

ADDENDUM 01

UMA EASTPORT HALL HVAC RENOVATIONS PHASE II University of Maine at Augusta

Date: April 18, 2025

To: Prospective Bidders

*From: University of Maine System
5765 Service Building
Orono, ME 04469-5765*

This Addendum forms a part of the Contract Documents and modifies the original Bid Documents and Specifications dated April 3, 2025. Portions of the bid and contract documents not altered by this Addendum remain in full force.

Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification.

This Addendum consists of the following:

- Questions with Response*
- Specification Changes*
- Drawing Changes*
- Non-Mandatory Pre-Bid Attendance List*

QUESTIONS with RESPONSE:

- 1. In the specification section 230000 2.16 B. it says “The intent of this specification is that all Samsung’s system components and related temperature control components, specified elsewhere, shall be manufactured by the same vendor, however, integrated into the existing BMS. Daikin AC equipment shall be provided and controlled/managed Samsung’s front end and integrated into Maine Controls BMS.” How do the Daikin indoor units integrate to the Samsung gateway? These systems are proprietary and do not work together.*

Response: Strike the word “Daikin”. Heat pump equipment shall be by Samsung. Existing BMS shall not require full integration functions. Limited functions shall include

- AC Room Temp (Read Only)*
- AC Temp set point*
- AC Operation Mode*
- AC Fan Speed*
- AC Error code (Read Only)*
- System Status (Read Only)*

2. *The equipment schedule shows Samsung condensers with Daikin indoor units, is this correct? how do these systems communicate with each other?*

Response: Strike the word "Daikin". Heat pump equipment shall be by Samsung.

3. *Can you provide a sequence of operation for the Unit Ventilators?*

Response: the existing control sequence shall be reuse with limited modifications.

4. *Are the Unit Ventilators shipped "control ready"?*

Response: The unit ventilators will be provided "Control Ready" per this Addendum #1.

5. *How does the Greenheck ERV communicate with the Samsung VRF gateway? Who is responsible for this integration?*

Response: The ERV's will not require direct communication with the Samsung equipment.

The BMS will directly control ERV's and Samsung VRF system in unison with the control functions.

SPECIFICATION CHANGES

Division 23 00 00: Unit Ventilators shall be provided "Control Ready" from the manufacture.

DRAWING CHANGES

Drawing M-4: Unit Ventilator Equipment Schedule: Add note to read, "Control Ready".

NON-MANDATORY PRE-BID ATTENDANCE LIST:

Non-Mandatory Pre-Bid Attendance List is attached

END OF ADDENDUM 01

EASTPORT HALL

UMA BANGOR
BANGOR, ME

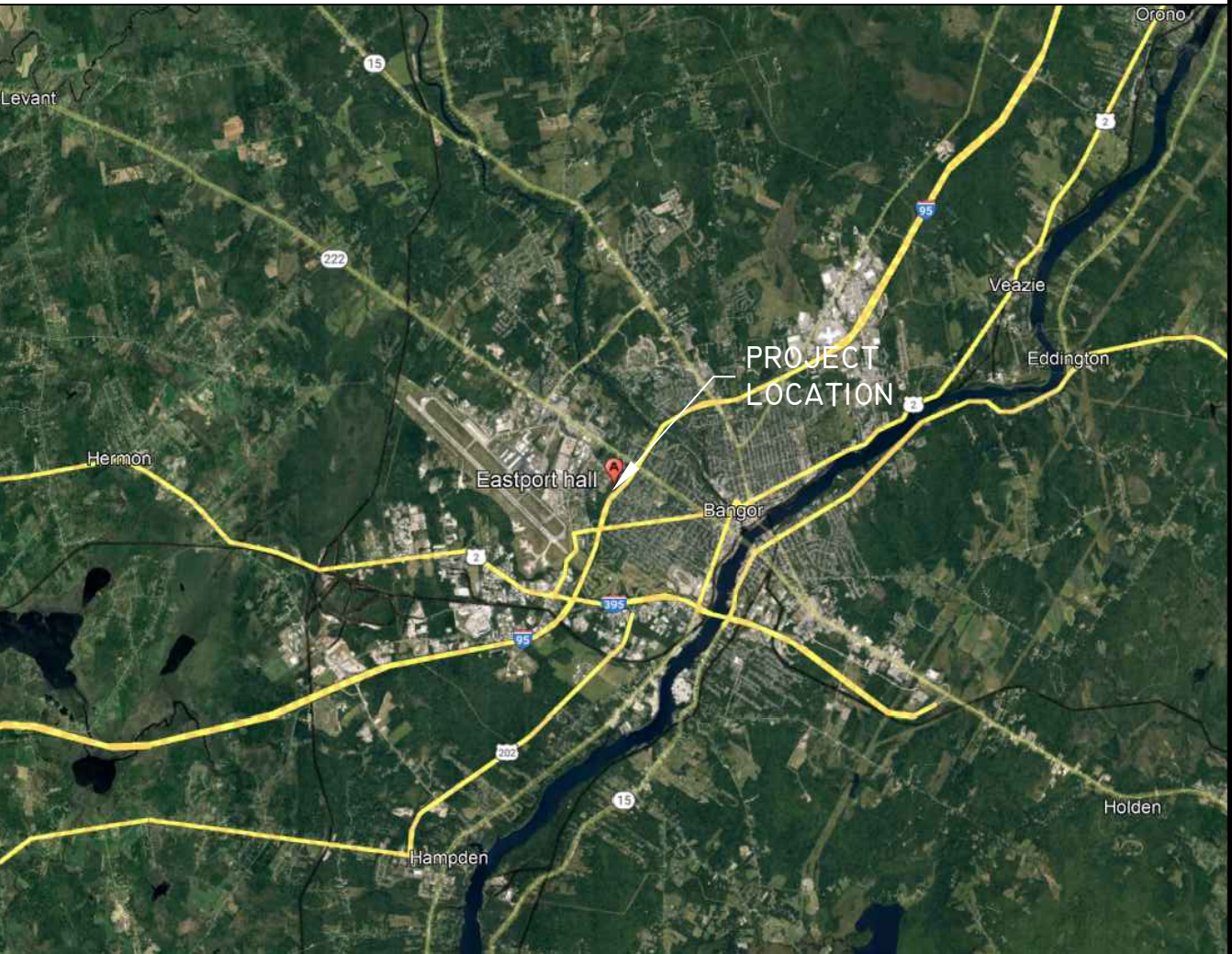
HVAC/IAQ PROJECT -PHASE II RENOVATION-

AREA OF
CONSTRUCTION

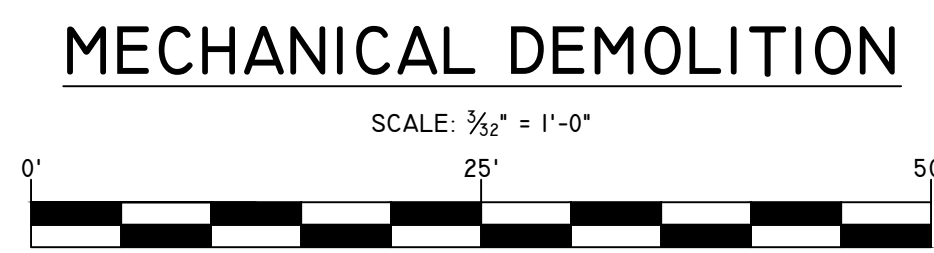


GOOGLE MAP IMAGE

LOCATION MAP:



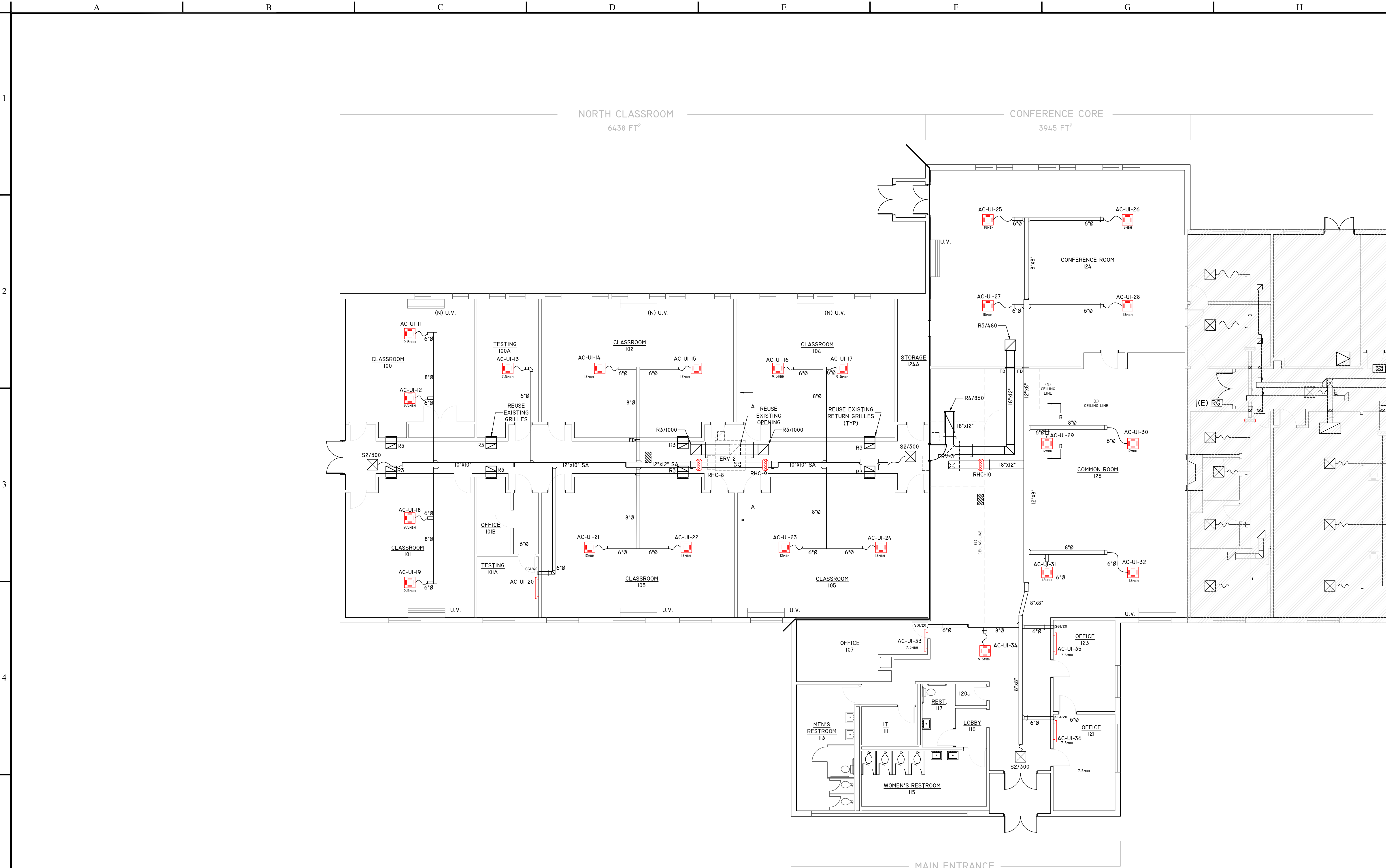
INDEX OF DRAWINGS				DESIGNED BY:	ENGINEER OF RECORD:	Bid Document
00	COVER SHEET			 Armstrong Engineering Mechanical Electrical Design Consultants 94 Presque Isle Street, Fort Fairfield, Maine 04742 Phone (207) 473-7117 Fax (207) 476-5621		
MD-1	MECHANICAL DEMO					
M-1	MECHANICAL DUCTWORK					
M-2	REFRIGERATION & HW PIPING					
M-3	ROOFTOP & PLUMBING					
M-4	DETAILS & SCHEDULES					DATE: 03/24/2025
P-1	CONDENSATE DRAIN PIPING					OWNER: UMA BANGOR
E-1	ELECTRICAL POWER PLAN					A.E. PROJECT: #24.10.31



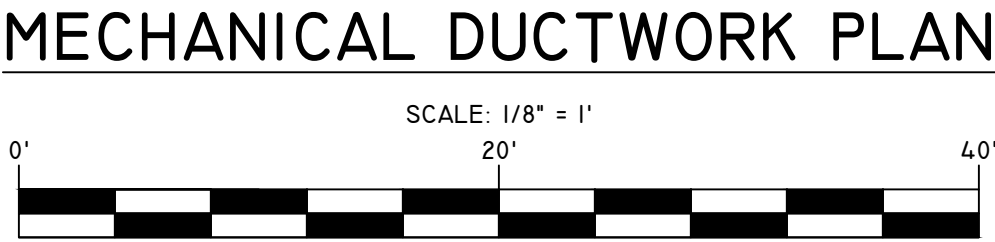
- (1) WORK FOR MAIN ENTRANCE AREA, CONFERENCE ROOM & COMMON ROOM SHALL BE PART OF ALTERNATE #1.
- (2) EXISTING T-BAR CEILING TILES & GRID SYSTEM TO BE REMOVED FOR DUCT DEMOLITION AND BE REUSED. EXISTING 2X2' LIGHTS, SMOKE DETECTORS & EXIT SIGNS SHALL BE REMOVED. REFER TO 1956 & 1968 RECORD DRAWINGS FOR EXISTING MECHANICAL LAYOUT. ALL DUCTWORK, RGD'S SHALL BE REMOVED. WALL TRANSFER GRILLES SERVING 100A, 101B, 102, 103, 104, & 105 SHALL REMAIN IN PLACE & BE REUSED.
- (3) UNITS TO BE DEMOED AND REPLACED AS PART OF ALTERNATE 2. UNITS ARE TO REMAIN IN PLACE AN IN SERVICE UNDER BASE BID.

PROJECT#241031

BID DOCUMENT



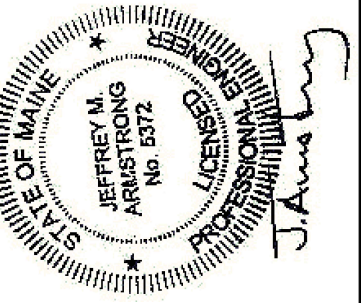
- GENERAL NOTES**
- USE EXISTING WALL OPENINGS FOR NEW DUCTWORK RA TRANSFER GRILLES WERE POSSIBLE. REFER TO 1956 & 1968 RECORD DRAWINGS.
 - COORDINATE AC CASSETTES, RG & D'S, LOCATIONS WITH EXISTING 2 X 2 LIGHT TROFFERS.



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☐ RECORD DRAWINGS



**EASTPORT HALL, UMA BANGOR
BANGOR, ME**
PROJECT HVAC/ IAQ
RENOVATION (PHASE 2)

REV	DATE	DESCRIPTION

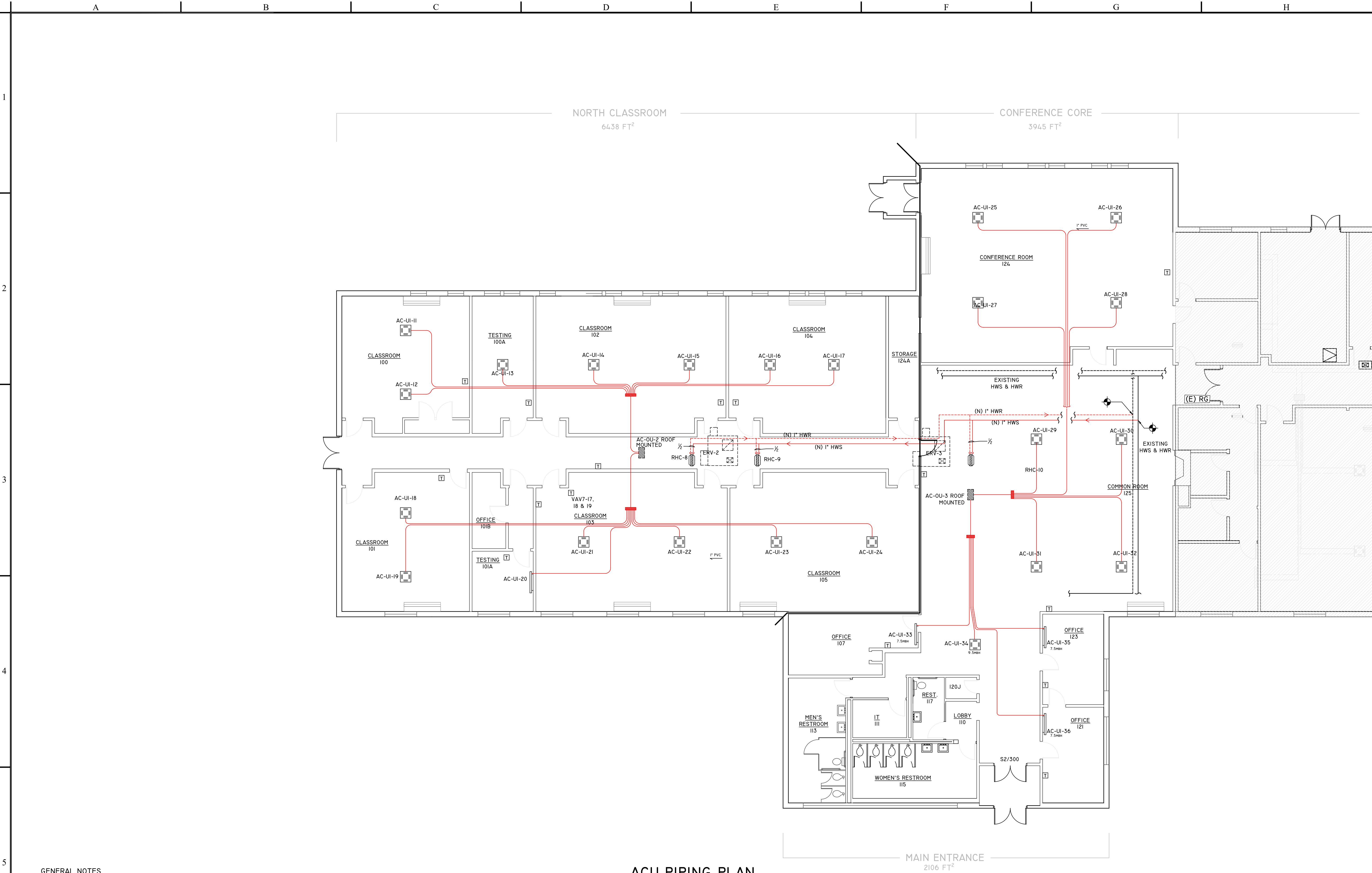
SHEET TITLE:
**MECHANICAL
DUCTWORK**

03/24/2025

M-I

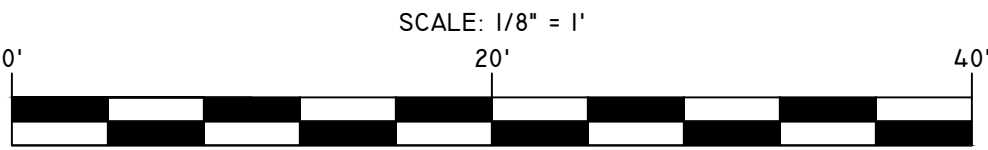
PROJECT#241031

BID DOCUMENT



- GENERAL NOTES**
- USE EXISTING WALL OPENINGS FOR NEW DUCTWORK WHERE POSSIBLE. REFER TO 1956 & 1968 RECORD DRAWINGS.
 - COORDINATE AC CASSETTES, RG& D'S, LOCATIONS WITH EXISTING 2 X 2 LIGHT TROFFERS.
 - CLASSROOMS 136, 138, 139 & OFFICE 137, WALL TRANSFER GRILLES SHALL BE REUSED.

ACU PIPING PLAN



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BANGOR, ME**
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RENOVATION (PHASE 2)

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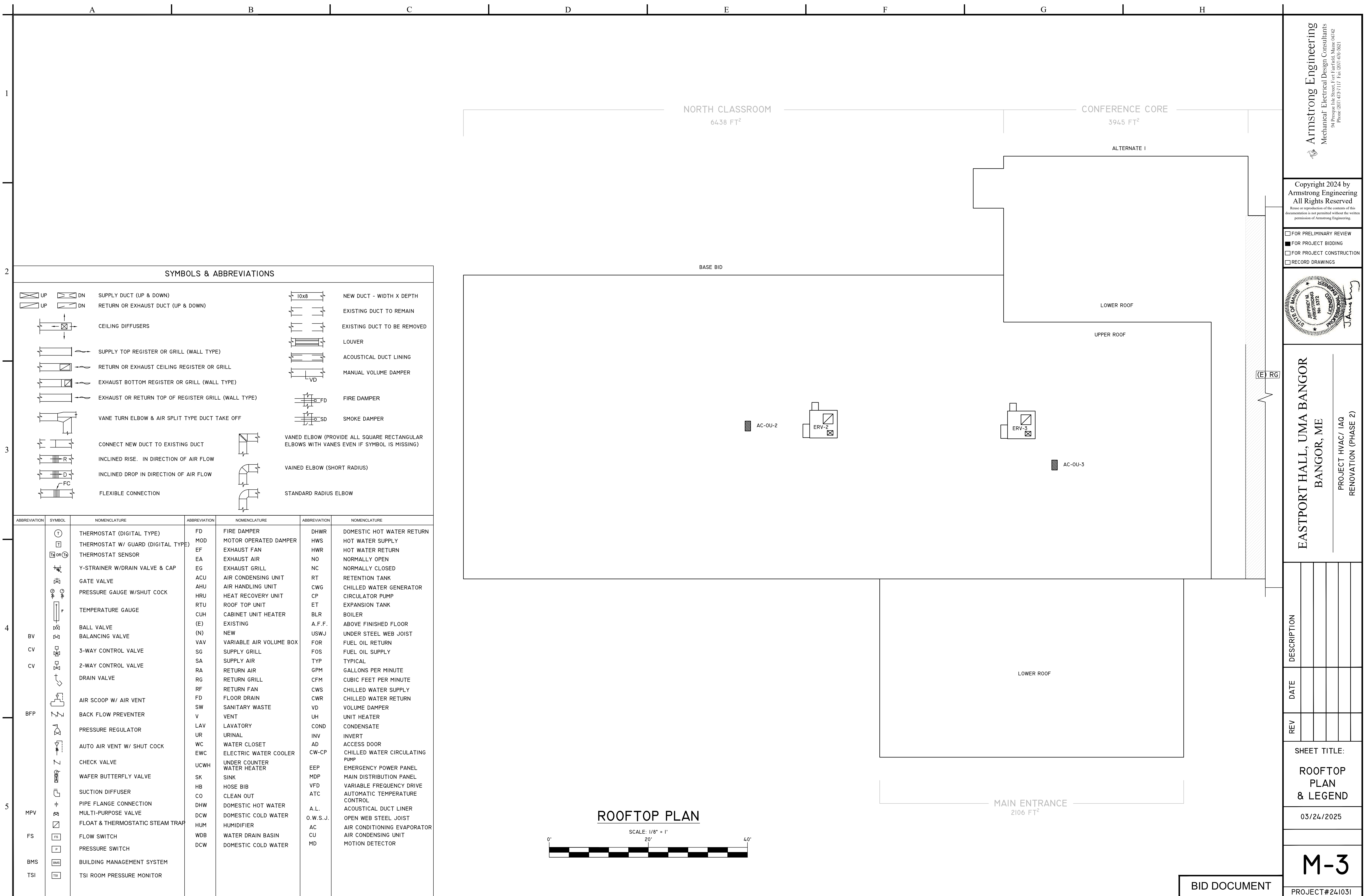
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**ACU
PIPING
PLAN**

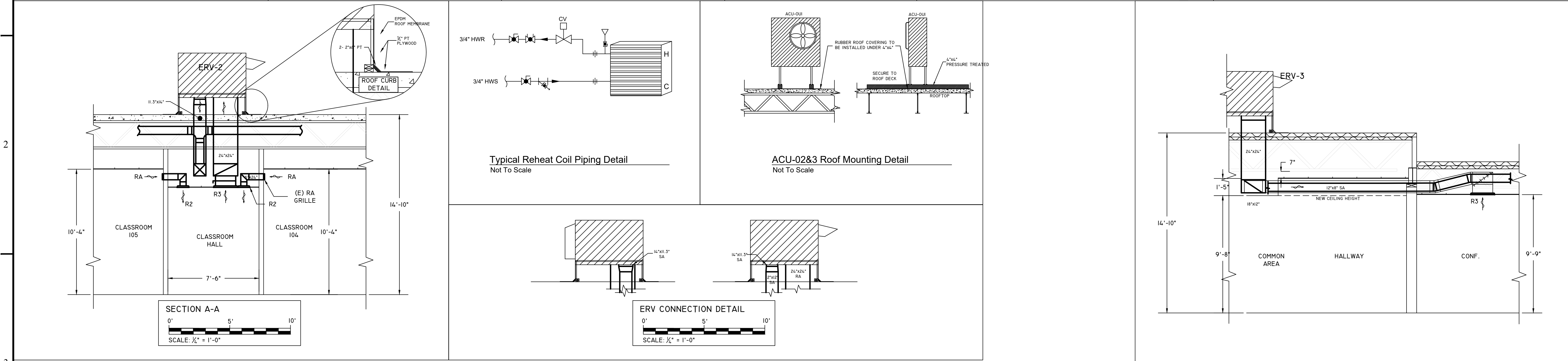
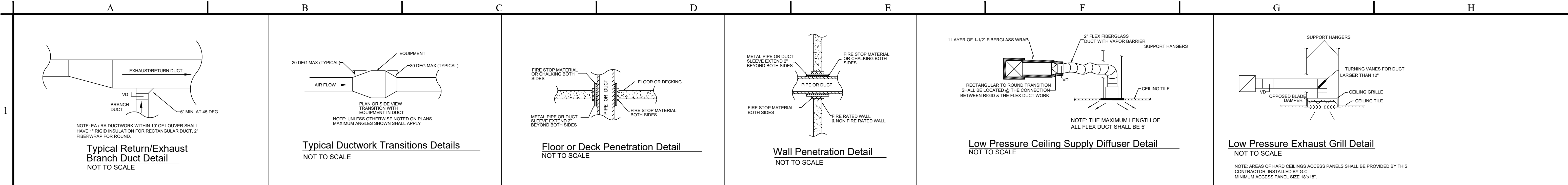
03/24/2025

M-2

PROJECT#241031

BID DOCUMENT





REHEAT COIL SCHEDULE												
TAG NO.	AREA SERVED	MANUFACTURE MODEL	SIZE (MBH) TONS	CFM	ROWS	FPI	EAT (°F)	LAT (°F)	MBH	GPM	PSI WDP	REMARKS
RHC-8	ERV-2 SA	STERLING	28"x16"	1000	-	-	50	80	33.0	3.3	-	BASE BID
RHC-9	ERV-2 SA	STERLING	28"x16"	1000	-	-	50	80	33.0	3.3	-	BASE BID
RHC-10	ERV-3 SA	STERLING	32"x18"	2000	-	-	50	80	66.0	6.6	-	ALT-1

NOTE: SA DUCTWORK SHALL BE INSULATED FROM ERV SA UNIT CONNECTION TO RHC COIL INLET. (TYP FOR ALL RH COILS)

AIR CONDENSING UNIT SCHEDULE												
TAG NO.	AREA SERVED	MODEL	CAPACITY TONS	EFFICIENCY		CAPACITY		REFRIGERANT	ELECTRICAL		UNIT WEIGHT	REMARKS
				SEER	COP	COOLING	HEATING		VOLTS	PHASE		
ACU-002	NORTH CLASSROOM WING	AM1208XVTFH/AA	10 TON	24.9	3.92	120,000 BTU/HR	135,000 BTU/HR	R410A	208V-230V	3-PH	644.0 LBS	4, 5 BASE BID
ACU-003	COMMON AREA / CONFERENCE ROOM	AM1208XVTFH/AA	10 TON	24.9	3.92	120,000 BTU/HR	135,000 BTU/HR	R410A	208V-230V	3-PH	644.0 LBS	4, 5 ALT. #1

NOTES: 1) REMOTE WALL CONTROLLER, 2) BACNET INTERFACE W/ EXISTING B.M.S., 3) CONDENSATE PUMP, 4) ROOF MOUNT STANDS, 5) FACTORY START UP EQUIPMENT BASED UPON SAMSUNG MANUFACTURE.

VARIABLE AIR CONDITIONING EVAPORATOR UNIT SCHEDULE															
TAG NO.	AREA SERVED	OA	TOTAL CFM	INDOOR EVAPORATOR UNIT											NOTES
				SAMSUNG					ELEC. CHARACTERISTICS				WEIGHT (LBS)		
									MODEL NO.	COOLING	HEATING	SMBH		POWER	
AC-UI-11	CLASSROOM 100	70	353	AM009NNNDCH/AA	9.5 MBH	10.5 MBH	-	208-230/1PH	0.24	-	ISA	26.4	1, 2, 3, 5, 6, 7, 8, 9	BASE BID	
AC-UI-12	CLASSROOM 100	70	353	AM009NNNDCH/AA	9.5 MBH	10.5 MBH	-	208-230/1PH	0.24	-	ISA	26.4	1, 2, 3, 5, 6, 7, 8, 9	BASE BID	
AC-UI-13	OFFICE 100A	40	201	AM007TNNVDC/AA	7.5 MBH	8.5 MBH	-	208-230/1PH	0.2	-	ISA	19.8	1, 2, 3, 5, 6, 7, 8, 9	BASE BID	
AC-UI-14	CLASSROOM 102	80	371	AM012NNNDCH/AA	12.0 MBH	13.5 MBH	-	208-230/1PH	0.2	-	ISA	26.4	1, 2, 3, 5, 6, 7, 8, 9	BASE BID	
AC-UI-15	CLASSROOM 102	80	371	AM012NNNDCH/AA	12.0 MBH	13.5 MBH	-	208-230/1PH	0.26	-	ISA	26.4	1, 2, 3, 5, 6, 7, 8, 9	BASE BID	
AC-UI-16	CLASSROOM 104	70	353	AM009NNNDCH/AA	9.5 MBH	8.5 MBH	-	208-230/1PH	0.24	-	ISA	26.4	1, 2, 3, 5, 6, 7, 8, 9	BASE BID	
AC-UI-17	CLASSROOM 104	70	353	AM009NNNDCH/AA	9.5 MBH	8.5 MBH	-	208-230/1PH	0.26	-	ISA	26.4	1, 2, 3, 5, 6, 7, 8, 9	BASE BID	
AC-UI-18	CLASSROOM 101	70	353	AM009NNNDCH/AA	9.5 MBH	10.5 MBH	-	208-230/1PH	0.24	-	ISA	19.8	1, 2, 3, 5, 6, 7, 8, 9	BASE BID	
AC-UI-19	CLASSROOM 101	70	353	AM009NNNDCH/AA	9.5 MBH	10.5 MBH	-	208-230/1PH	0.24	-	ISA	19.8	1, 2, 3, 5, 6, 7, 8, 9	BASE BID	
AC-UI-20	OFFICE 101A		201	AM007TNNVDC/AA	7.5 MBH	8.5 MBH	-	208-230/1PH	0.2	-	ISA	19.8	1, 2, 3, 5, 6, 7, 9	BASE BID	
AC-UI-21	CLASSROOM 103		80	371	AM012NNNDCH/AA	12.0 MBH	13.5 MBH	-	208-230/1PH	0.2	-	ISA	19.8	1, 2, 3, 5, 6, 7, 8, 9	BASE BID
AC-UI-22	CLASSROOM 103		80	371	AM012NNNDCH/AA	12.0 MBH	13.5 MBH	-	208-230/1PH	0.26	-	ISA	26.4	1, 2, 3, 5, 6, 7, 8, 9	BASE BID
AC-UI-23	CLASSROOM 105		80	371	AM012NNNDCH/AA	12.0 MBH	13.5 MBH	-	208-230/1PH	0.26	-	ISA	19.8	1, 2, 3, 5, 6, 7, 8, 9	BASE BID
AC-UI-24	CLASSROOM 105	80	371	AM012NNNDCH/AA	12.0 MBH	13.5 MBH	-	208-230/1PH	0.26	-	ISA	26.4	1, 2, 3, 5, 6, 7, 8, 9	BASE BID	
AC-UI-25	CONFERENCE 124	120	459	AM018NNNDCH/AA	18.0 MBH	20.0 MBH	-	208-230/1PH	0.38	-	ISA	26.4	1, 2, 3, 5, 6, 7, 8, 9	ALT #1	
AC-UI-26	CONFERENCE 124	120	459	AM018NNNDCH/AA	18.0 MBH	20.0 MBH	-	208-230/1PH	0.38	-	ISA	26.4	1, 2, 3, 5, 6, 7, 8, 9	ALT #1	
AC-UI-27	CONFERENCE 124	120	459	AM018NNNDCH/AA	18.0 MBH	20.0 MBH	-	208-230/1PH	0.38	-	ISA	26.4	1, 2, 3, 5, 6, 7, 8, 9	ALT #1	
AC-UI-28	CONFERENCE 124	120	459	AM018NNNDCH/AA	18.0 MBH	20.0 MBH	-	208-230/1PH	0.38	-	ISA	26.4	1, 2, 3, 5, 6, 7, 8, 9	ALT #1	
AC-UI-29	COMMON 125	80	371	AM012NNNDCH/AA	12.0 MBH	13.5 MBH	-	208-230/1PH	0.26	-	ISA	26.4	1, 2, 3, 5, 6, 7, 8, 9	ALT #1	
AC-UI-30	COMMON 125	80	371	AM012NNNDCH/AA	12.0 MBH	13.5 MBH	-	208-230/1PH	0.26	-	ISA	26.4	1, 2, 3, 5, 6, 7, 8, 9	ALT #1	
AC-UI-31	COMMON 125	80	371	AM012NNNDCH/AA	12.0 MBH	13.5 MBH	-	208-230/1PH	0.26	-	ISA	26.4	1, 2, 3, 5, 6, 7, 8, 9	ALT #1	
AC-UI-32	COMMON 125	80	371	AM012NNNDCH/AA	12.0 MBH	13.5 MBH	-	208-230/1PH	0.26	-	ISA	26.4	1, 2, 3, 5, 6, 7, 9	ALT #1	
AC-UI-33	OFFICE 100A		201	AM007TNNVDC/AA	7.5 MBH	8.5 MBH	-	208-230/1PH	0.2	-	ISA	19.8	1, 2, 3, 5, 6, 7, 8, 9	ALT #1	
AC-UI-34	LOBBY 110		70	353	AM009NNNDCH/AA	7.5 MBH	10.5 MBH	-	208-230/1PH	0.24	-	ISA	26.4	1, 2, 3, 5, 6, 7, 8, 9	ALT #1
AC-UI-35	OFFICE 123		201	201	AM007TNNVDC/AA	7.5 MBH	8.5 MBH	-	208-230/1PH	0.2	-	ISA	19.8	1, 2, 3, 5, 6, 7, 9	ALT #1
AC-UI-36	OFFICE 121		201	201	AM007TNNVDC/AA	7.5 MBH	8.5 MBH	-	208-230/1PH	0.2	-	ISA	19.8	1, 2, 3, 5, 6, 7, 9	ALT #1

NOTES: 1) REMOTE WALL CONTROLLER, 2) BACNET INTERFACE W/ EXISTING B.M.S., 3) CONDENSATE PUMP, 4) WALL MOUNT BRACKETS, 5) FACTORY START UP EQUIPMENT BASED UPON SAMSUNG MANUFACTURE.

DIFFUSER & REGISTER SCHEDULE					
TAG NO.	MANUFACTURER	SIZE (WxH)	INLET SIZE	MOUNTING	NOTES
S1	PRICE OR EQUAL	24x24	6	T BAR	2
S2	PRICE OR EQUAL	24x24	8	T BAR	2
S3	PRICE OR EQUAL	24x24	10	T BAR	2
SG1	PRICE OR EQUAL	8x8	8x8	T BAR	1,2
R1	PRICE OR EQUAL	12x12	12x12	T BAR	1
R2	PRICE OR EQUAL	24x12	24x12	T BAR	1
R3	PRICE OR EQUAL	24x24	24x24	T BAR	1
R4	PRICE OR EQUAL	48x24	48x24	T BAR	1
RG1	PRICE OR EQUAL	18x6	18x16	SURFACE	2

NOTES: 1) PROVIDE WITH OPPOSED BLADE DAMPER
2) PROVIDE HARD DUCT ELBOW FOR FLEX DUCT CONNECTION

UNIT VENTILATOR SCHEDULE															
TAG NO.	TOTAL CFM	MODEL	% F.A.	CAPACITY SCFM	CAPACITY MBH	RUN OUTS		LWT "F	HP	MOTOR DATA				NOTES	
						SUP	RET			PH	HZ	F.L.A.	HW FLOW		
UV-A	750	UAVB-07	30	780	64.0	1"	1"	150"	.333	115	1	60	5.0/6.3	5.0	FLOOR MOUNTED
UV-B	1200	UAVB-13	30	1200	95.0	1 1/4"	1 1/4"	150"	.333	115	1	60	5.0/6.3	8.0	FLOOR MOUNTED, ALTERNATE #2

ERV SCHEDULE																			
TAG NO.	AREA SERVED	GREENHECK MODEL #	SUPPLY FAN				EXHAUST FAN				ELECTRIC						UNIT WEIGHT		
			CFM	TSP	RPM	HP	CFM	TSP	RPM	HP	VOLTS	PHASE	HERTZ	FLA	MCA	MOP	LBS		
ERV-2	CLASSROOMS	ERV-45-30L	2000	1.26	1220	1.5	2000	1.14	1228	1.5	208V	3PH	60	-	16.4A	20A	1499LBS	BASE BID	
ERV-3	CLASSROOMS	ERV-45-30L	2000	1.26	1220	1.5	2000	1.14	1228	1.5	208V	3PH	60	-	16.4A	20A	1499LBS	ALT. #1	

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EASTPORT HALL, UMA BANGOR
BANGOR, ME

PROJECT HVAC / IAQ
RENOVATION (PHASE 2)

DESCRIPTION

DATE

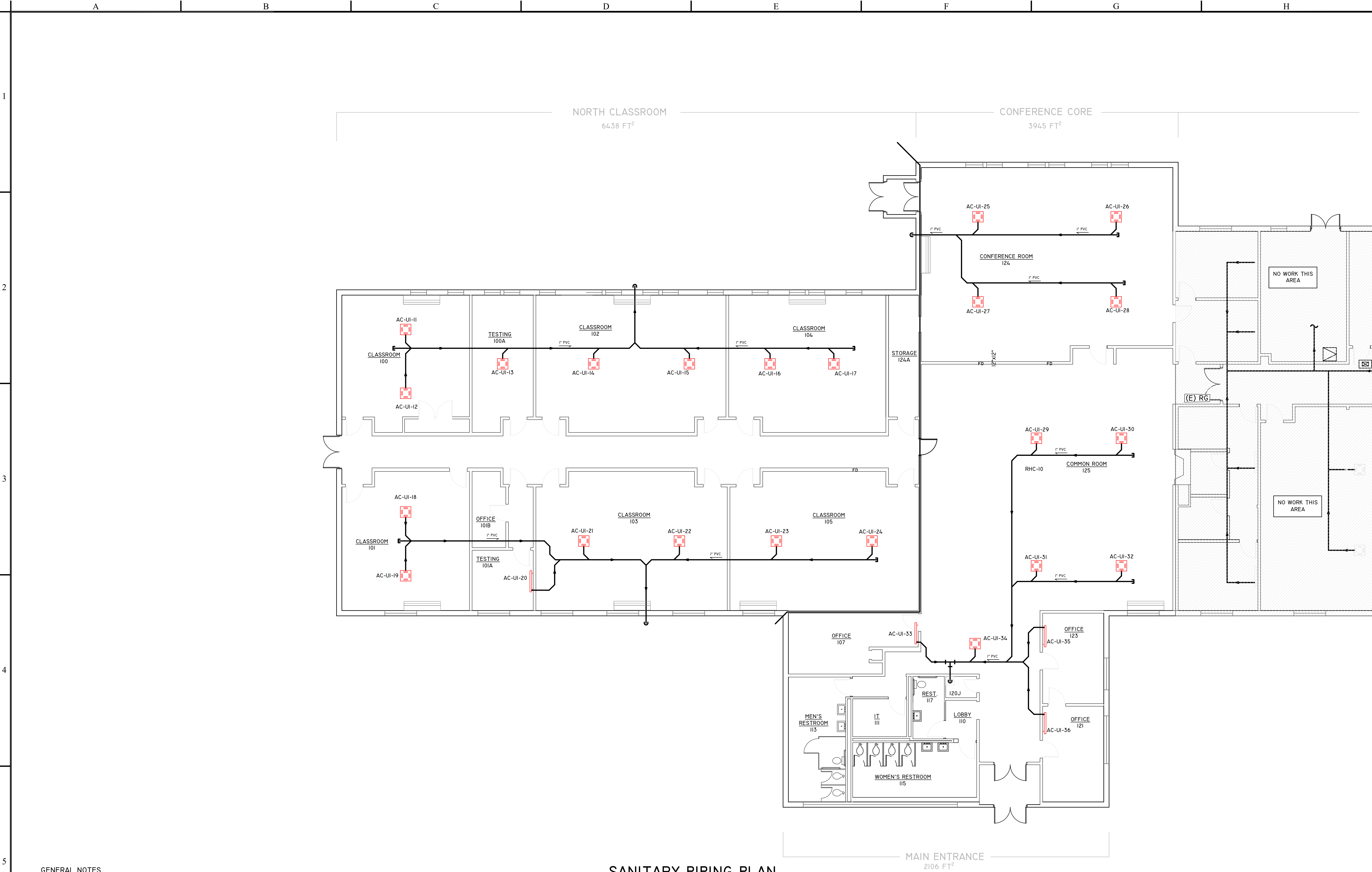
REV

SHEET TITLE:
SCHEDULES
&
DETAILS

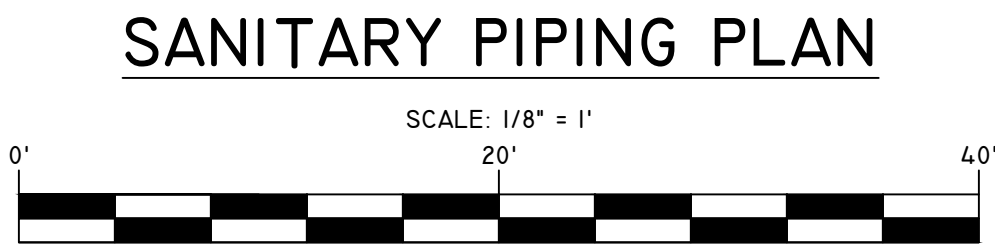
03/24/2025

M-4

PROJECT#241031



- GENERAL NOTES**
- USE EXISTING WALL OPENINGS FOR NEW DUCTWORK WHERE POSSIBLE. REFER TO 1956 & 1968 RECORD DRAWINGS.
 - COORDINATE AC CASSETTES, RG& D'S, LOCATIONS WITH EXISTING 2 X 2 LIGHT TROFFERS.
 - CLASSROOMS 136, 138, 139 & OFFICE 137, WALL TRANSFER GRILLES SHALL BE REUSED.



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BANGOR, ME**
PROJECT HVAC / IAQ
RENOVATION (PHASE 2)

REV	DATE	DESCRIPTION

SHEET TITLE:
**SANITARY
PIPING**

03/24/2025

P-1

PROJECT#241031

BID DOCUMENT

NON-MANDATORY PRE BID SITE VISIT - SIGN IN SHEET

EASPORT HALL HVAC PH2 4/10/2025

NAME

COMPANY

CONTACT

Dense Construction