legally approved disposal sites.

Signature

Address

Date

Title

License number (if applicable)

SEAL - (if BID is by a corporation)