

***ADDENDUM 02***

***UPTON HASTINGS BATHROOM RENOVATION  
University of Southern Maine***

*Date: April 24, 2026*

*To: Prospective Bidders*

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

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*This Addendum forms a part of the Contract Documents and modifies the original Bid Documents and Specifications dated March 31, 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*
- *Revised Specifications*
- *Revised Drawings AD101 and AE101*
- *Project Pre-Con Meeting Sign-In Sheets (Attachment)*

***QUESTIONS with RESPONSE:***

*Will a construction trailer and temp fencing be required for these projects?*  
Temporary fencing will not be required. Construction trailer is optional.

*Will temporary restrooms be required for this project?*  
Yes, temporary restrooms will be required.

*Will the contractor be charged for any use of onsite power/water?*  
No, the contractor will not be charged for use of onsite power and water.

*End date is shown as 8/21/26 with liquidated damages assigned, when is the proposed start date?*  
Start date (May 18, 2026) is listed in Summary of Work 01 11 00. See revised specifications for new end date.

*Will the contractor be required to acquire personnel badges or parking passes? If so, what are the fees involved?*

Badges are not required. See <https://customerportal.parkengage.com/usm> for contractor/vendor parking permit information and fees.

*Will this project use prevailing wages?*

See Specifications 00 73 46 Wage Determination.

*Will the contractor carry builder's risk insurance?*

See Specification 00 73 16 Insurance and Bonds.

**REVISED SPECIFICATIONS:**

Bid Form 00 41 13: Replace Bid Form 00 41 13 with new Bid Form 00 41 13.

**CHANGE** substantial completion date from "August 21, 2026" to "August 12, 2026."

Summary of Work 01 11 00: Replace Summary of Work 01 11 00 with new Summary of Work 01 11 00.

**CHANGE** substantial completion date from "August 21, 2026" to "August 12, 2026."

Work Restrictions 01 14 00: Replace Work Restrictions 01 14 00 with new Work Restrictions 01 14 00.

Section 1.01, F, 1, b, i: **CHANGE** "Upton-Hastings will be occupied from 7/11/26 through 7/30/26. Two bathrooms per floor must remain operational during partial occupancy." to "Upton-Hastings will be occupied from 7/11/26 through 7/30/26. Two floors must remain operational during partial occupancy. One floor at a time will be taken offline for construction. This will allow for construction activity to have access to the freight elevator, utilize one dumpster location, and seal off the construction zone at stair tower doors and passenger elevator opening."

**ADD** Section 1.01, "G, Site Plan: See attachment "01 14 00 Work Restrictions Site Plan" for parking information, laydown area, and dumpster/trash chute locations."

**REVISED DRAWINGS:**

AD101 HASTINGS HALL CORE BATHROOM PART PLANS, ELEVATIONS, AND DETAILS:

**ADD** Keynote 5 for ceiling texture abatement (Bathroom 277 only) and add dimensions to reflected ceiling plan.

AE101 HASTINGS HALL CORE BATHROOM PART PLANS, ELEVATIONS, AND DETAILS:

**ADD** Keynote 5 for ceiling paint (Bathroom 277 only) and add dimensions to reflected ceiling plan.

*END OF ADDENDUM 02*

SECTION 00 41 13  
BID FORM – SHORT FORM

BIDDER: \_\_\_\_\_  
Physical/Street Address \_\_\_\_\_  
City, State ZIP \_\_\_\_\_

University of Maine System  
Office of Facilities Management  
5765 Service Building  
Orono ME 04469-5765

Having carefully examined the form of contract, general conditions and plans and specifications contained therein for Upton Hastings Bathroom Renovation, as well as the premises and conditions affecting the work, we the undersigned propose to furnish all labor, equipment, and materials necessary for and reasonably incidental to the construction and completion of this contract for the sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_).

This proposal includes the cost of 100% Performance Bond plus 100% Payment Bond.

The receipt of the following addenda to plans and specifications is hereby acknowledged:

ADDENDUM # \_\_\_\_\_ DATED \_\_\_\_\_ ADDENDUM # \_\_\_\_\_ DATED \_\_\_\_\_  
ADDENDUM # \_\_\_\_\_ DATED \_\_\_\_\_ ADDENDUM # \_\_\_\_\_ DATED \_\_\_\_\_

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 Bid. 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.

The undersigned agrees, if this Bid 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, Sunday or holiday, 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.

The undersigned agrees, if awarded the Contract, to substantially complete the work on or before August 12, 2026. The undersigned also agrees, if awarded the Contract, that no more than 80% of the contract amount will be sublet to other contractors.

Signed (by individual authorized to sign contract) \_\_\_\_\_

By (printed name & title) \_\_\_\_\_ Phone \_\_\_\_\_

PO Box (if applicable) \_\_\_\_\_ Email \_\_\_\_\_

NOTE: If bidder is a corporation, write State of Incorporation, and if a partnership, give full names of all partners.

END OF SECTION 00 41 13

SECTION 01 11 00  
SUMMARY OF WORK

**PART 1 GENERAL**

1.01 SUMMARY

- A. The project consists of replacement of shower partitions and related work in twelve existing group shower rooms in Upton Hastings Hall. This project will remove and replace existing ceiling hung shower partitions with taller floor hung shower partitions to create increased visual privacy between stalls. Shower lighting, sprinkler piping, and mechanical ventilation will be modified. Reconstructing the soffit above the shower and changing stalls is required to accommodate the revised mechanical and sprinkler layout. Existing floor tile, wall tile, and plumbing fixtures are intended to remain. Selective demolition and testing have determined that hazardous material abatement is required prior to renovation activities.

Construction Start Date: May 18, 2026

Substantial completion date: **August 12, 2026**

END OF SECTION 01 11 00

SECTION 01 14 00  
WORK RESTRICTIONS

**PART 1 GENERAL**

1.01 PROJECT CONDITIONS

A. Tobacco Free Campus Policy: On January 1, 2011 the University System adopted a tobacco free campus policy. As of January 1, 2012 compliance with the tobacco free campus policy became mandatory. This paragraph serves as notification to Contractor of the policy and provides the parameters of compliance enforcement. Contractor shall be responsible for notifying its workers and subcontractors regarding the policy and for enforcement of the policy with same. Noncompliance will be managed as follows:

1. First offense – notify Contractor to remind employee and/or subcontractor of policy.
2. Second offense – contractor/subcontractor employee removed from campus for the remainder of the Work.

Additional information regarding the tobacco free campus policy is located at:  
<http://umaine.edu/tobaccofree/>

B. Sexual Harassment will not be tolerated on the campuses of the University of Maine System.

C. Weapons and Ammunition are not permitted on the campuses of the University of Maine System.

D. Contractor will be required to provide a site-specific Safety Plan for the project.

E. Contractor parking will be limited to authorized areas defined by the University of Maine System Representative.

F. Work Sequence:

1. CONTRACTOR shall construct work in phases or stages to accommodate OWNER'S use and operation of the premises. The CONTRACTOR shall coordinate construction schedule, outages, and operations with OWNER.

a. Partial Owner Occupancy: OWNER reserves the right to occupy and operate within spaces and areas before Substantial Completion. The facility shall remain operational for the duration of the project. Work completed shall not interfere with the normal operations of the facility and the placement and operation of equipment and partial occupancy shall not constitute acceptance of the total Work.

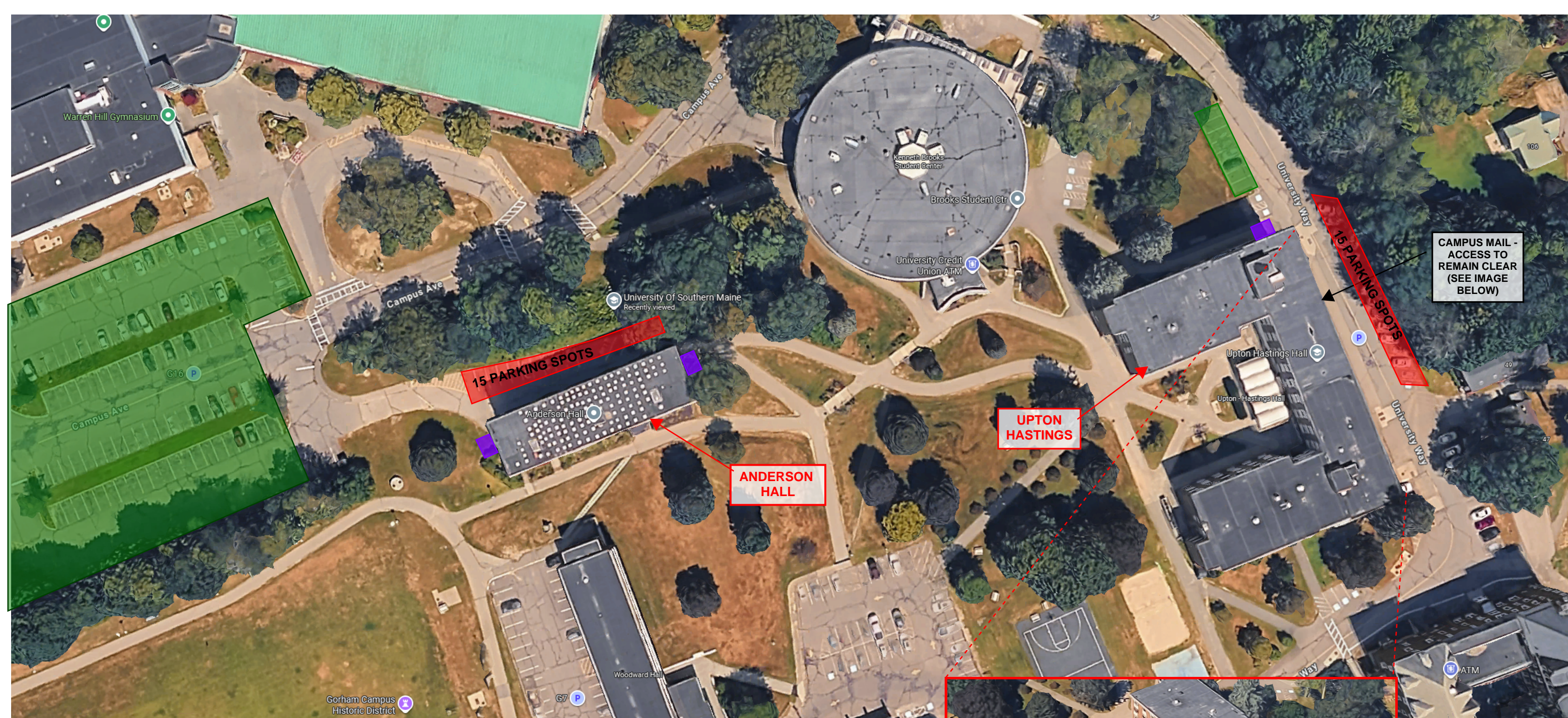
b. Occupancy Schedule: The following schedule shall be utilized to develop a phased construction schedule to be approved by OWNER.

i. Upton-Hastings will be occupied from 7/11/26 through 7/30/26. Two floors must remain operational during partial occupancy. One floor at a time will be taken offline for construction. This will allow for construction activity to have access to the freight elevator, utilize one dumpster location, and seal off the construction zone at stair tower doors and passenger elevator opening.

G. Site Plan: See attachment "01 14 00 Work Restrictions Site Plan" for parking information, laydown area, and dumpster/trash chute locations.

**PART 2 to 3 – Not Used**

END OF SECTION 01 14 00



**LEGEND**

- LAYDOWN AREA / PARKING
- DUMPSTER LOCATION WITH TRASH CHUTE
- ADDITIONAL PARKING (Vendor/Contractor Parking Permits: <https://customerportal.parkengage.com/usm>)



**USM ANDERSON HALL AND UPTON-HASTINGS SHOWER RENOVATIONS  
01 14 00 WORK RESTRICTIONS SITE PLAN**



**GENERAL NOTES** (THIS SHEET ONLY)

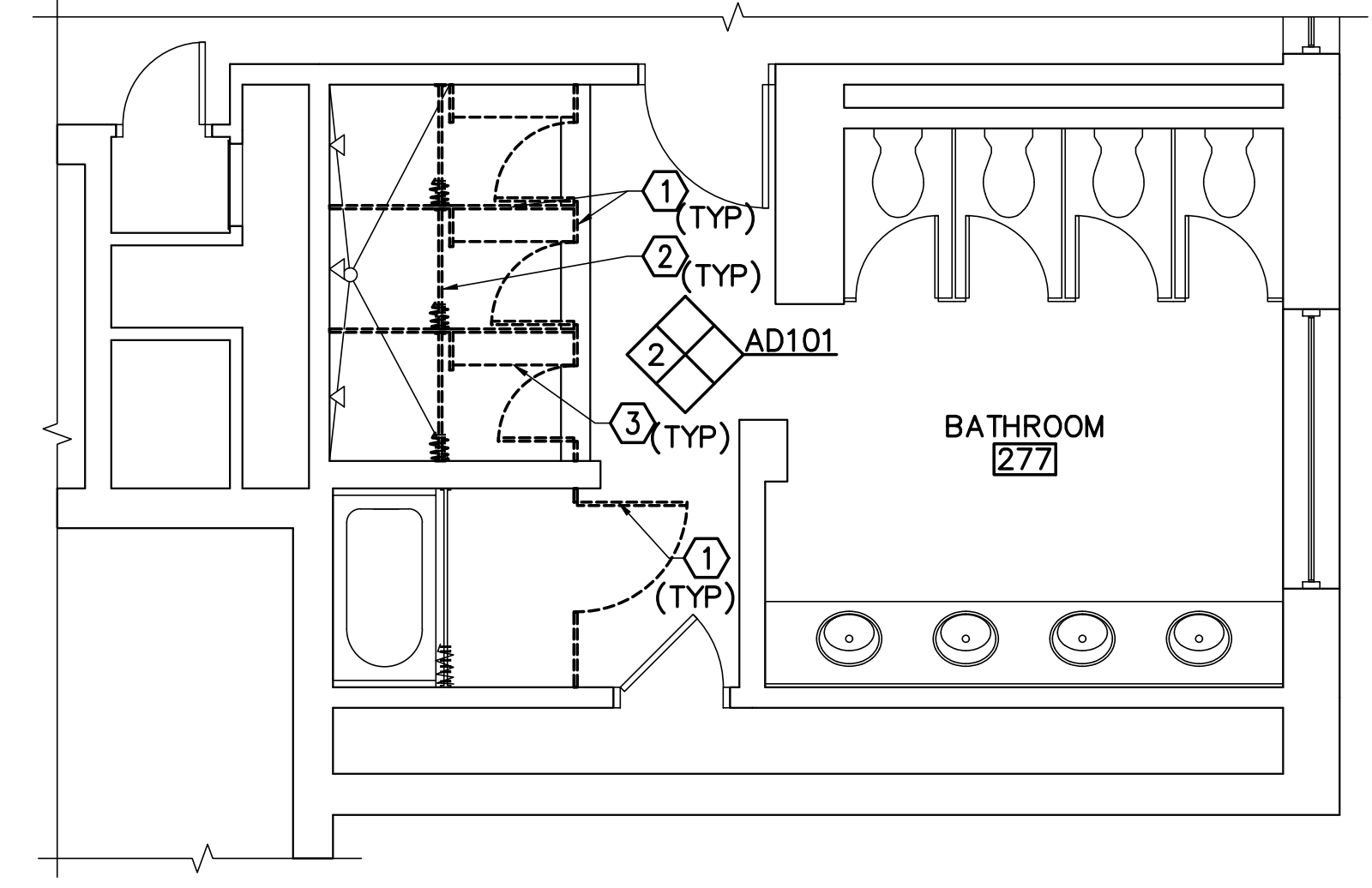
1. PROTECT EXISTING SYSTEMS AND SURFACES TO REMAIN.
2. IN AREAS WHERE CERAMIC TILE IS LEFT WITH HOLES BY THE REMOVALS OF PARTITION/BENCH/SHOWER ROD HARDWARE, REMOVE DAMAGED TILE AND REPLACE WITH CERAMIC TILE OF SAME SIZE IN CONTRASTING COLOR, GROUT. COLOR TO BE SELECTED.

**REMOVALS KEYNOTES** (THIS SHEET ONLY)

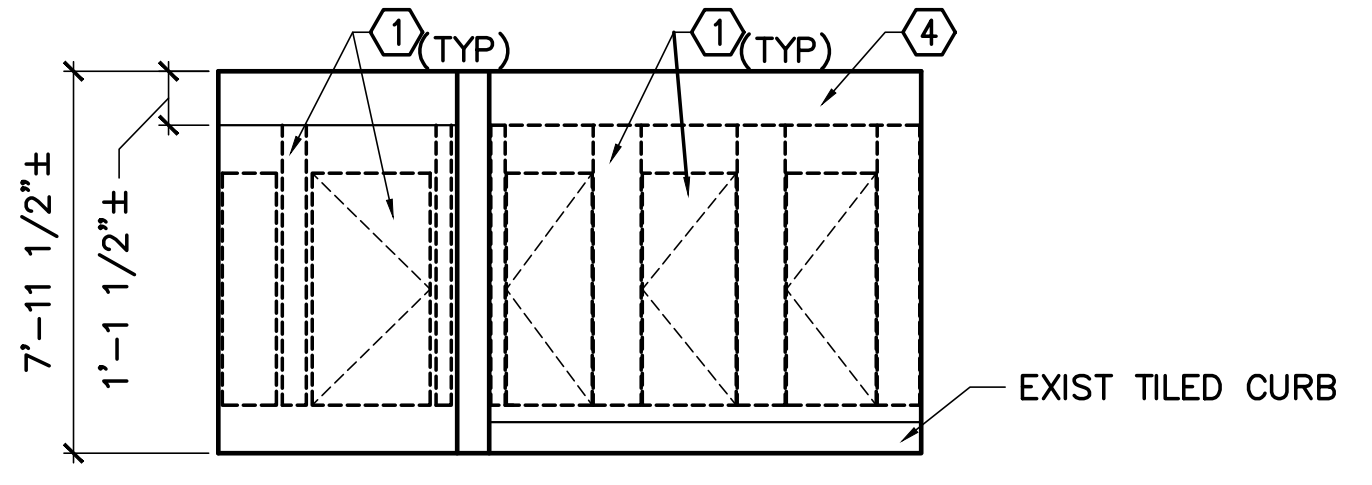
- ① REMOVE 1" PAINTED METAL ENCLOSURE (TYP).
- ② REMOVE CURTAIN RODS AND CURTAIN (TYP).
- ③ REMOVE 10" DEEP BENCH AND SUPPORT (TYP).
- ④ REMOVE PLASTER SOFFIT.
- ⑤ ABATE ASBESTOS CONTAINING PLASTER CEILING TEXTURE. SAND AND PREP FOR PAINT. (BATHROOM 277 ONLY)

**LEGEND**

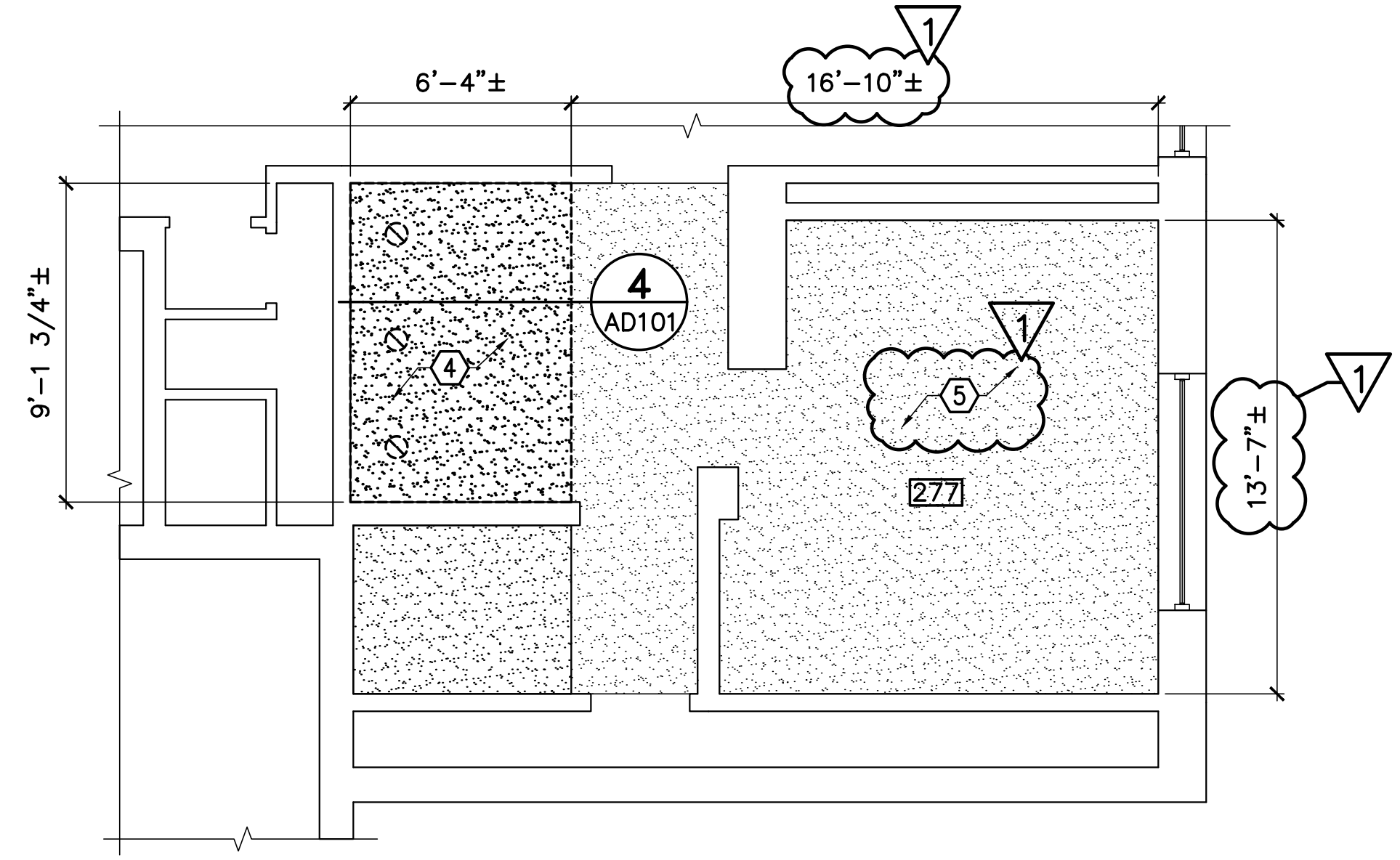
-  GYPSUM BOARD CEILING/SOFFIT
-  DOWN LIGHT



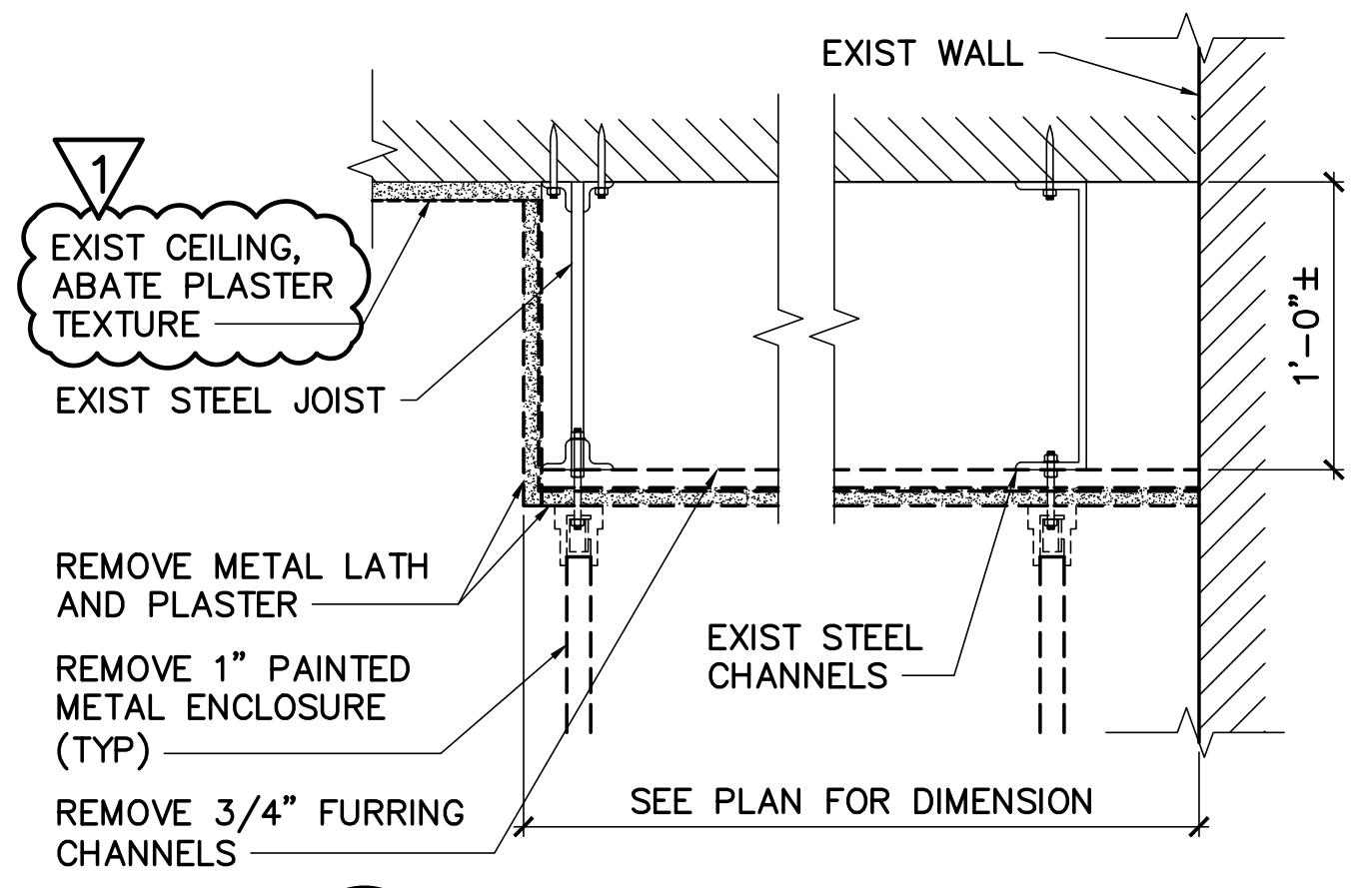
**1 HASTINGS HALL CORE BATHROOM 277 REMOVALS PART PLAN**  
AD101 SCALE: 1/4"=1'-0" (BATHROOMS 377, 476 SIM)



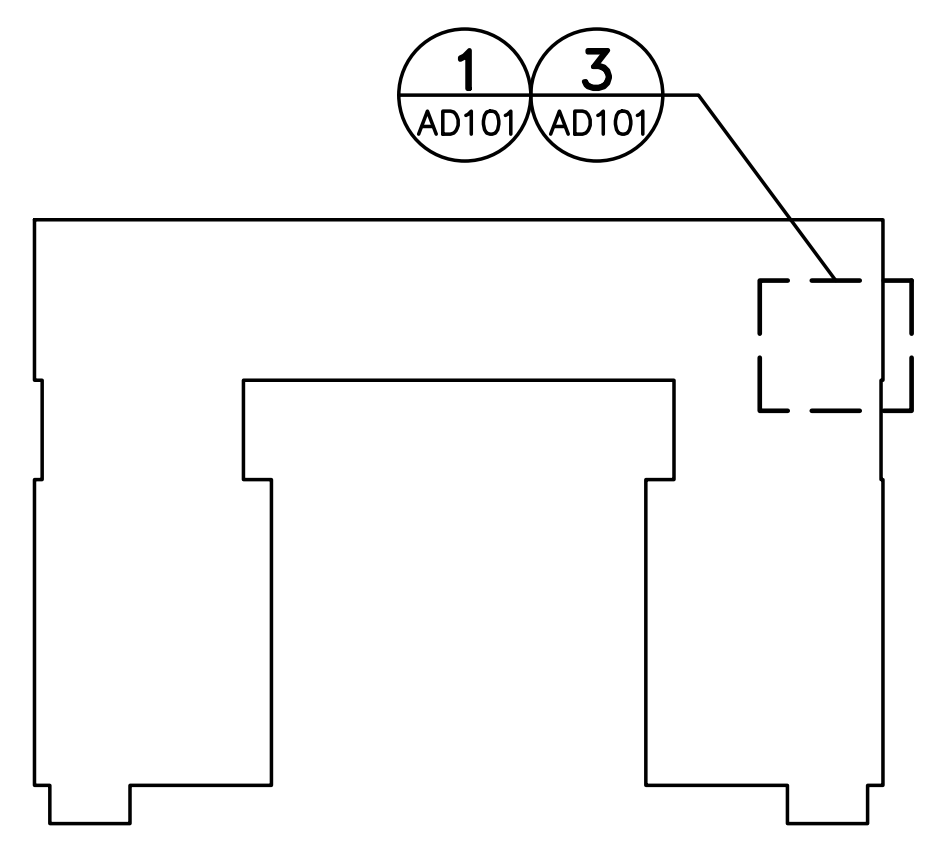
**2 HASTINGS HALL CORE BATHROOM 277 REMOVALS ELEVATION**  
AD101 SCALE: 1/4"=1'-0" (BATHROOMS 377, 476 SIM)



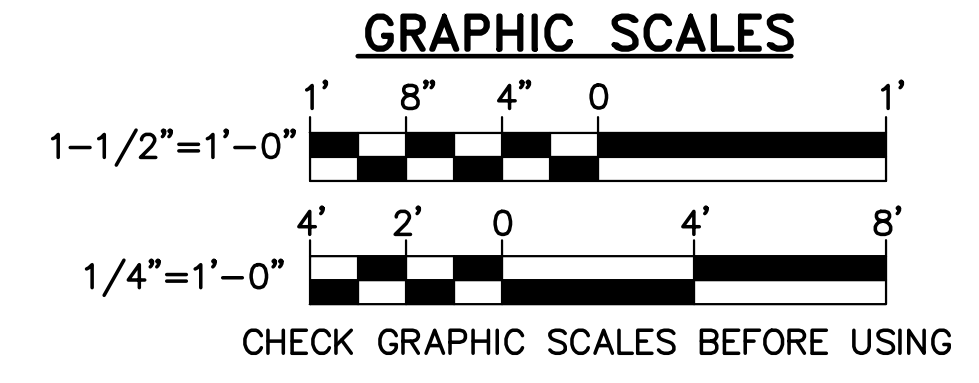
**3 HASTINGS HALL CORE BATHROOM 277 REMOVALS REFLECTED CEILING PART PLAN**  
AD101 SCALE: 1/4"=1'-0" (BATHROOMS 377, 476 SIM)



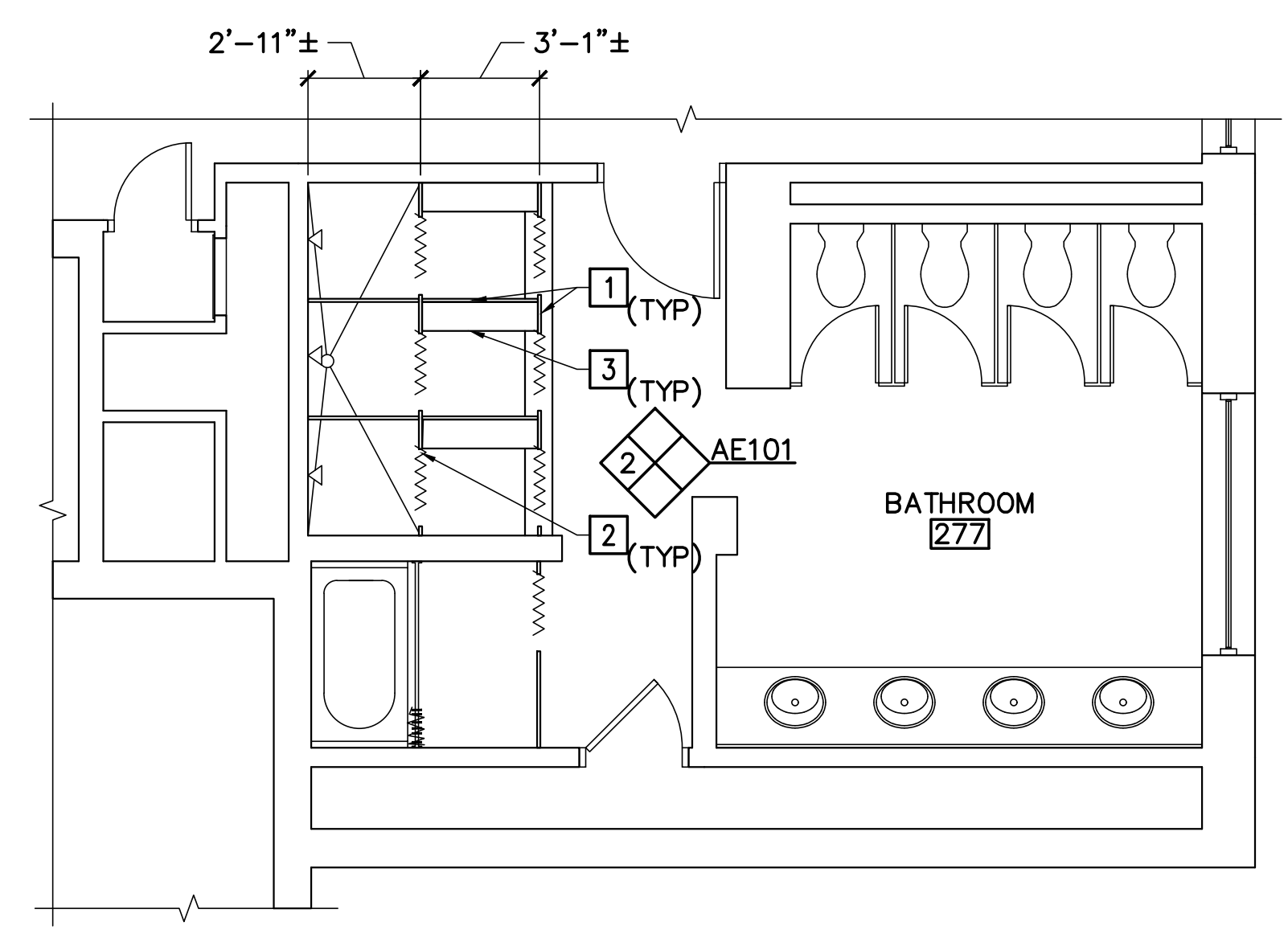
**4 SOFFIT REMOVAL DETAIL**  
AD101 SCALE: 1-1/2"=1'-0"



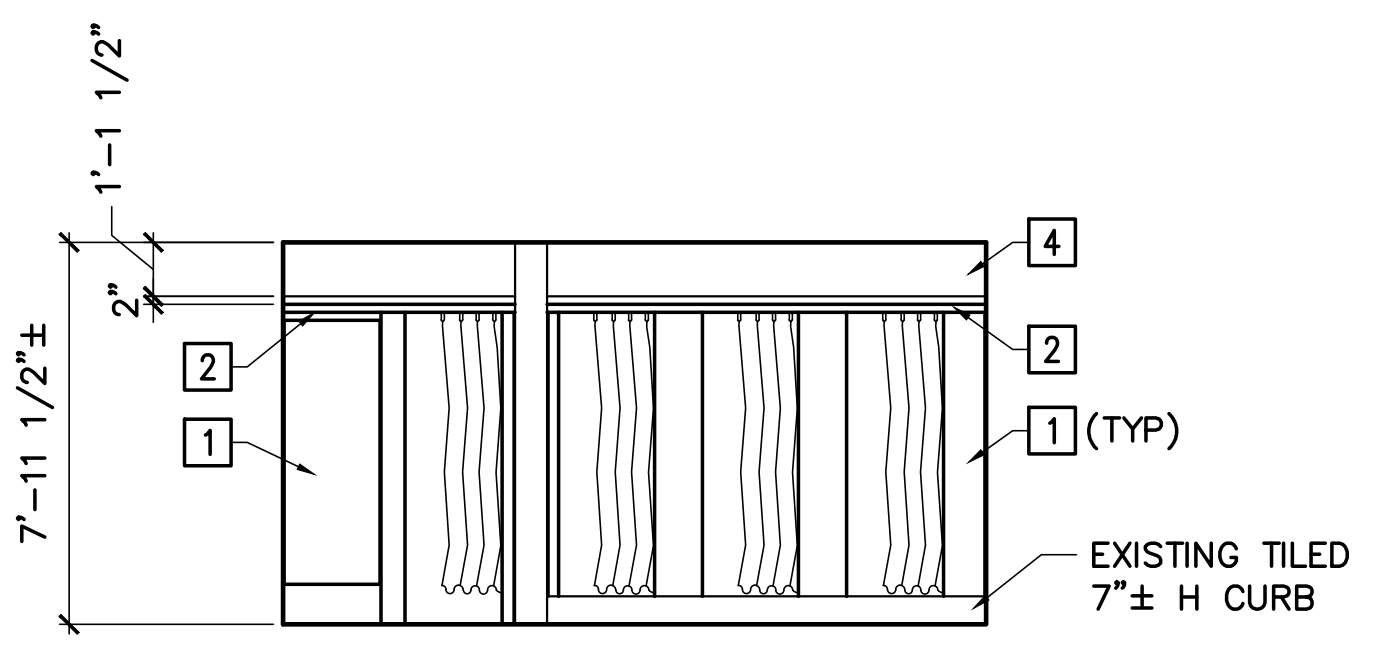
**KEY PLAN**  
PLAN NORTH



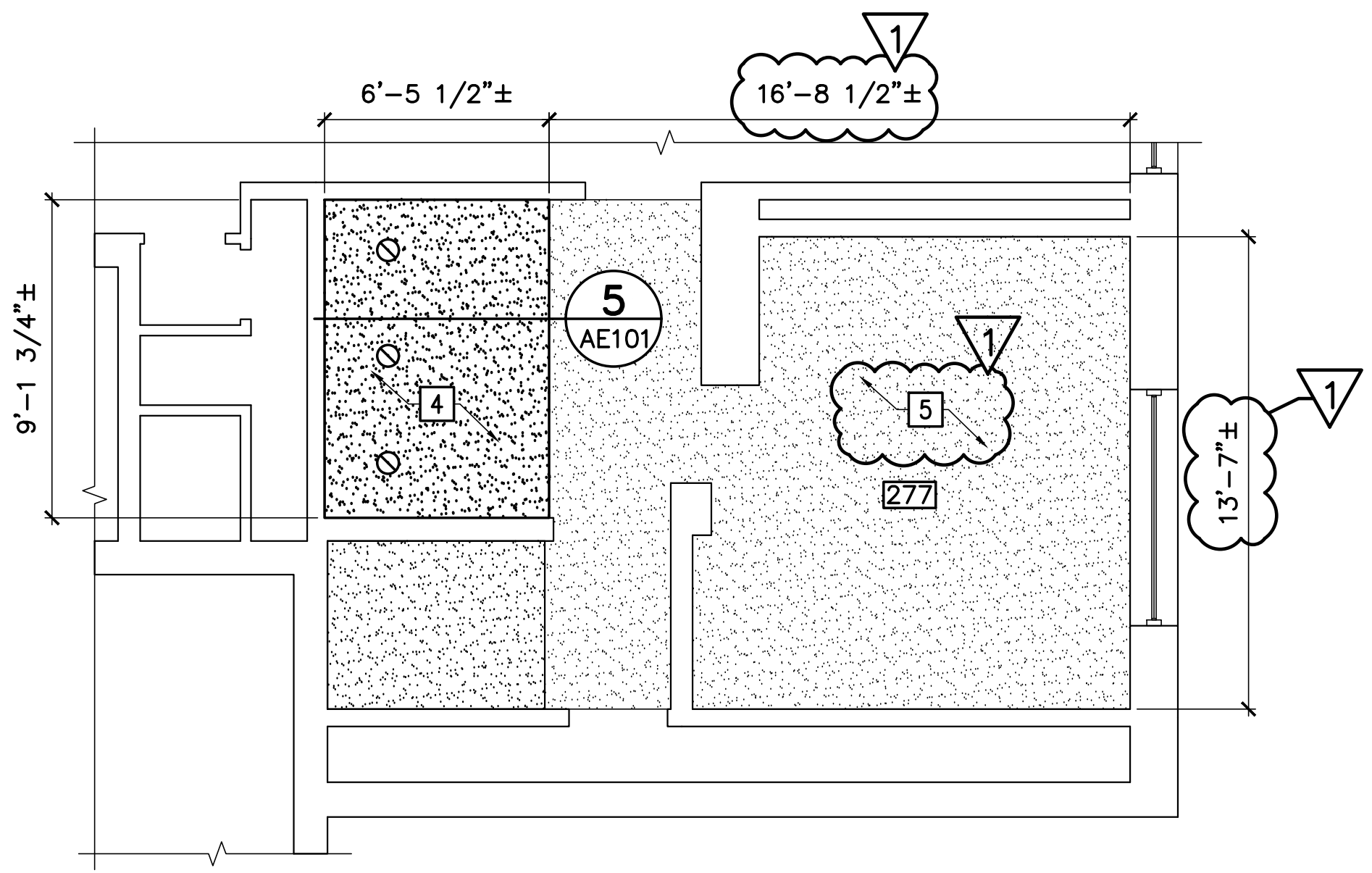
NO.	DATE	DESCRIPTION	BY
1	04/24/26	ADDENDUM_02	CET
REVISIONS			



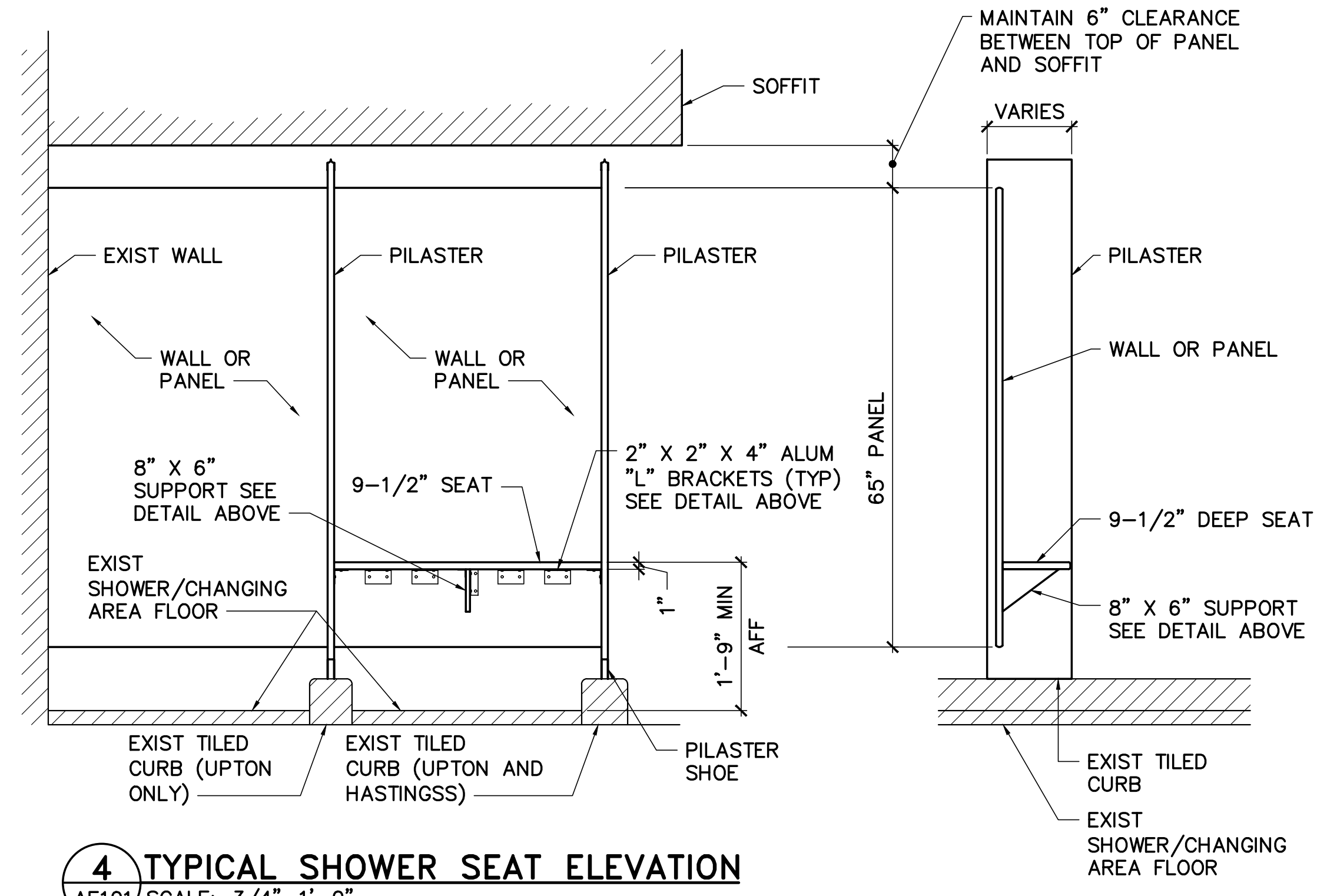
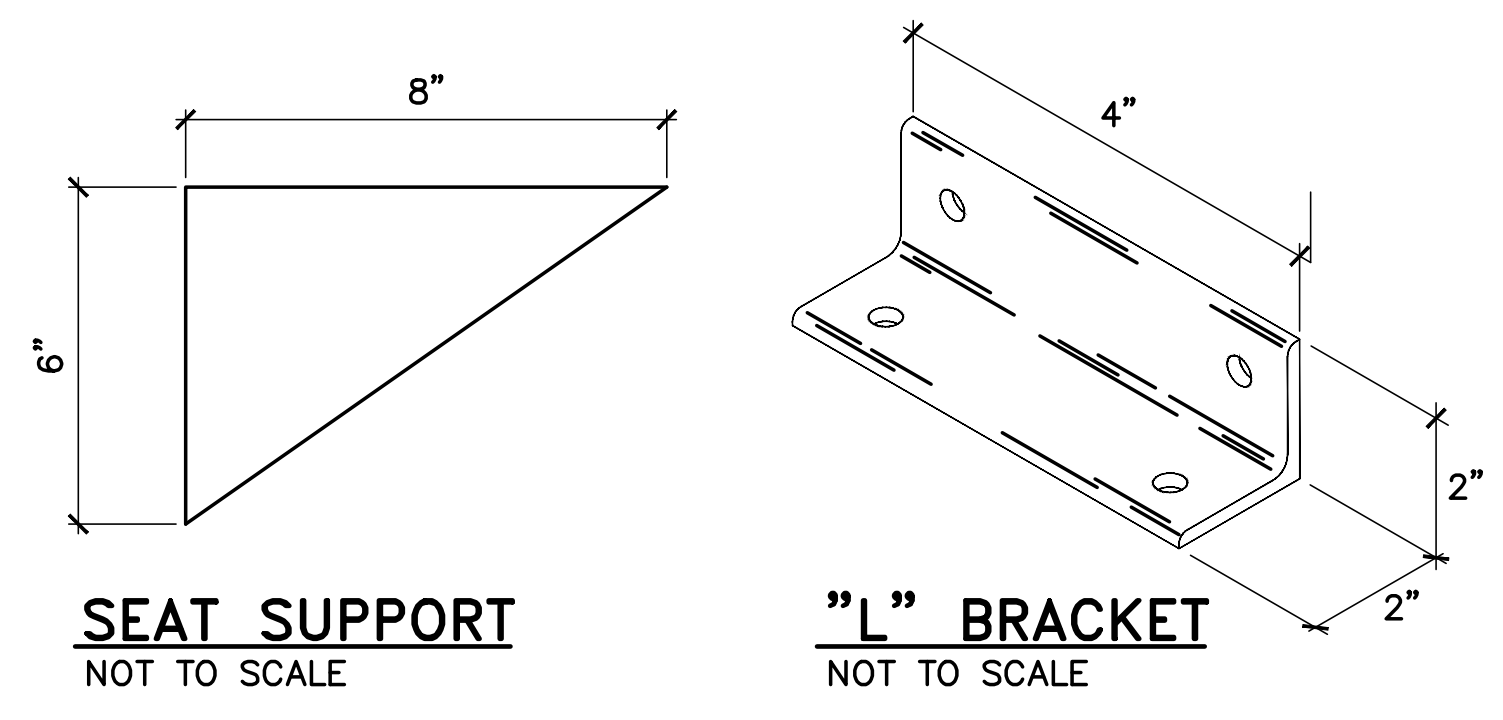
**1 HASTINGS HALL CORE BATHROOM 277 PART PLAN**  
AE101 SCALE: 1/4"=1'-0" (BATHROOMS 377, 476 SIM)



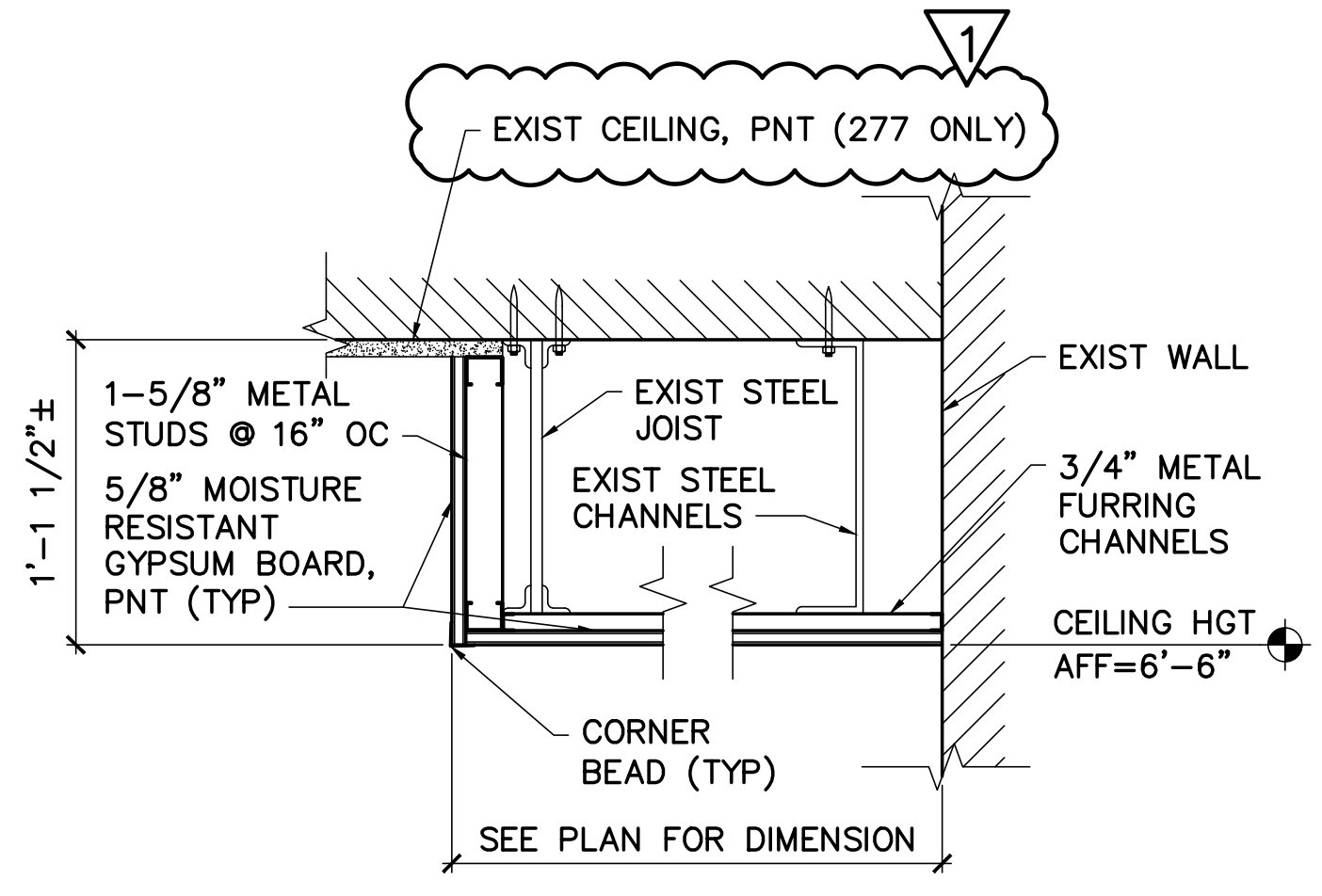
**2 HASTINGS HALL CORE BATHROOM 277 ELEVATION**  
AE101 SCALE: 1/4"=1'-0" (BATHROOMS 377, 476 SIM)



**3 HASTINGS HALL CORE BATHROOM 277 REFLECTED CEILING PART PLAN**  
AE101 SCALE: 1/4"=1'-0" (BATHROOMS 377, 476 SIM)



**4 TYPICAL SHOWER SEAT ELEVATION**  
AE101 SCALE: 3/4"=1'-0"



**5 SOFFIT DETAIL**  
AE101 SCALE: 1-1/2"=1'-0"

**GENERAL NOTES** (THIS SHEET ONLY)

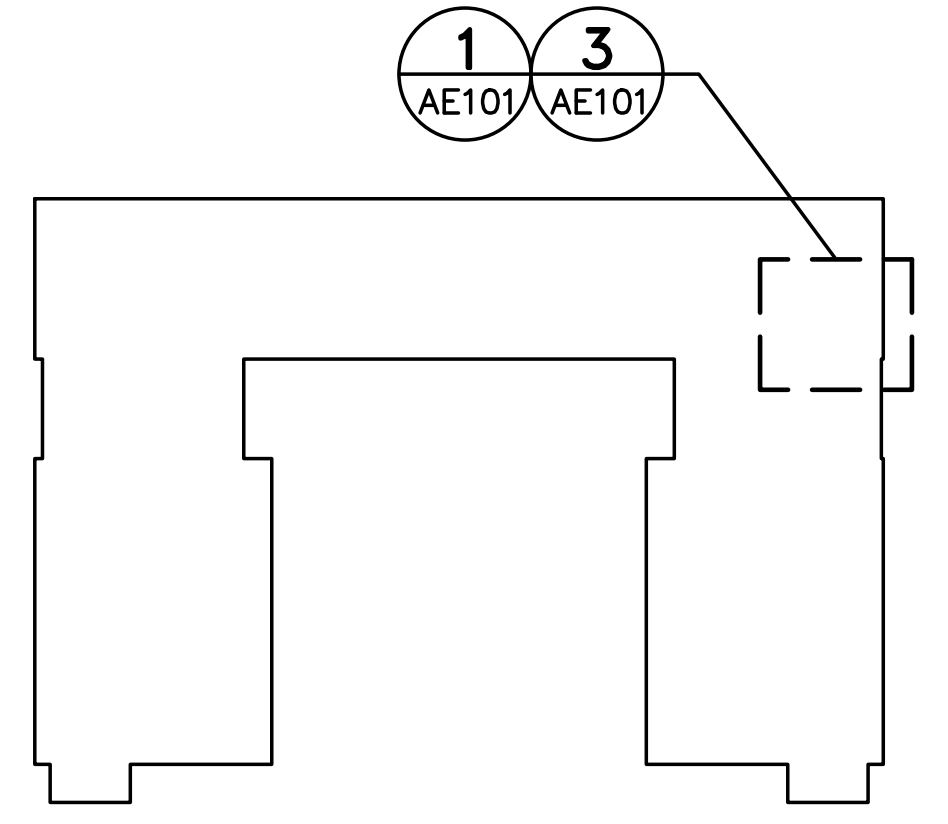
1. PROTECT EXISTING SYSTEMS AND SURFACES TO REMAIN.
2. IN AREAS WHERE CERAMIC TILE IS LEFT WITH HOLES BY THE REMOVALS OF PARTITION/BENCH/SHOWER ROD HARDWARE, REMOVE DAMAGED TILE AND REPLACE WITH CERAMIC TILE OF SAME SIZE IN CONTRASTING COLOR, GROUT. COLOR TO BE SELECTED.
3. PAINT NEW EXPOSED SPRINKLER PIPES TO MATCH EXISTING ADJACENT.

**KEYNOTES** (THIS SHEET ONLY)

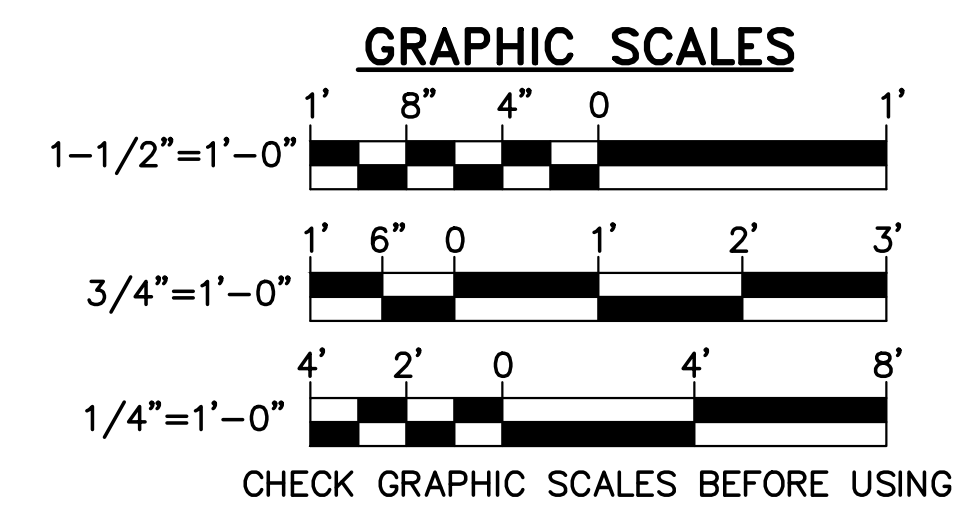
- 1 FLOOR MOUNTED OVERHEAD BRACED HDPE SHOWER PARTITION (TYP). RETAIN TOP OF PANELS 6" FROM BOTTOM OF SOFFIT.
- 2 HEADRAIL W/SHOWER CURTAIN (TYP).
- 3 PARTITION SUPPORTED BENCH (TYP). SEE DETAIL 4/AE101.
- 4 SOFFIT, PNT.
- 5 ABATED CEILING, PNT. (BATHROOM 277 ONLY)

**LEGEND**

- GYPSUM BOARD CEILING/SOFFIT
- DOWN LIGHT



**KEY PLAN**



NO.	DATE	DESCRIPTION	BY
1	04/24/26	ADDENDUM 02	CET
REVISIONS			



Project Title: Upton Hastings Hall Restroom Renovations (CPPM #2026-002)  
 Location: USM Gorham Campus  
 PM Contact: David Burrows

PS-Project Number: 6200315  
 PM Desk Number: \_\_\_\_\_  
 PM Cell Number: (207) 653-6124

Name	Organization / Dept	Tel No.	Email
Jim Roy	Great Falls Const	653-1782	jroy@greatfallsinc.com
MATT RAGUE	BENCHMARK	671-3422	krice@benchmarkconstruction.org
MAT DALE	CCB, INC	887-3250	MDALE@CCB-INC.COM
Joe Cimino	CM Cimino Inc	831-9541	jcimino@cmciminoinc.com
Doug Kus	Lakeside	341-5659	DKus@lakesideap.com
Sackson Swann	Doten's Construction	800-5783	Estimating@Dotens.com