

ADDENDUM NO. 1
TO
CITY OF AUBURN, MAINE
BID#2026-020
DATE: March 16, 2026

This addendum amends and /or supplements the bid documents as indicated below. Only these items alter the bid documents. Any verbal discussions or responses are hereby declared null and void. Please acknowledge this addendum on the Bid Proposal Form.

Q: What is the anticipated project completion date and project duration?

A: Construction is anticipated to begin late summer 2026 and be completed by January 2028.

Q: Are there any schematic or design development drawings to share? Is there a project narrative to review?

A: Attached you will find the floor plans for the building.

Q: How many site visits during construction prior to commissioning functional testing are desired? How many of those site visits are to be focused on building envelope and how many are on the other systems?

A: No Site visits needed – Architects to supervise, commissioners should review drawings.

Q: Is building envelope testing (blower door, air barrier pull tests, window water/air testing) to be carried by the commissioning provider? If so, what tests are desired and what quantity?

A: No.

Q: Is 100% functional testing of HVAC, plumbing, electrical, lighting, building controls required? If not, what sampling strategy or percentage is expected?

A: Yes, 100% in both normal power and emergency power operating modes.

Q: How many project meetings are the commissioning provider expected to attend?

A: It is anticipated that you will attend 3.

Q: The RFP requests a proposed timeline for completing the commissioning process from construction through post-construction services. Could the project team provide the anticipated design and construction schedule so that we may develop a realistic and coordinated timeline for the requested services?

A: Construction is anticipated to begin late summer of 2026 and be completed by January 2028.

Q: The RFP requests that Building Envelope and Thermal Insulation be included within the scope of work. Could you please clarify the specific services expected to satisfy the envelope commissioning requirements? For example, should the scope include design reviews, shop drawing reviews, mock-up reviews, witnessing of project-specified envelope testing, site visits during construction, blower door testing, or other related activities?

A: Please do not include envelope testing, blower door testing and related activities in your scope. It can be added as an alternate to the scope if you desire.

Q: The RFP requests functional testing for Plumbing and Electrical systems; however, the scope appears to be broad. Could you clarify which specific plumbing and electrical systems are expected to undergo functional testing as part of the commissioning process? This will help ensure the proposed scope and associated effort align with the project's expectations.

A: For Plumbing: indirect water heaters and, master mixing valves. For Electrical: life safety systems (egress lighting, exit signs, fire alarm systems, control/monitor modules, duct smoke detector operation, smoke/fire damper operation, kitchen hood shut down and alarm), Interior and exterior lighting performance (fc levels) and lighting controls (automatic and manual), power distribution system coordination, automatic power transfer, manual power transfer (connection to mobile generator), generator run and block loading, PV array (integration and proper shut down when normal power is lost), switched receptacle operation verification.

Q: How many design reviews will be required? Assume that review comments will be provided and review the comments with the design team.

A: DD and 90% CD

Q: Will an Engineering design review be required?

A: Yes, provide all the authored test scripts related to CX of this project to the EOR for review.

Q: Will 100% of equipment be tested?

A: Yes, again when running on both normal power and emergency power.

Q: Will the project seek LEED or Phius certification?

A: No.

Q: Will emergency lighting and mechanical systems be included (emergency generator)?

A: Yes, once again 100% system testing when running on normal power as well as on emergency power. Testing of life safety egress lighting and exit signs as well (lock out generator starting for this test).

Q: The RFP describes a public safety complex of approximate size 53,000 sf but on page 4 describes two additional buildings: police practical training building and a fire training building. Should we include all types of commissioning on these buildings: HVAC, plumbing and electrical, lighting and building controls, fire protection, building envelope?

A: These two small additional buildings will not require commissioning.

NOTE: ARCHITECTURAL 100'-0" IS
EQUAL TO 225.5 ON CIVIL DRAWINGS

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100% Design Development

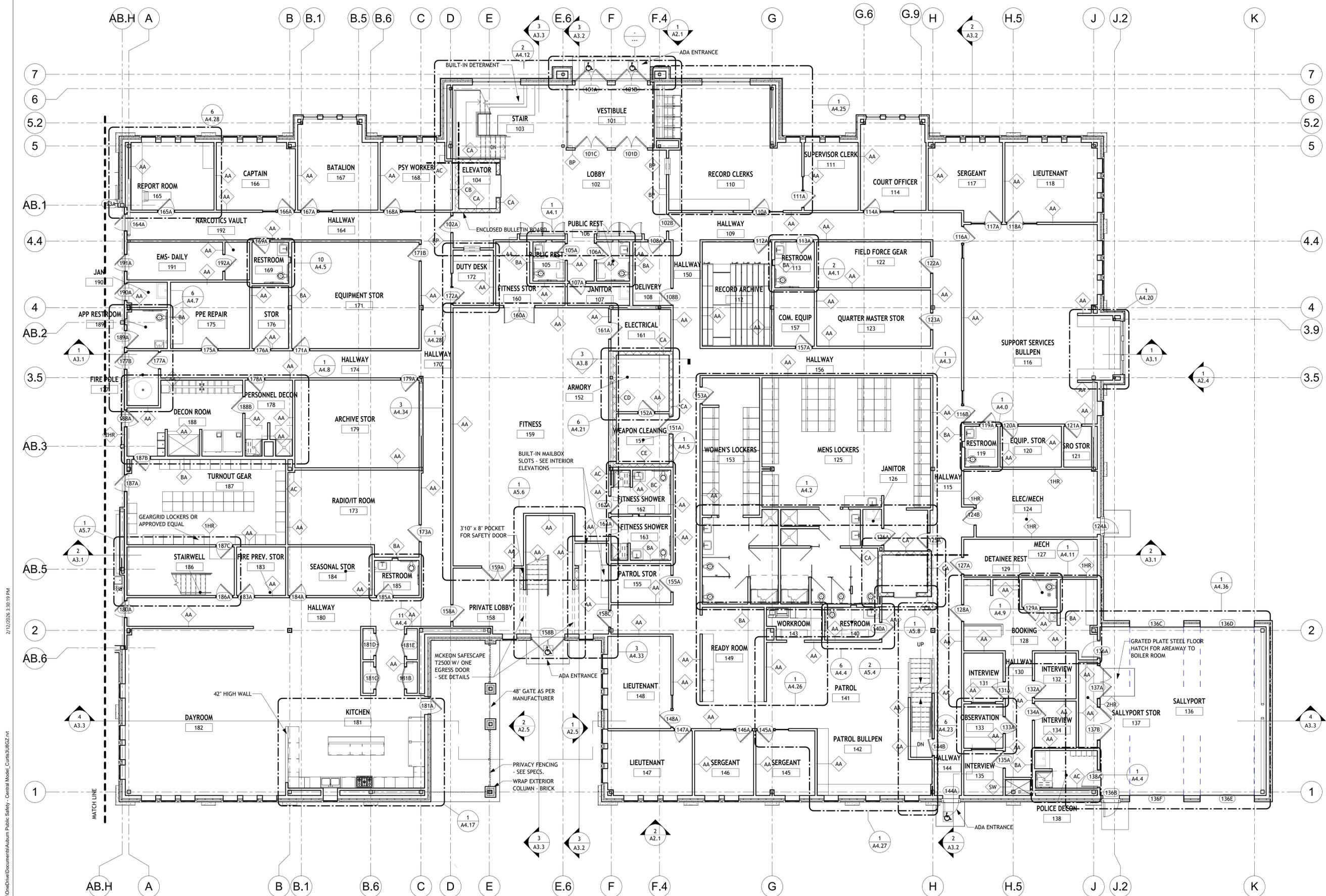
CLIENT INFO:
 CITY OF AUBURN
 AUBURN, ME
 Address Line 2

PUBLIC SAFETY FACILITY

JOB NO: 24401
 DATE: 2/13/2026
 SCALE: 1/8" = 1'-0"
 DESIGNED BY: Designer
 DRAWN BY: C.R.
 CHECKED BY: ACH
 FILENAME:

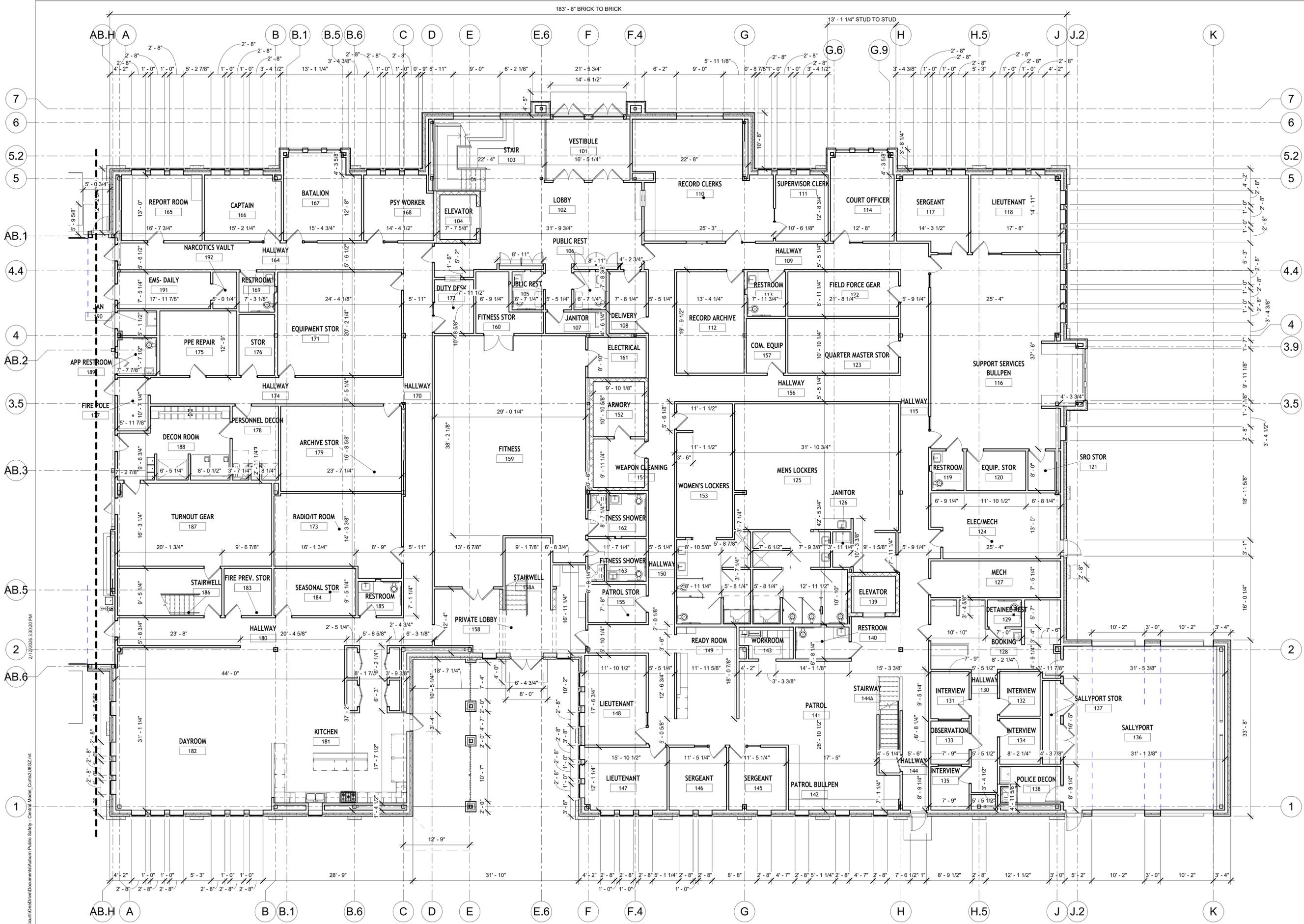
DRAWING TITLE:
Partial First Floor Plan

DRAWING NO:
A1.2



1 FIRST FLOOR MAIN BUILDING
 1/8" = 1'-0"

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1 DIMENSIONED FIRST FLOOR MAIN BUILDING
1/8" = 1'-0"

183' - 8" BRICK TO BRICK

13' - 1 1/4" STUD TO STUD

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CIVIL ENGINEER:

 12 Mountfort Street
 Portland, Maine 04101
 800.426.4262 | www.woodardcurran.com

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ARCHITECT:

PORT CITY ARCHITECTURE
 65 NEWBURY STREET
 PORTLAND, ME 04101

MEP:

Allied Engineering
 A Sales Of'Brien Company
 160 VERANDA ROAD
 PORTLAND, ME 04103

GEOTECHNICAL ENGINEER:
 S.W. COLE
 ENGINEERING, INC.
 286 PORTLAND ROAD
 GRAY, ME 04039

SURVEYOR:
 SGC ENGINEERING LLC
 501 COUNTY ROAD
 WESTBROOK, ME 04092

CONSTRUCTION MANAGER:
 ALLIED COOK CONSTRUCTION
 P.O. BOX 1568
 SCARBOROUGH, ME 04070

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DESIGNED BY: ACH
DRAWN BY: C.R.
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FILENAME:

DRAWING TITLE:
Dimensioned Partial First Floor Plan

DRAWING NO:
A1.2a

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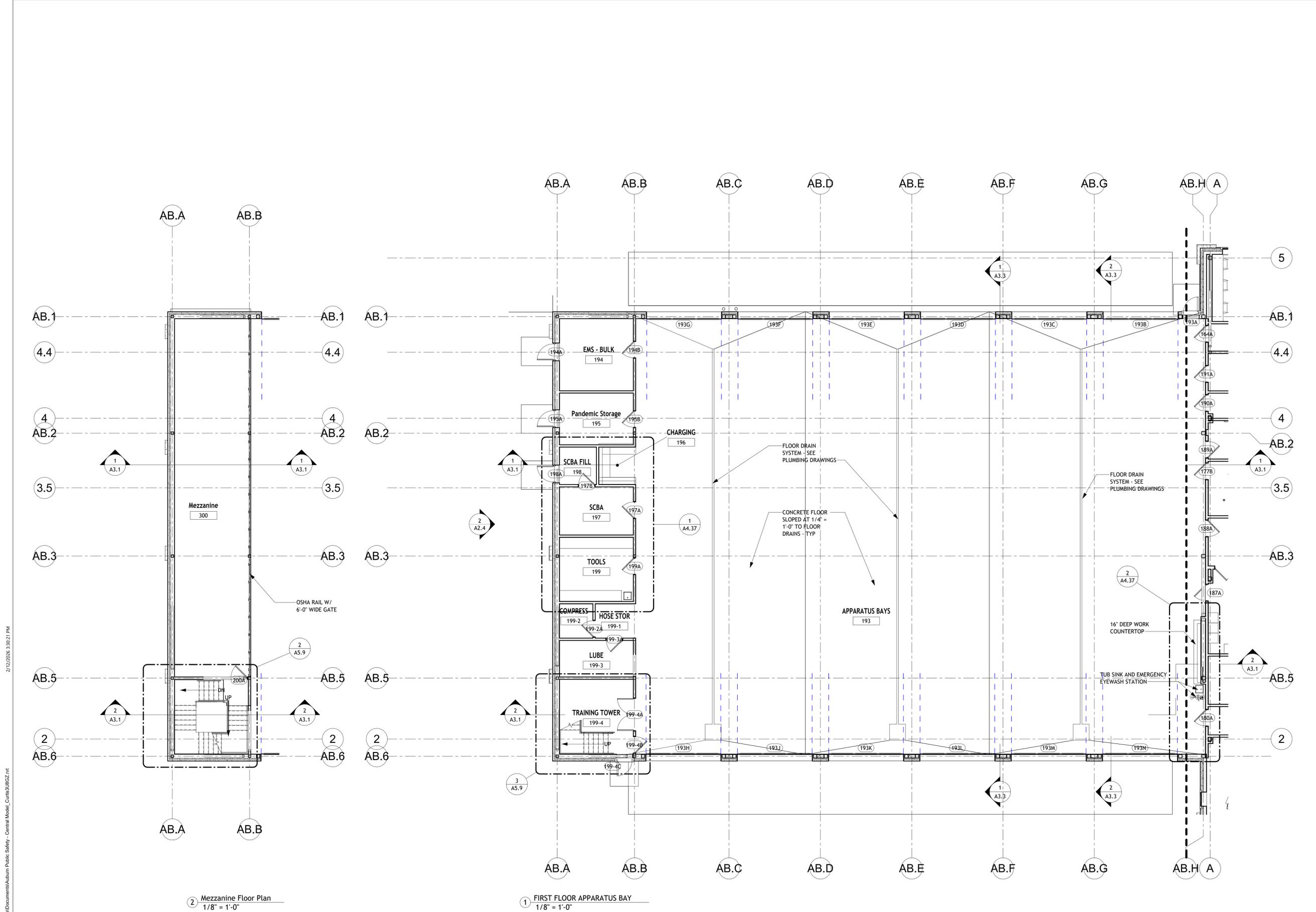
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JOB NO:	24401
DATE:	2/13/2026
SCALE:	1/8" = 1'-0"
DESIGNED BY:	Designer
DRAWN BY:	C.R.
CHECKED BY:	ACH
FILENAME:	

DRAWING TITLE:
 Partial First Floor Plan

DRAWING NO:
 A1.3



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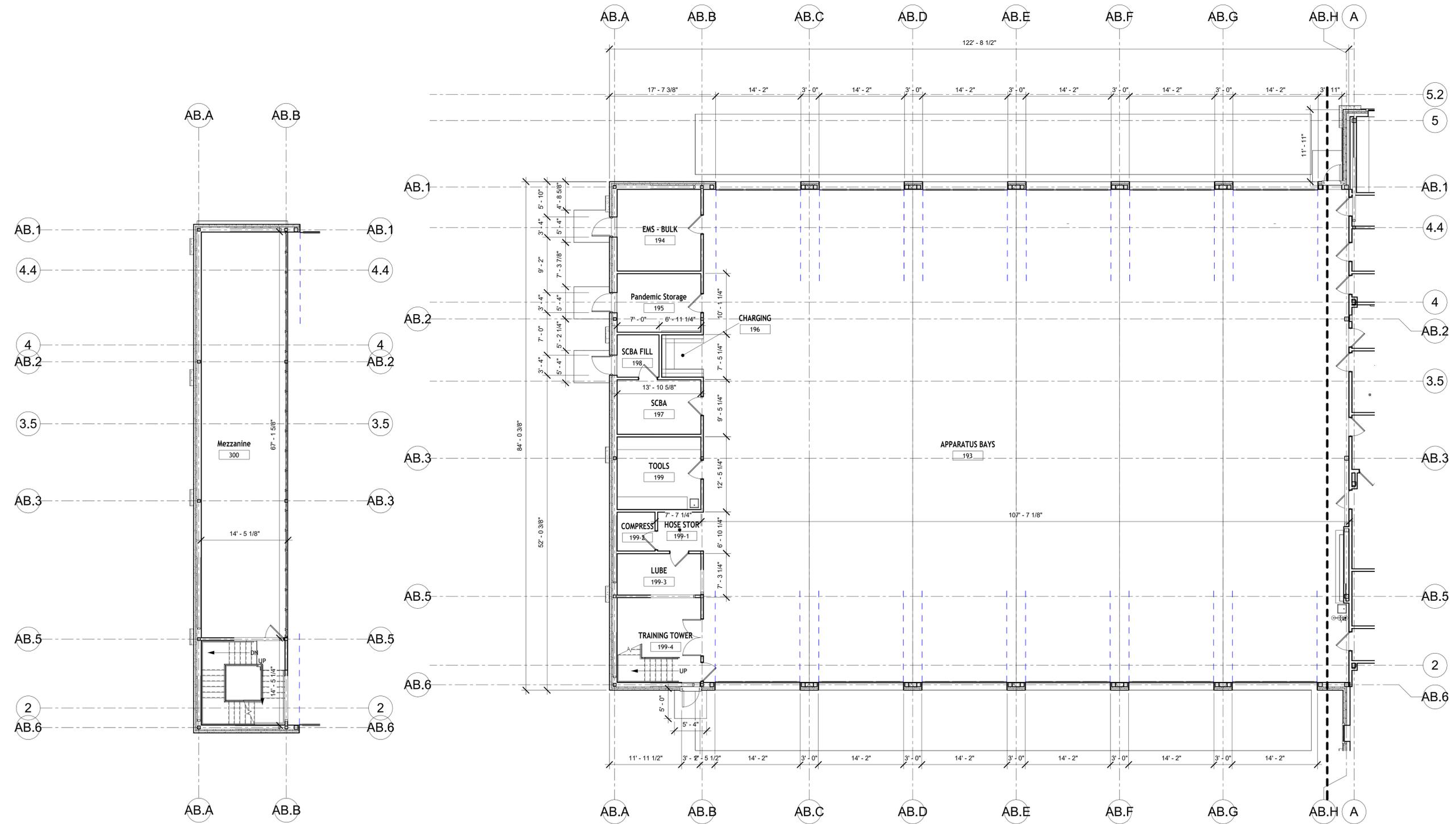
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SCALE:	1/8" = 1'-0"
DESIGNED BY:	Designer
DRAWN BY:	C.R.
CHECKED BY:	ACH
FILENAME:	

DRAWING TITLE:
Dimensioned Partial First Floor Plans

DRAWING NO:
A1.3a



2 DIMENSIONED MEZZANINE PLAN
 1/8" = 1'-0"

1 DIMENSIONED FIRST FLOOR APPARATUS
 1/8" = 1'-0"

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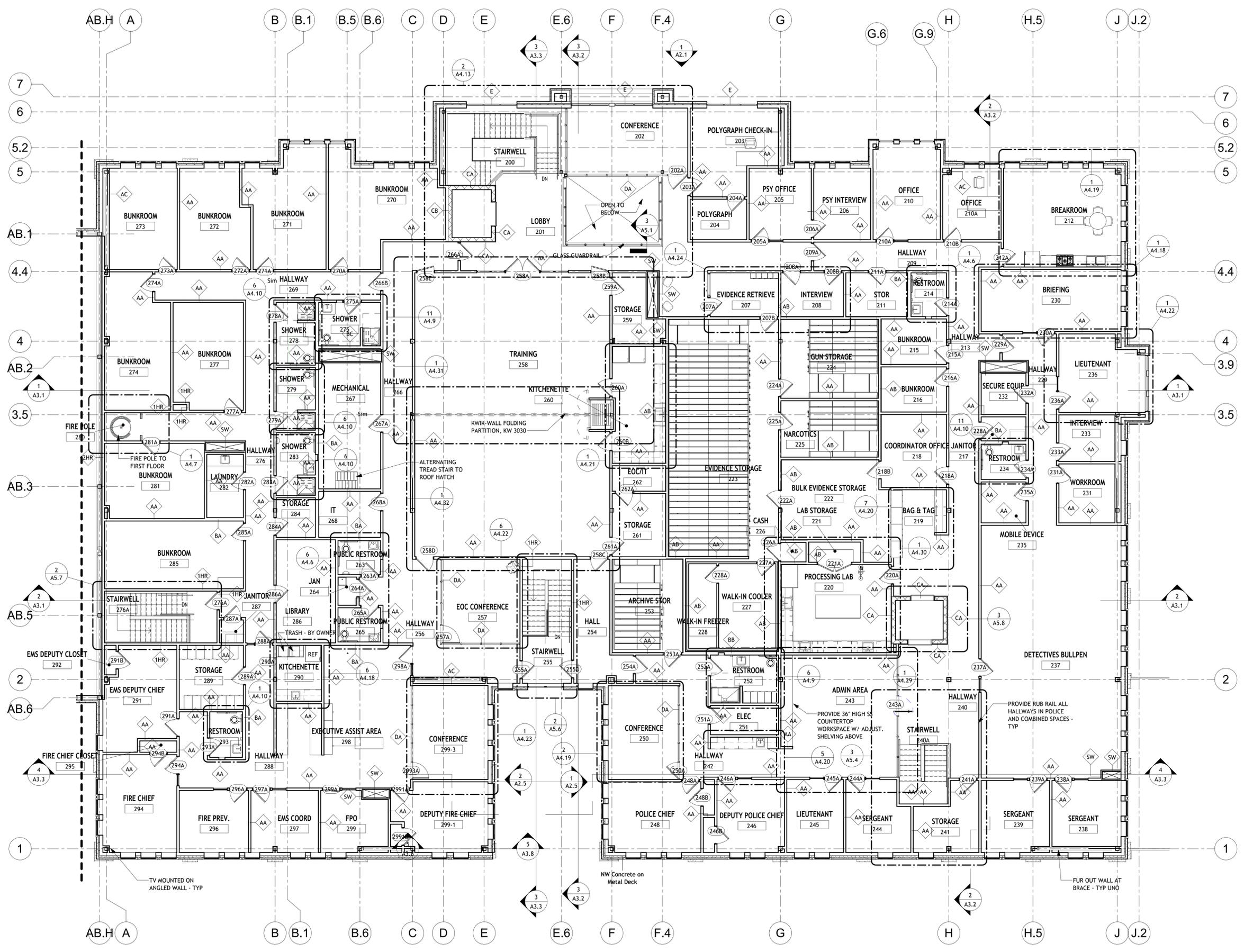
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 SCALE: 1/8" = 1'-0"
 DESIGNED BY: Designer
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 CHECKED BY: Checker
 FILENAME:

DRAWING TITLE:
Second Floor Plan

DRAWING NO:
A1.4



1 SECOND FLOOR PLAN
 1/8" = 1'-0"

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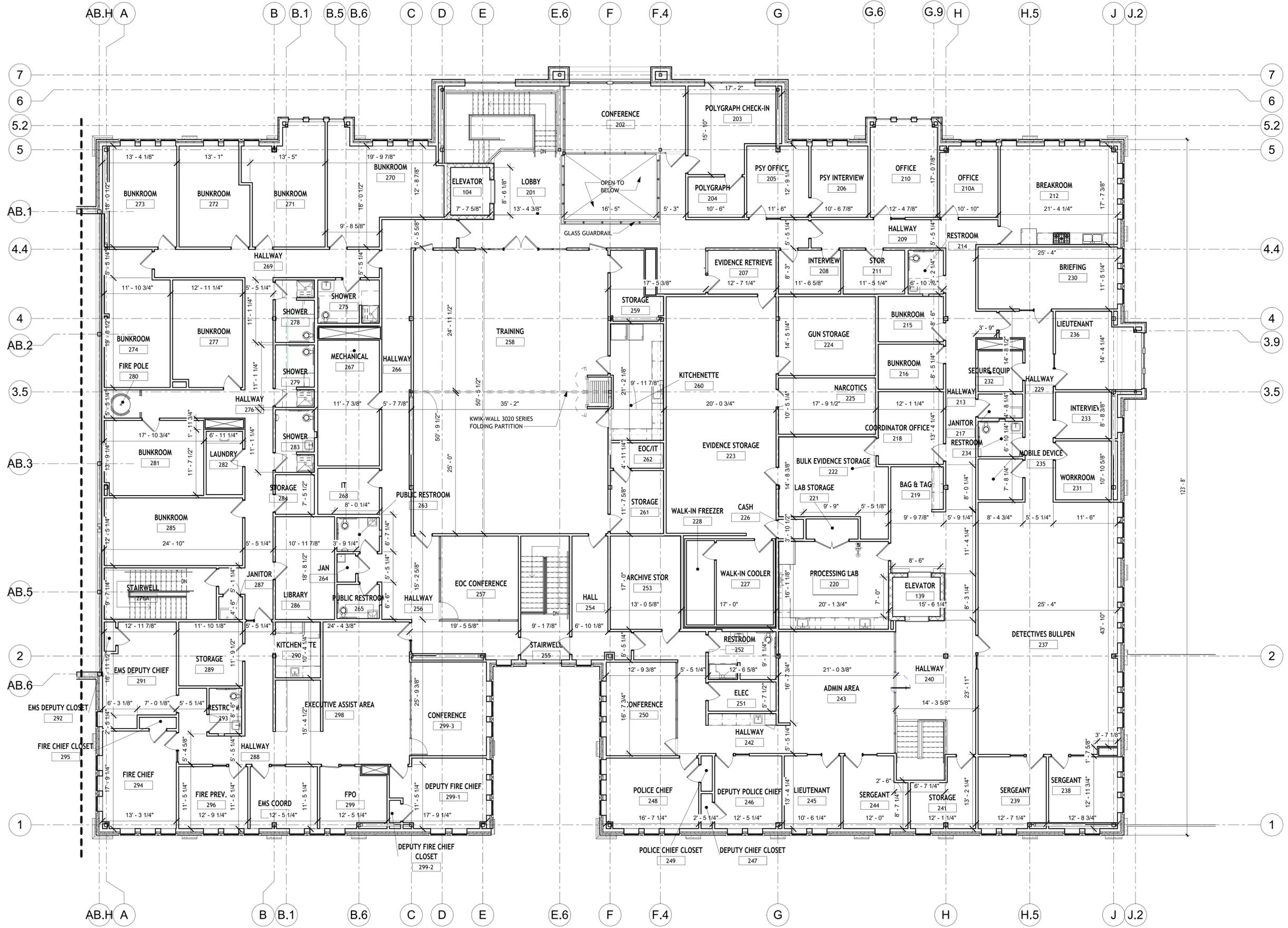
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JOB NO: 24401
 DATE: 2/13/2026
 SCALE: 1/8" = 1'-0"
 DESIGNED BY: Designer
 DRAWN BY: Author
 CHECKED BY: Checker
 FILENAME:

DRAWING TITLE:
 Dimensioned Second Floor Plan

DRAWING NO:
 A1.4a



1 DIMENSIONED SECOND FLOOR PLAN
 1/8" = 1'-0"

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