ADDENDUM 02

RFB #CPPM 2026-015 BARROWS HALL CHILLER REPLACEMENT
UNIVERSITY OF MAINE

Date: March 24, 2026

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 February 28, 2026, and Addendum 01 dated March 19, 2026. 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*

QUESTIONS WITH RESPONSE:

1. *Can a second site visit be scheduled for Barrows Hall Chiller Replacement please?*

   Response: Bidders may attend a second non-mandatory pre-bid meeting on Friday, March 27, 2026, at 10:00AM.

SPECIFICATION CHANGES

Section 00 11 13 - Advertisement for Bids: ***DELETE*** *"Bids will be received until 2:00 PM on Thursday, March 26, 2026 at which time Bids will be opened and read aloud via Zoom.";* ***REPLACE WITH*** *"Bids will be received until 2:00 PM on Tuesday, March 31, 2026 at which time Bids will be opened and read aloud via Zoom."*

Section 00 11 13 – Advertisement for Bids: Paragraph 8, ***Insert*** *"Bidders may attend a second non-mandatory pre-bid meeting on Friday, March 27, 2026, at 10:00AM. No questions will be accepted after the second pre-bid meeting."*

DRAWING CHANGES

1. ***DELETE*** *Drawing S-2 in its entirety.* ***ADD*** *in its place, Drawing S-2, attached, revised and reissued for Addendum #2.*

2. ***DELETE*** *Drawing MP-1 in its entirety.* ***ADD*** *in its place, Drawing MP-1, attached, revised and reissued for Addendum #2.*

3. ***DELETE*** *Drawing MP-5 in its entirety.* ***ADD*** *in its place, Drawing MP-5, attached, revised and reissued for Addendum #2.*

REVISED AND RE-ISSUED FOR ADDENDUM #2
March 24, 2026

SECTION 00 11 13
ADVERTISEMENT FOR BIDS

Bids for: **RFB #CPPM 2026-015 UM BARROWS HALL CHILLER REPLACEMENT**

Shall be submitted electronically to cppmquestions@maine.edu
With the following Email Subject Line: **UM BARROWS HALL CHILLER REPLACEMENT**

~~Bids will be received until **2:00 PM** on **Thursday, March 26, 2026** at which time Bids will be opened and read aloud via Z~~oom. Bids will be received until 2:00 PM on Tuesday, March 31, 2026 at which time Bids will be opened and read aloud via Zoom.

Bid opening attendance is available via PC, Mac, Linux, iOS or Android:
Zoom https://maine.zoom.us/j/87110097395?pwd=UDt6CDpoWNd6q4JfJBzKXHz5J7Ck1p.1&jst=2
Password: 77842
Or via telephone US: (US) +1 646-931-3860
Meeting ID: 87110097395

Bids received after the stated time will not be considered and will be returned unopened.

Electronic bid submission must be accompanied by a copy of a satisfactory Bid Bond for 5% of the Bid (checks will not be accepted) which shall be in conformity with the form of Bond contained in Section 00 43 13 of the Specifications. Upon determination of the apparent low bidder, the University will contact the low bidder and request an original hard copy of the bid bond be delivered within 72 hours. The University reserves the right to waive all formalities and reject any or all bids or to accept any bids. Scholarships, donations or gifts to the University will not be considered in the evaluation of responses.

Electronic Bid Submission Requirements:
A **SIGNED** virus-free electronic bid form must be submitted as follows:

- The bid and bid bond must be submitted electronically as a single PDF file to the email address shown above.
- Electronic submission must be received by the required **Date/Time** reflected above.

The successful Bidder will be required to furnish a 100% Performance Bond and a 100% Payment Bond to cover the execution of the Contract which shall be in conformity with the form of Bonds contained in Sections 00 61 13.13 and 00 61 13.16, respectively, of the Specifications and shall be for the Contract amount.

Bidders may attend a non-mandatory pre-bid meeting on Tuesday, March 10, 2026, at 9:00 AM. Attendees are to meet in the Barrows ESRB parking lot. Copies of plans and specifications will not be available at the pre-bid meeting. Acquiring or reviewing plans and specifications prior to the meeting is advised. Bidders may attend a second non-mandatory pre-bid meeting on Friday, March 27, 2026, at 10:00AM. No questions will be accepted after the second pre-bid meeting.

Project Summary: The University of Maine is seeking to replace the existing steam absorption chiller with a conventional electric water chiller of similar capacity at Barrows Hall. This equipment is located in the top floor mechanical penthouse and on the roof of the building.

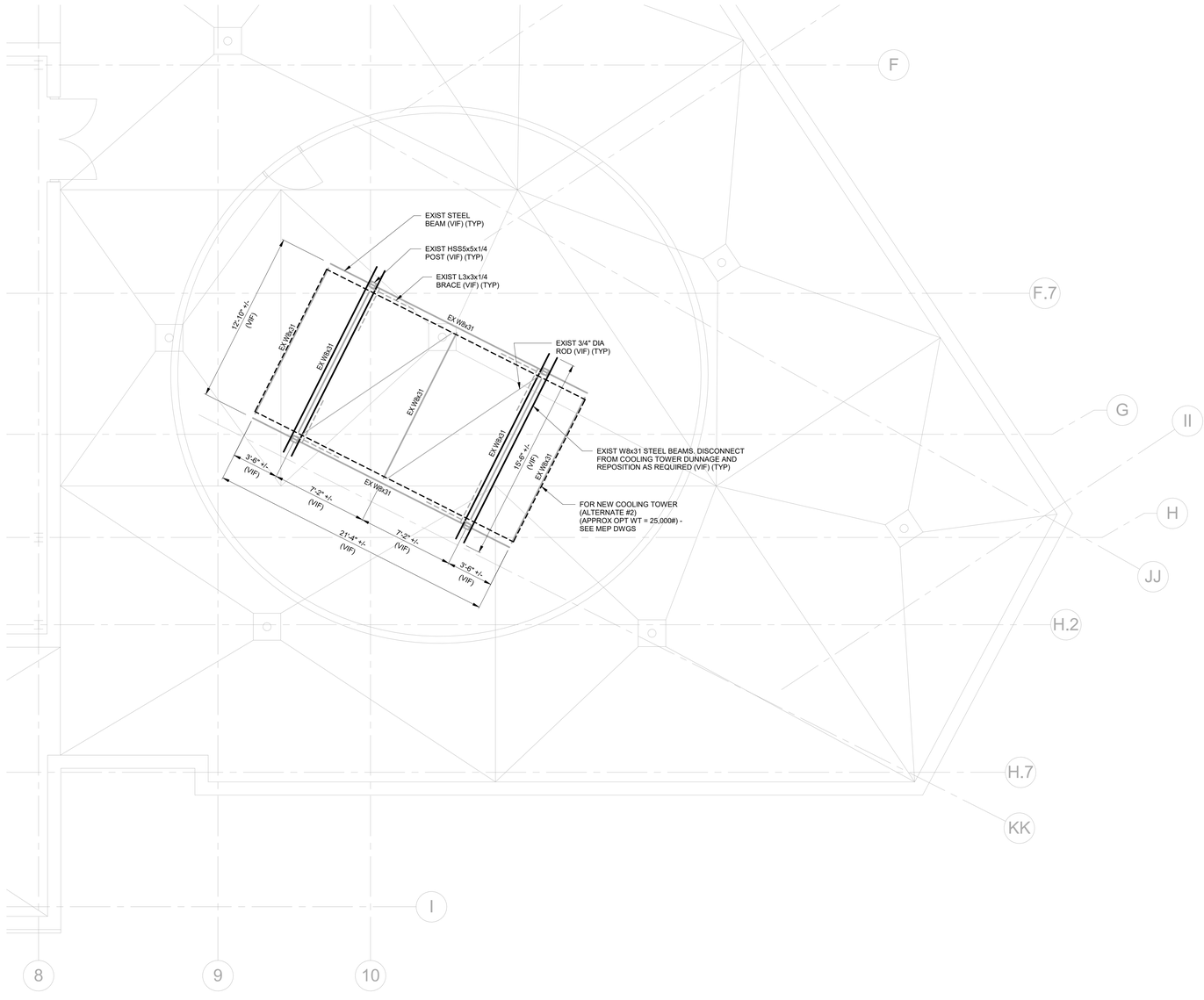
Any questions related to the plans and specifications must be submitted prior to 2:00 PM on Tuesday, March 17, 2026, via email to Adam McNaughton, P.E., Project Manager, University of Maine; cppmquestions@maine.edu

The University of Maine System is an EEO/AA institution and does not discriminate on the grounds of race, color, religion, sex, sexual orientation, transgender status, gender, gender identity or expression, ethnicity, national origin, citizenship status, familial status, ancestry, age, disability physical or mental, genetic

information, veteran or military status in employment, education, and all other programs and activities. The following person has been designated to handle inquiries regarding non-discrimination policies: Director of Equal Opportunity, 5713 Chadbourne Hall, Room 412, University of Maine, Orono, ME 04469-5754, 207.581.1226, TTY 711 (Maine Relay System). The University provides reasonable accommodation to qualified individuals with disabilities upon request. General contractors, subcontractors, and product suppliers bidding on this project must subscribe and adhere to the same.

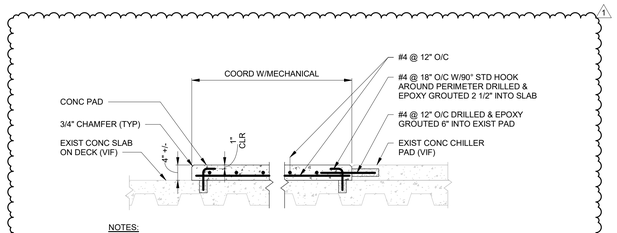
UNIVERSITY OF MAINE SYSTEM
by and through
UNIVERSITY OF MAINE
Jenny Boyden, Vice President of Finance and Chief Business Officer, for
University of Maine System Board of Trustees

END OF SECTION 00 11 13



A S-2 EXISTING ROOF DUNNAGE FRAMING PLAN
1/4" = 1'-0"

1. WORK ASSOCIATED WITH REPLACEMENT OF THE COOLING TOWER SHALL BE FURNISHED AND INSTALLED UNDER ALTERNATE #2



NOTES:

1. PRIOR TO DRILLING, LOCATE EXISTING REINFORCING USING NON-DESTRUCTIVE TESTING METHODS. DO NOT DAMAGE EXISTING REINFORCING.

1 S-2 PAD EXTENSION DETAIL
3/4" = 1'-0"

160 Veranda Street
Portland, Maine 04103
P: 207.221.2260
F: 207.221.2266

Allied Engineering
A Salas O'Brien Company

REVISIONS

DESCRIPTION	NUMBER	DATE	BY
Addendum No. 2	1	03/23/2026	

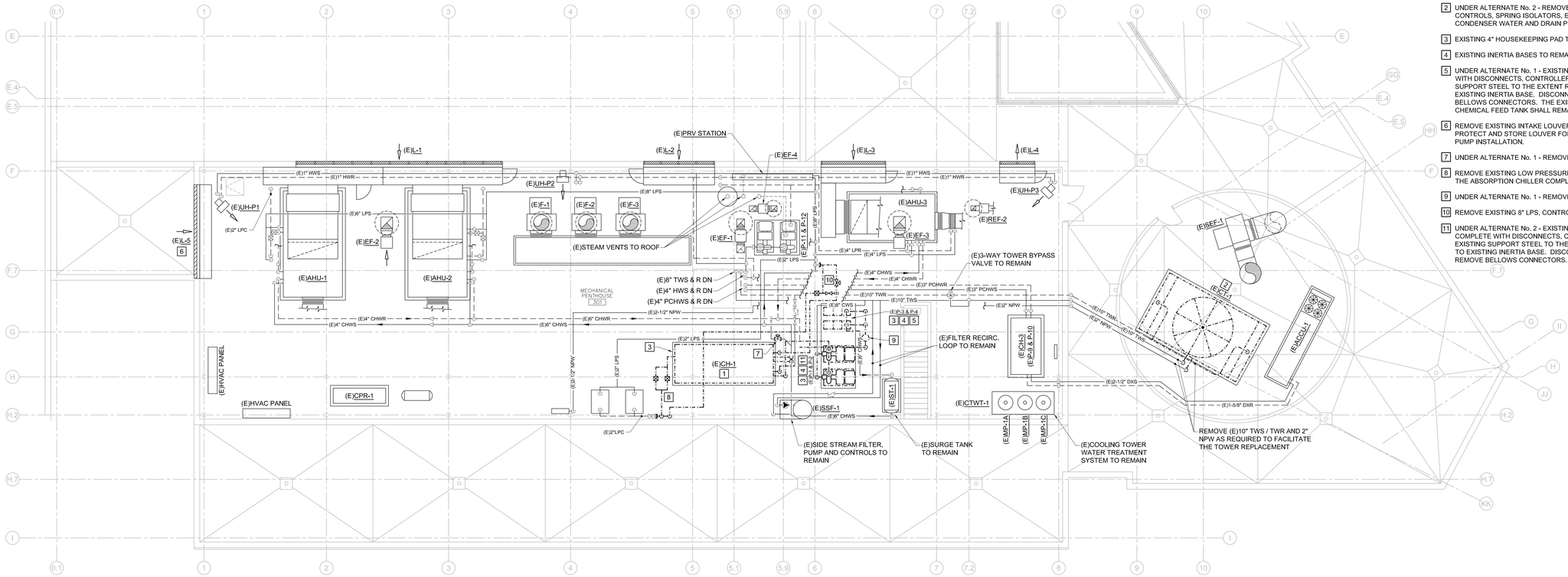
Date: -
Drawn By: MKS
Checked By: JLF
Project Mgr: JLF
Project No: 2561-22715
Cad File:
Graphic Scale: 0 1"

STRUCTURAL PLANS AND DETAILS

UNIVERSITY OF MAINE
BARROWS HALL CHILLER REPLACEMENT
ORONO, MAINE

S-2

ISSUED FOR CONSTRUCTION ~ 13 JANUARY, 2026

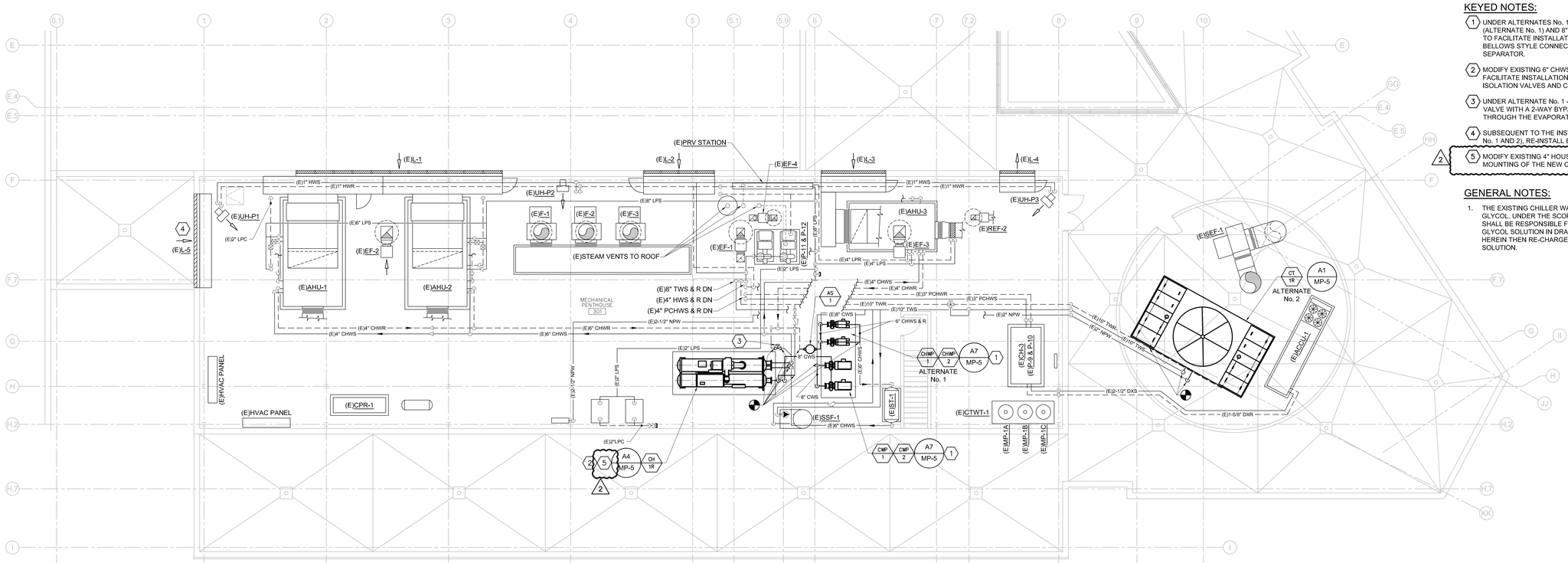


DEMOLITION KEYED NOTES:

1. REMOVE EXISTING CHILLER COMPLETE WITH CONTROLS.
2. UNDER ALTERNATE No. 2 - REMOVE EXISTING COOLING TOWER COMPLETE WITH CONTROLS, SPRING ISOLATORS, ETC. DISCONNECT EXISTING MAKE-UP WATER, CONDENSER WATER AND DRAIN PIPING. EXISTING DUNNAGE TO REMAIN.
3. EXISTING 4" HOUSEKEEPING PAD TO REMAIN.
4. EXISTING INERTIA BASES TO REMAIN.
5. UNDER ALTERNATE No. 1 - EXISTING CHILLED WATER PUMPS TO BE REMOVED COMPLETE WITH DISCONNECTS, CONTROLLERS AND SUCTION DIFFUSERS. REMOVE EXISTING SUPPORT STEEL TO THE EXTENT REQUIRED FOR MOUNTING THE NEW PUMPS TO EXISTING INERTIA BASE. DISCONNECT EXISTING CHILLED WATER PIPING AND REMOVE BELLOWS CONNECTORS. THE EXISTING CHILLED WATER EXPANSION TANK AND CHEMICAL FEED TANK SHALL REMAIN.
6. REMOVE EXISTING INTAKE LOUVER FOR RIGGING ACCESS TO THE MECHANICAL ROOM. PROTECT AND STORE LOUVER FOR RE-INSTALLATION SUBSEQUENT TO CHILLER AND PUMP INSTALLATION.
7. UNDER ALTERNATE No. 1 - REMOVE EXISTING BYPASS VALVE COMPLETE.
8. REMOVE EXISTING LOW PRESSURE CONDENSATE PIPING AND TRAPS ASSOCIATED WITH THE ABSORPTION CHILLER COMPLETE. CAP AT MAINS.
9. UNDER ALTERNATE No. 1 - REMOVE EXISTING AIR SEPARATOR COMPLETE.
10. REMOVE EXISTING 8" LPS, CONTROL VALVE AND BYPASS COMPLETE. CAP AT MAIN.
11. UNDER ALTERNATE No. 2 - EXISTING CONDENSER WATER PUMPS TO BE REMOVED COMPLETE WITH DISCONNECTS, CONTROLLERS AND SUCTION DIFFUSERS. REMOVE EXISTING SUPPORT STEEL TO THE EXTENT REQUIRED FOR MOUNTING THE NEW PUMPS TO EXISTING INERTIA BASE. DISCONNECT EXISTING CONDENSER WATER PIPING AND REMOVE BELLOWS CONNECTORS.

E1 — MECHANICAL DEMOLITION PART PLAN

1/8" = 1'-0"



KEYED NOTES:

1. UNDER ALTERNATES No. 1 AND 2 - REVISE EXISTING 6" CHWS / R PIPING (ALTERNATE No. 1) AND 8" CWS / R PIPING (ALTERNATE No. 2) AS REQUIRED TO FACILITATE INSTALLATION OF NEW PUMPS, SUCTION DIFFUSERS, BELLOWS STYLE CONNECTORS, STRAINERS, CHECK VALVES AND AIR SEPARATOR.
2. MODIFY EXISTING 6" CHWS / R AND 8" CWS / R PIPING AS REQUIRED TO FACILITATE INSTALLATION OF NEW CHILLER, FLEXIBLE CONNECTORS, ISOLATION VALVES AND CONTROL VALVES.
3. UNDER ALTERNATE No. 1 - REPLACE EXISTING CHILLED WATER BYPASS VALVE WITH A 2-WAY BYPASS VALVE SIZED TO PROVIDE MINIMUM FLOW THROUGH THE EVAPORATOR BARREL (320gpm).
4. SUBSEQUENT TO THE INSTALLATION OF CHILLER AND PUMPS (ALTERNATES No. 1 AND 2), RE-INSTALL EXISTING LOUVER WEATHER TIGHT.
5. MODIFY EXISTING 4" HOUSEKEEPING PAD AS REQUIRED TO FACILITATE THE MOUNTING OF THE NEW CHILLER - SEE DETAIL A4, SHEET MP-5.

GENERAL NOTES:

1. THE EXISTING CHILLER WATER SYSTEM CONTAINS 37% PROPYLENE GLYCOL. UNDER THE SCOPE OF THIS PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER RECOVERY & STORAGE OF GLYCOL SOLUTION IN DRAINING THE SYSTEM TO PERFORM THE WORK HEREIN THEN RE-CHARGE THE SYSTEM TO RESTORE THE 37% SOLUTION.

A1 — MECHANICAL PART PLAN

1/8" = 1'-0"

160 Veranda Street
Portland, Maine 04103
P: 207.221.2260
F: 207.221.2266

Allied Engineering
A Salas O'Brien Company

STATE OF MAINE — ANTHONY S. DAVIS No. 8834 — LICENSED PROFESSIONAL ENGINEER

REVISIONS

NUMBER	DATE	BY	DESCRIPTION
2	03-23-2026	AEI	ADDENDUM No. 2
1	03-19-2026	AEI	ADDENDUM No. 1

Date: 10-13-2026
Drawn By: REW
Checked By: ASD
Project Mgr: ASD
Project No: 2 561-22715
Cad File: 2561-22715M.DWG
Graphic Scale: 0 1"

MECHANICAL AND MECHANICAL DEMOLITION PLANS

UNIVERSITY OF MAINE
BARROWS HALL CHILLER REPLACEMENT
ORONO, MAINE

MP-1

ISSUED FOR CONSTRUCTION ~ 13 JANUARY, 2026

AIR SEPARATION / EXPANSION TANK SCHEDULE - ALTERNATE No. 1

SYSTEM	PRIMARY HEATING	
AIR-DIRT SEPARATOR	AS-1	
MANUFACTURER	SPIROTHERM	
MODEL	VDT800FAM	
TYPE	AIR, DIRT, MAGNET	
INLET/OUTLET	6"	
BLADDER-TYPE EXPANSION TANK	EXISTING TO REMAIN	

COOLING TOWER SCHEDULE - ALTERNATE No. 2

TAG	CT-1
LOCATION	ROOF
MANUFACTURER	BAC
MODEL	XES3E-1222-07M
TOWER FLOW RATE	1,340
HOT WATER TEMP	95
COLD WATER TEMP	85
WET BULB TEMP	78
MOTOR HP	20
MOTOR RPM	
MOTOR EFFICIENCY	PREMIUM
MOTOR DUTY	VFD
MOTOR CONFIG	DIRECT DRIVE/ENDURADRIVE
BASIN HEATER KW	2@1KW
ELECTRICAL	480/3
LENGTH	21' 6 1/2"
WIDTH	11' 9 3/4"
HEIGHT - LESS FAN GUARD & RAILS	11' 9"
SHIPPING WEIGHT, LBS	12,343
OPERATING WEIGHT, LBS	24,623

WATER COOLED CHILLER SCHEDULE

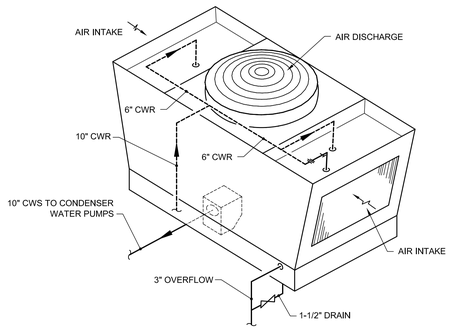
GENERAL	UNIT	CH-1R
	STATUS	NEW
	TYPE	CENTRIFUGAL
	MANUFACTURER	YORK
	MODEL	YMC2-S1055BAS
	TONS	300
	RIGGING WEIGHT	14,207 LBS
	REFRIGERANT TYPE	R-513A
	REFRIGERANT CHARGE	894 LBS
	KW/TON	0.635
	IPLV, KW/TON	0.3855
EVAPORATOR	GPM	650
	PASSES	2
	ENT WATER TEMP °F	56.0
	LVG WATER TEMP °F	44.0
	MAX PD, FT-H20	25.5
	FOULING FACTOR	0.0001
CONDENSER	GPM	860
	PASSES	2
	ENT WATER TEMP °F	85.0
	LVG WATER TEMP °F	95.0
	MAX PD, FT-H20	18.6
	FOULING FACTOR	0.00025
ELECTRICAL	DISC. SW. FURN BY.	CHILLER MFR.
	STARTER TYPE	VFD - UNIT MOUNTED
	V-PH-HZ	480-3-60
	CHILLER INPUT POWER, KW	190.4
	MOTOR RLA	525
	MOTOR OLTA	546
	CHILLER RLA	250
	CHILLER INRUSH AMPS	250
	MAX CIRCUIT BREAK	500
	MCA	313

NOTES:
1. THE CHILLER SHALL INCLUDE ALL REQUIRED ACCESSORIES AND CONTROLS FOR FUTURE OPERATION IN A LOW TEMPERATURE BRINE/PROPYLENE GLYCOL APPLICATION. IT IS ANTICIPATED THAT THE FUTURE SYSTEM WILL BE REQUIRED TO PROVIDE 20-22 DEG F CHILLED WATER FOR AN ICE STORAGE SYSTEM. OPTIONS SHALL INCLUDE BUT NOT BE LIMITED TO ADDITIONAL EVAPORATOR BARREL INSULATION, REVISED HEAD PRESSURE CONTROLS FOR "SMART FREEZE" LOW TEMPERATURE OPERATION, AND FREEZE PROTECTION CONTROLS FOR THE CONDENSER BARREL
2. PERFORMANCE SCHEDULED HEREIN IS BASED UPON 37% PROPYLENE GLYCOL.

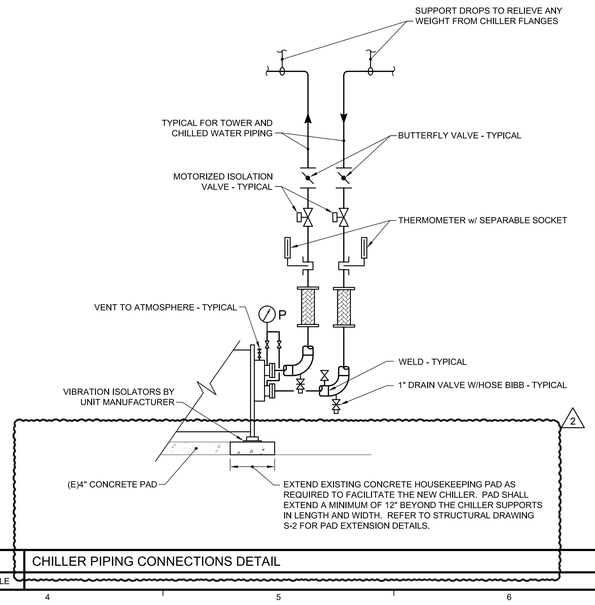
HYDRONIC PUMP SCHEDULE

TAG	SYSTEM	MFR.	MODEL	SUCT X DISCH	TYPE	PUMPED FLUID	PERFORMANCE				ELECTRICAL				ELECTRICAL COORDINATION				NOTES
							GPM	HEAD	RPM	NPSH	BHP	NOL HP	MOTOR HP	VOLTS/PH (60 Hz.)	STARTER TYPE	STARTER FURN. BY	BOTH PUMPS RUN?	DISC. SWITCH FURN BY	
CHWP-1	CHILLED WATER	GRUNDFOS	NBSE 040-095-4P	5 X 4	INTEGRAL VARIABLE SPEED	37% PG	650	75	1,697	9.89	14.7		20	460/3	INTEGRAL	------	NO, LEAD-LAG	DIV 26	1, 2
CHWP-1	CHILLED WATER	GRUNDFOS	NBSE 040-095-4P	5 X 4	INTEGRAL VARIABLE SPEED	37% PG	650	75	1,697	9.89	14.7		20	460/3	INTEGRAL	------	NO, LEAD-LAG	DIV 26	1, 2
CWP-1	CHILLED WATER	GRUNDFOS	NBSE 050-110-4P	6 X 5	INTEGRAL VARIABLE SPEED	WATER	860	75	1,635	9.9	20.3		25	460/3	INTEGRAL	------	NO, LEAD-LAG	DIV 26	1, 3
CWP-1	CHILLED WATER	GRUNDFOS	NBSE 050-110-4P	6 X 5	INTEGRAL VARIABLE SPEED	WATER	860	75	1,635	9.9	20.3		25	460/3	INTEGRAL	------	NO, LEAD-LAG	DIV 26	1, 3

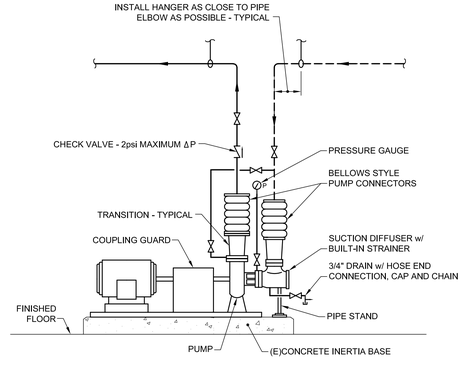
NOTES:
1. PROVIDE VARIABLE FLOW MODE.
2. PUMP SHALL BE FURNISHED AND INSTALLED UNDER ALTERNATE No. 1.
3. PUMP SHALL BE FURNISHED AND INSTALLED UNDER ALTERNATE No. 2.



A1	SINGLE CELL COOLING TOWER PIPING CONNECTIONS DETAIL - ALTERNATE No. 2
NOT TO SCALE	



A4	CHILLER PIPING CONNECTIONS DETAIL
NOT TO SCALE	



A7	BASE MOUNTED END SUCTION PUMP DETAIL - ALTERNATE No. 1 AND No. 2
NOT TO SCALE	

D1	MECHANICAL SCHEDULES
NONE	

160 Veranda Street
Portland, Maine 04103
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REVISIONS

NUMBER	DATE	BY	DESCRIPTION
1	03-19-2026	AEI	ADDENDUM No. 1
2	03-23-2026	AEI	ADDENDUM No. 2

Date: 10-13-2026
Drawn By: REW
Checked By: ASD
Project Mgr: ASD
Project No: 2.561-22715
Cad File: 2561-22715M.DWG
Graphic Scale: 0 1"

MECHANICAL DETAILS AND SCHEDULES

UNIVERSITY OF MAINE
BARROWS HALL CHILLER REPLACEMENT
ORONO, MAINE

MP-5

ISSUED FOR CONSTRUCTION ~ 13 JANUARY, 2026

END OF ADDENDUM 02