



Wabanaki Public
Health & Wellness

Cultivating the Health of Our Communities

(For Advertisement)

RFP #: **2026-F050 ITB Atrium Buildout Project**

Date: **July 10, 2026**

Invitation to Bid

Dear Recipient,

Wabanaki Public Health and Wellness (WPHW) would like to extend this Invitation to Bid (ITB) to your firm and is seeking Bids for:

Atrium Buildout Project

You will find the details of the requested services attached to this document and on our website, [Procurement | Wabanaki Public Health and Wellness \(wabanakiphw.org\)](https://www.wabanakiphw.org/Procurement). Contractors are welcome to view the property or call and ask questions. Please schedule at time to allow for that. If you prefer a site walk thru, please contact Thomas Martin at tmartin@wabanakiphw.org to set up a meeting. **A**

Mandatory Pre bid will be held.

WPHW will receive Quotes at 6 Central Street, Bangor, Maine 04401, or via email at accounting@wabanakiphw.org on **7/31/2026 by 10AM.** Bids not received by WPHW by the indicated deadline will not be opened nor considered.

Bids will be opened publicly. Contractors are welcome to attend. Bids will be opened by the Contracts team and evaluated thereafter. **Bid Opening will be held in Conference Room 301 on 3rd floor at 6 Central at 10 AM.**

WPHW requires the project to be completed as written into the contract and as the duration stated in the contract.

Sincerely,

Wabanaki Public Health and Wellness

accounting@wabanakiphw.org

Wabanaki Public Health and Wellness

6 Central Street

Bangor, ME 04401

Thomas Martin, Director of Facilities, Fleet & Security

tmartin@wabanakiphw.org

207-692-6837

16 Central Street, P.O. Box 1356, Bangor, ME, 04401
tmartin@wabanakiphw.org • www.wabanakiphw.org



Cultivating the Health of Our Communities

Wabanaki Public
Health & Wellness

(For Website)

INVITATION TO BID

ATRIUM BUILDOUT PROJECT

Bangor

Wabanaki Public Health & Wellness
6 Central St
Bangor, Maine 04401
accounting@wabanakiphw.org

RFP 2026-F050 ATRIUM BUILDOUT PROJECT

Date: 7/10/2026

The following narrative identifies project details and the scope of work for **RFP 2026-F050**.

Project: **ATRIUM BUILDOUT PROJECT**

Address: **6 Central Street, Bangor**

Owner: Wabanaki Public Health & Wellness, 6 Central Street, Bangor, ME 04401

Description of the Project: **Demolition, Alterations and new construction for offices and gathering space in the future Wabanaki Youth Cultural Center.**

Below is a categorical breakdown of all the requested work elements. Please fill out and submit the bid tab below. In addition, please see the supplemental documents, which may contain the current design and layout of the property. Please see the plans/Specifications provided for reference.

Disclaimer: The contractor will be responsible for providing all materials specified in the attached bid unless otherwise noted.

Project Overview:

General Contracting Services to provide, construction and mechanical services to renovate the current ATRIUM into usable office/group space for hosting events as described in Section C.

Project Scope of work from August 14th, 2026 to December 31st, 2026

QUESTION SUBMISSION DEADLINE: 7/22/26 by 2 PM

PROPOSAL SUBMISSION DEADLINE: 7/31/26 by 10AM



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Wabanaki Public Health & Wellness

Questions may be submitted in written form to:

Contact Name: Thomas Martin
Contact Address: 6 Central Street
Bangor, Maine 04401
Telephone Number: 207-692-6837
Email Address: tmartin@wabanakiphw.org

A. ORGANIZATIONAL BACKGROUND

Established in 1996, Wabanaki Public Health and Wellness has been dedicated to community-based prevention work to respond to the unmet health needs within and across Wabanaki communities. Wabanaki Public Health and Wellness serves the Wabanaki tribes of Maine: Mi'kmaq Nation, Houlton Band of Maliseet Indians, Passamaquoddy at Pleasant Point, Passamaquoddy at Indian Township, and Penobscot Nation. Our mission is to provide community-driven, culturally centered public health and social services to all Wabanaki communities and people while honoring Wabanaki cultural knowledge, cultivating innovation, and fostering collaboration. Wabanaki Public Health and Wellness' values include inclusivity, balance, and cultural centeredness. Wabanaki traditions, language, and culture guide our approach and describe the ways we live in harmony with each other and the land we collectively share.

INTRODUCTION

Wabanaki Public Health & Wellness invites and welcomes proposals for **Atrium Buildout Project**. Please take the time to carefully read and become familiar with the proposal requirements. All proposals submitted for consideration must be received by the time specified above under the "PROPOSAL SUBMISSION DEADLINE."

B. PROJECT BACKGROUND

PROJECT OBJECTIVE

The objective of this project is to convert storage space on the Atrium into two offices, a workshop, sound studio and a block of bathrooms with an egress corridor for safety.

PROJECT AND LOCATION

The project associated with this RFP is located at 6 Central Street, Bangor, ME

PROJECT CONTACT INFORMATION

For questions or information regarding Bid submission, contractual needs, invoicing, or payments contact:

Name: Tom Martin
Title: Director of Facilities, Fleet & Security
Email: tmartin@wabanakiphw.org



C. PROJECT SCOPE AND SPECIFICATIONS

The Project Scope and Specification is:

- I. Convert a Storage room into two offices.
- II. Build a bathroom facility on the Atrium to support these offices
- III. Build a Workshop and a Sound studio
- IV. Incorporate an egress corridor for these two offices
- V. Install/improve mechanical and other disciplines such as HVAC/electrical and plumbing to support these spaces.
- VI. Convert railing to workspace with flowing shelf.
- VII. All work must conform to current building codes and finished to a level that requires finish paint to complete.
- VIII. A plan provided by WBRC is included with this RFP. Please review in its entirety and submit questions as specified above.

Printed sets of Drawings and Specifications may be purchased from Print Bangor, 80 Central Street, Bangor, Maine Tel 947-8049. Contractors requesting paper copies by mail must make arrangements for mailing and payment directly with Print Bangor. No partial sets will be issued.

TAX EXEMPT STATUS: This contract qualifies for tax exempt status. The tax exempt number is available at the Owner's office.

D. 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 August 14th, 2026 through to December 31st, 2026

<u>EVENT</u>	<u>DATE</u>
Bid Documents Available	Monday July 13th, 2026 – 10:00am
Prebid Meeting/Site Visit	Monday July 20th, 2026 - 10:00 am
Deadline for RFIs	Weds July 22nd, 2026 - 2:00pm
Response to RFIs	Friday July 24th, 2026 - 2:00pm
Final Addendum	Monday July 27, 2026 - 2:00pm
Bids Due	Friday July 31st, 2026 - 10:00 am
Notice of Award	On or about August 14th, 2026
Construction Start Date	TBD
Preconstruction Conference	TBD
Substantial Completion	14 weeks after Construction Start
Final Completion	16 weeks after Construction Start



E. PROPOSAL BIDDING REQUIREMENTS

PROJECT PROPOSAL EXPECTATIONS

Wabanaki Public Health & Wellness shall award the contract to the proposal that best accommodates the various project requirements. Wabanaki Public Health & Wellness reserves the right to: (i) award any contract prior to the proposal deadline or prior to the receipt of all proposals, (ii) award the contract to more than one Bidder, and (iii) refuse any proposal or contract.

PRE-BID

A Formal pre-bid will be held on July 16th at 10 AM. Please schedule a time to walk the site with the Director.

tmartin@wabanakiphw.org

DEADLINE TO SUBMIT PROPOSAL

All proposals must be received by Wabanaki Public Health & Wellness offices at 6 Central Street no later than 10:00 am EST on July 31st, 2026 for consideration in the project proposal selection process. Proposals will be opened and reviewed privately. Proposals may be mailed or emailed to accounting@wabanakiphw.org.

PROPOSAL SELECTION CRITERIA

Only those proposals received by the stated deadline will be considered. All proposals, submitted by the deadline will be reviewed and evaluated based on the information provided in the submitted proposal. In addition, consideration will be given to cost and performance projections. Furthermore, the following criteria will be given considerable weight in the proposal selection process:

1. Proposals received by the stipulated deadline must be in the correct format.
2. Bidder's alleged performance effectiveness of their proposal's solution.
3. Bidder's performance history and alleged ability to timely deliver proposed services.
4. Bidder's ability to provide and deliver qualified personnel having the knowledge and skills required to effectively and efficiently execute proposed services.
5. Overall cost effectiveness of the proposal.

Wabanaki Public Health & Wellness reserves the right to cancel, suspend, and/or discontinue any proposal at any time, without obligation or notice to the proposing bidder.



PROPOSAL SUBMISSION FORMAT

The following is a list of information that the Bidder should include in their proposal submission:

Summary of Bidder Background

1. Bidder's Name(s)
2. Bidder's Address
3. Bidder's Contact Information (and preferred method of communication)
4. Legal Formation of Bidder (e.g. sole proprietor, partnership, corporation)
5. Date Bidder's Company was Formed
6. Description of Bidder's company in terms of size, range and types of services offered and clientele.
7. Bidder's principal officers (e.g. President, Chairman, Vice President(s), Secretary, Chief Operating Officer, Chief Financial Officer, General Managers) and length of time each officer has performed in his/her field of expertise.
8. Bidder's Federal Employee Identification Number (FEIN)
9. Evidence of legal authority to conduct business in Maine (e.g. business license number).
10. Evidence of established track record for providing services and/or deliverables that are the subject of this proposal.
11. Proof of Liability Insurance.
12. Bid on attached Bid Form.

Financial Information

- State whether the Bidder or its parent company (if any) has ever received any sanctions or is currently under investigation by any regulatory or governmental body.



RFP 2026-F050 ATRIUM BUILDOUT PROJECT

Date: 7/10/2026

Bid Form:

A. Proposal of _____ (hereinafter called "BIDDER"), organized and existing under the laws of the State of Maine, doing business as _____ *. (* Insert "a corporation", "a partnership", or "an individual", as applicable) to **WABANAKI PUBLIC HEALTH AND WELLNESS**, (hereinafter called "OWNER").

B. In compliance with your Advertisement for Bids, BIDDER hereby proposes to perform all WORK for the construction to complete the **ATRIUM BUILDOUT PROJECT**, in strict accordance with the BIDDING AND CONTRACT DOCUMENTS prepared by WBRC, within the time set forth therein for the following prices:

TOTAL OF BASE BID Dollars \$ _____

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 _____



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Health & Wellness

- 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

Title

Date

License number (if applicable)



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SEAL - (if BID is by a corporation)



SCHEDULE A

REQUIRED DOCUMENTATION

1. Completed W-9 "Request for Taxpayer Identification Number and Certification." 1. A fillable W-9 form can be found [here](#).
2. Copy of liability insurance 1. If you are an individual and do not have liability insurance, it may be waived or provided to you.
3. Right to Work in the State of Maine 1. For a company, this is your filed paperwork with Secretary of State Filing. You can download your information from [here](#).
2. If you are an individual working under your name or a DBA, your W-9 form will suffice.
4. Copy of the invoice and/or letterhead of the Contractor.
5. List of all employees of the Contractor who may provide the services in the Scope of Work (if applicable).

Note: The undersigned Contractor completely and unconditionally, without duress or reservation, understands that this contract will terminate if the above documents are not received with 15 calendar days following signature.



SCHEDULE B

QUALIFYING NARRATIVE:

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 - Canopy 00710 (Terrena Folium), 12' broadloom or comparable product
 1. Location: Exhibit Area 200, Recording 201, Workshop 204, Office 209 & Classroom 210
- iii. Glazed porcelain tile – 12"x24" Anatolia Lumino (Color: Dune) or comparable product
 1. Location: Restrooms 205 & 206
- iv. Rectified porcelain tile – E12"x24" Ergon Stonehenge (Color: Gray) or comparable product
 1. Location: Vestibule 202, Lobby 203 & Corridor 208
- v. Walk-off Carpet - Interface Step Repeat Collection or comparable product
 1. Location: Lobby 207

b. Wall Base

- i. Tarket Johnsonite Millwork Wall Base System - Reveal MW-XX-F or comparable product
 1. Location: Exhibit Area 200, Recording 201, Workshop 204, Office 209, Classroom 210, Corridor 208 Vestibule 202, Lobby 203 & Lobby 207



Wabanaki Public Health & Wellness

- ii. Glazed porcelain tile – 12"x24" Anatolia Lumino (Color: Dune) or comparable product
 - 1. Location: Restrooms 205 & 206
- c. Walls
 - i. Sherwin Williams Paint
 - 1. Location: Exhibit Area 200, Recording 201, Workshop 204, Office 209, Classroom 210, Corridor 208 Vestibule 202, Lobby 203 & Lobby 207
 - 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
 - 1. Location: Recording 201, Office 209, Classroom 210, Corridor 208 Vestibule 202, Lobby 203 & Lobby 207
 - ii. Sherwin Williams Paint
 - 1. Location: Exhibit Area 200 & Workshop 204
- 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 heated by wall recessed hot water convectors. Connect to existing heating distribution piping loop, provide isolation valves and 2-way control valves for each zone. Hot water piping shall be Type L copper with soldered fittings. Insulate all heating piping with 1" preformed insulation with all-service jacket.

Bathrooms shall be ventilated with direct exhaust by dedicated ceiling mounted exhaust fans sized for 75 cfm per flush fixture. Exhaust fans shall vent through round duct to factory painted wall caps terminations to exterior with backdraft dampers and screen. Coordinate pathways and conceal ducts. Exhaust fans shall be powered with room lighting and operate based on occupancy sensor.

Office, Classroom, Recording Booth, Lobby, and Workshop shall be served by multi-split heat pump systems with wall mounted evaporators, or recessed ceiling cassettes, per zone and with associated roof mounted heat pumps with wind baffles, on 16" factory fabricated stand on 4x4" PT sleepers on slip sheet. Refrigerant shall be either R-454B or R-32, maximum allowable refrigerant circuit volume per ASHRAE, and UL, with piping sized per the manufacturer's requirements, pre-insulated ACR copper tubing with closed-cell foam insulation. Install refrigerant piping in existing adjacent chase with fewest joints, coordinate pathways. Provide manufacturer's standard wired thermostats, coordinate locations.

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



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

Exhibit areas shall be controlled by a standalone lighting system with manual on/ off features for multiple lighting zones and levels.

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

The Stage and Petro caves shall have dedicated lighting controls to allow for dimming of multiple zones of lighting as required by the owner

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 Linear Pendants – Finelite HP4
- F. LED Thermoplastic Exit light – Dual Lite EVE Series
- G. Emergency Battery Unit - Dual Lite EV Series or integral battery units in fixtures
- H. Petro cave – Gotham evo 2" or smaller trim less downlights
- I. Stage – Lumenwerx Pivot Pendant

Contractor shall provide an add alternate price for 200 linear Feet of Lumenwerx Pivot pendant lighting with flush HLO blank, Dot, and Wall Wash modules.

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/Classroom | 25-45 fc (Horizontal) |
| C. Corridors/lobby/Vestibules | 10-15 fc (Horizontal) - 3-5 fc (Vertical) |
| D. Toilets | 10-15fc (Horizontal) |
| E. Storage Rooms | 10-15 fc (Horizontal) |
| F. Exhibit Area | 40-50 fc (Horizontal) |
| G. Recording Booth | 10-15 fc (Horizontal) |
| H. Emergency Egress | 1 fc minimum in the path of egress |



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- | | |
|------------------------------|-------------------------------|
| I. Petro Caves | 10-15 fc (Horizontal) |
| J. Stage - General | 25-45 fc (Horizontal) General |
| K. Stage – Show/Presentation | TBD |

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, lobbies and vestibules 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.

Stage:

Provide (6) quad outlets on the back of the stage, each quad shall be a dedicated circuit.

Provide (2) duplex floor receptacles, with brass covers, at the front of the stage, on dedicated circuits.

Open Display Area:

Provide (6) floor mount circular outlets centered in each column bay.

Provide wall receptacles 12" a.f.f. on all sides of columns.

Coordinate power requirements with the Petro Caves, so that there is not a floor receptacle located inside the cave.

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



SCHEDULE C

**REQUEST FOR INFORMATION
“RESPONSES from initial advertisement date 12/2024”**

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



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bid. Recording Booth and Lobby work outside the limit of scope for Phase 1 is not included.