

## Douglass St. Back Yard Redesign

### ADDENDUM NO. 1 TO RFP DOCUMENTS

DATE: AUGUST 1, 2025

Prepared By:  
PORTLAND WATER DISTRICT  
225 Douglass Street  
Portland, ME 04104

## **GENERAL**

- This Addendum shall be considered part of the RFP documents for the Douglass St. Back Yard Redesign project. Proposers must acknowledge receipt of this Addendum on their proposal.
- Except as described below, the original bid document remains unchanged.

## **QUESTIONS**

- See the attached question log.

## **ATTACHMENTS**

1. Question log with attachments
2. Site walk attendance form

# Portland Water District

## Douglass Street Back Yard Redesign

### Question & Response Log

Last Revised: August 1, 2025

1. **When does PWD anticipate selection and startup of design?**
  - a. *PWD expects to have a selection made within two (2) weeks of receiving RFP responses. PWD would further expect signed agreements to be processed within two (2) weeks of the selection being made.*
2. **What size vehicles need to be designed around for access to the site?**
  - a. *PWD commonly receives shipments from tractor trailer. This should be considered in the design.*
3. **Please expand on the topic of a second entrance.**
  - a. *PWD considers a second entrance to be a want rather than a need. PWD feels that a second entrance would likely be advantageous in achieving the goals of the design, but also recognizes that a second entrance could be challenging from a permitting perspective. The design deliverable should consider this topic as an option, outline the pros/cons, and outline the implications (permitting or otherwise) of including it in a design.*
4. **What is the current size and makeup of the PWD fleet, and what do you expect it to look like in the near future?**
  - a. *See the attached sheet with the current and future fleet.*
5. **What is the age of the existing gas tanks? Can they be relocated?**
  - a. *The existing gas tanks are approximately 31 years old. Relocation of the tanks is acceptable to PWD. The implications of moving them should be clearly outlined in the design deliverable.*
6. **What is the expectation for lighting in the design?**
  - a. *Proposed lighting should be in line with the City Code as a minimum.*
7. **Does PWD want the portion of the Back Yard that is currently gravel to be paved?**
  - a. *Pavement throughout the Back Yard should be considered a want rather than a need. The design deliverable should consider this topic as an option, outline the pros/cons, and outline the implications (permitting or otherwise) of including it in a design.*
8. **Is PWD aware of any existing drainage issues on the site?**
  - a. *Nothing that is unmanageable currently.*
9. **What level of design is PWD expecting relative to any proposed buildings on the site?**

- a. *PWD is not expecting detailed design of any buildings are part of this deliverable. Specific to buildings, PWD would expect a footprint that is realistic along with a description of the type of building that is recommended to meet the design goals. The design deliverable should include basic details such as utility hookup requirements and generally identify how/where those utilities can be connected. The design should also identify the permitting requirements related to any proposed building.*

**10. Where does the site currently drain?**

- a. *See the attached plans, that contain the extent of our existing understanding.*

**11. Under 1.2.3: For the hazard analysis, can you clarify if the scope would be limited to a review of updates needed to the SPCC Plan (if fuel tanks are proposed to be moved) and life safety considerations (OSHA standards), or if you are anticipating an environmental data report or a Phase 1 environmental site assessment?**

- a. *Just the first two. No Phase 1, no Env Data Report.*

**12. Under 1.4.3, Deliverable Requirements states, “All plans, specifications, and reports will be digital...”. We would not expect specifications to be developed for concept plan development. Please confirm.**

- a. *Correct, no specifications will be developed in this phase of the project.*

**13. Under 4.1 Please provide an example of a ‘non-cost impact to system operation’.**

- a. *The proposed new building obstructs visual field for drivers (or creates choke point in traffic flow) resulting in potential safety issues.*
- b. *Snow falling off new proposed roof impacts proposed parking areas and results in not being suitable for parking in the winter.*
- c. *Revised traffic flow doesn’t allow for fueling on both sides of fueling station.*

**14. It is our understanding that architecture and structural engineering services are not required for this phase of work, therefore a review of building codes is not necessary. Please confirm.**

- a. *Correct, but understanding of building codes to the extent it will impact structure requirements and estimated cost implications is important. Our cost estimate for the building should be a building that can handle the snow and wind loads for the area, the minimum number of doors/accesses per NFPA per the proposed size/stories, etc.*

**15. Under Site Design 8.2, it states, “Provide site survey locating all structures and underground utilities in the impacted area. ” and in Section 10.2.1 Tasks listed: 1. Boundary and Existing Conditions Survey”. Please Clarify if a Boundary Survey is required.**

- a. *A boundary survey consistent with City of Portland Site Plan Permitting requirements is required.*

**16. In 7.1 you ask for a *comparative life cycle costs* for each alternative. As this is a concept-only project, we would not anticipate having enough information to develop comparative life cycle costs for proposed buildings (siding, roofing, heating..etc). Please confirm.**

- a. The proposer should provide estimated comparative life cycle costs using industry standards and stated assumptions. It is not expected that every nuance will be determined in these plans, but overall estimates using professional judgment are required.*

**17. Does Portland Water District have any recorded permits with Maine DEP?**

- a. No*

***PWD Fleet:***

- i. 2 Cars
- ii. 5 Tow behind air compressors
- iii. 1 Tow behind Vacuum Excavator
- iv. 3 large truck vacuum excavator
- v. 1 one ton dump truck
- vi. 3 "Wheeler" dump trucks
- vii. 2 Single Axel Dump trucks
- viii. 1 Tow behind light tower
- ix. 3 Tow behind Generators
- x. 2 Mini Excavators
- xi. 2 Tow Behind pumps
- xii. 3 trailers- 12k lbs, 20k lbs, and 20 ton
- xiii. 1 cargo trailer
- xiv. 12 Ford F150s most with caps
- xv. 6 GMC 1500's
- xvi. 11 F350/3500 utility body trucks
- xvii. 10 Work vans
- xviii. 1 Large Barge/Crane Truck
- xix. 5 5500 Size Crew Trucks
- xx. 3 5500 size crane trucks
- xxi. 1 fuel truck
- xxii. 1 Backhoe
- xxiii. 1 front end loader

Cars, ½ ton trucks, and work vans can fit in the parking beneath the Douglass St 3rd Floor so space does not need to be provided for them outside.

A2 is adding another crew which will add another 5500/2500/compressor. They also are planning to purchase a new excavator and trailer this year. We are also adding another car/1500 with cap this year. It seems that most departments are aiming to start increasing fleet size in the coming years.



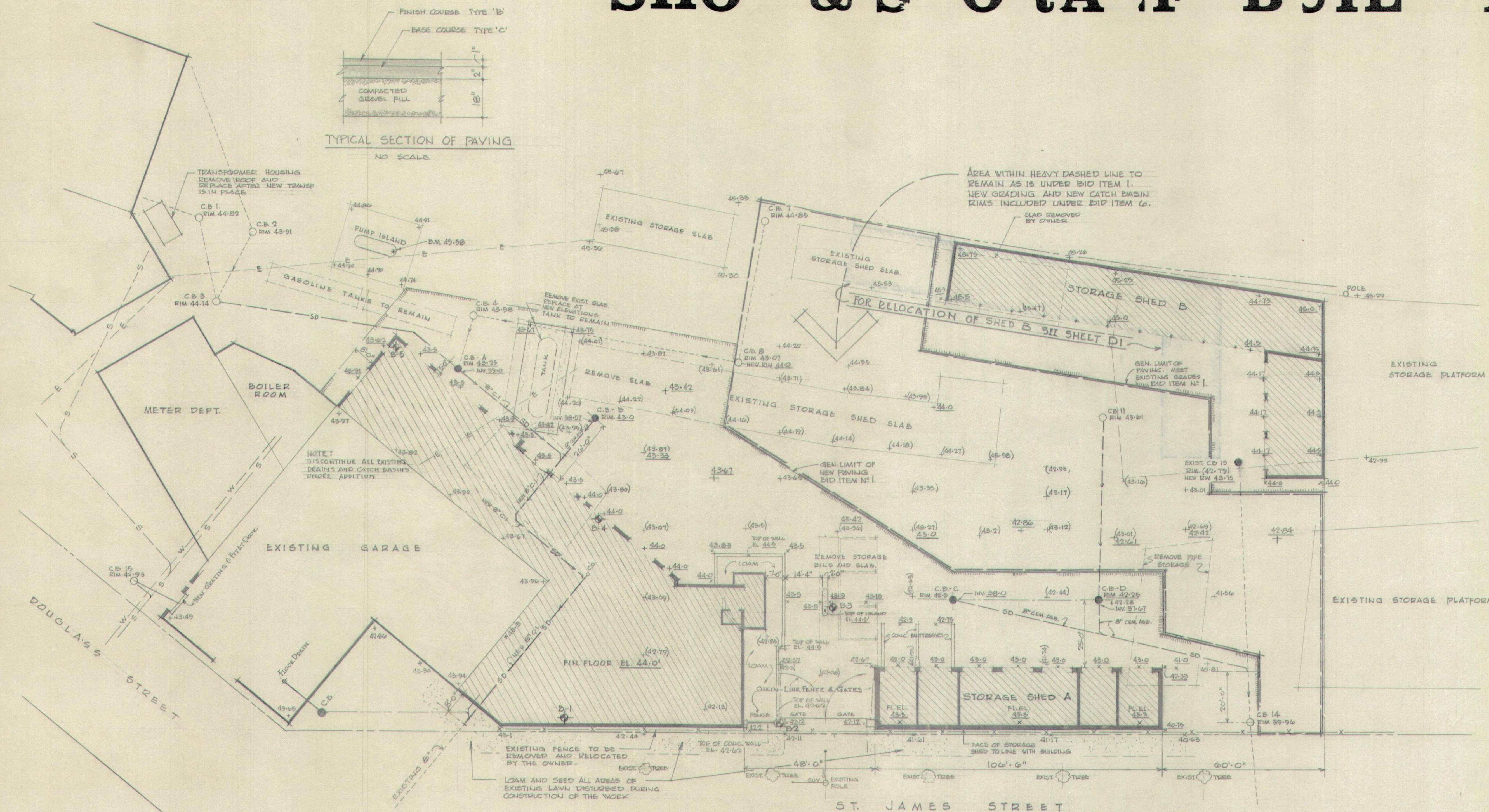




# PORTLAND WATER DISTRICT

## ADDITONAL ALTERATIONS SHOPS & STORAGE BUILDINGS

PRINT RECORD		
NO.	ISSUED TO	DATE
1	OWNER	DECEMBER 1, 1978
2	OWNER	REVISIONS
3	OWNER	REVISIONS
4	OWNER	REVISIONS
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### INDEX TO DRAWINGS

SHEET NUMBER	TITLE
1.	SITE PLAN, INDEX AND BORING LOGS
2.	GATE DETAILS
3.	FOUNDATION PLAN
4.	FLOOR PLAN
5.	PLAN FOR MEZZANINE AREAS
6.	BUILDING ELEVATIONS AND SECTIONS
7.	BUILDING ELEVATIONS AND SECTIONS
8.	WALL AND ROOF SECTIONS
9.	DOOR AND FINISH SCHEDULES
10.	DETAILS AT EAST END OF CARPENTER BLACKSMITH AREA
11.	MISCELLANEOUS DETAILS
12.	SHEDS A AND B - FOUNDATION PLANS
13.	SHED A - PLANS, ELEVATIONS, SECTIONS
14.	SHED B - FLOOR AND FRAMING PLANS
15.	SHED B - ELEVATIONS AND DETAILS
S1	PLAN OF ROOF FRAMING
S2	STRUCTURAL DETAILS
P-1	PLUMBING
H-1	HEATING-GROUND FLOOR PLAN
H-2	HEATING-MEZZANINE PLAN
H-3	HEATING-SHED A AND ROOF PLAN
E-1	ELECTRIC-GROUND FLOOR PLAN
E-2	ELECTRIC-MEZZANINE PLAN
E-3	ELECTRIC-SHEDS AND YARD DISTRIBUTION

AS-BUILT  
DRAWING  
MAR 18 1980

BORING B-1	BORING B-2	BORING B-3	BORING B-4	BORING B-5
10.5 GRAY SILTY CLAY W/ SILTY FINE SAND SOFT TO VERY SOFT	10.0 GRAY SILTY CLAY SOFT	9.0 GRAY SILTY CLAY W/ SILTY FINE SAND VERY SOFT	9.0 GRAY SILTY CLAY W/ SILTY FINE SAND VERY SOFT	8.0 GRAY SILTY CLAY W/ SILTY FINE SAND VERY SOFT
REFUSAL @ 22.5'	REFUSAL @ 22.5'	REFUSAL @ 22.5'	REFUSAL @ 22.5'	REFUSAL @ 22.5'

### SITE PLAN

SCALE: 1" = 20'-0"

LEGEND	
+ 00'-0"	EXISTING GRADE ELEVATIONS TO REMAIN
+ 00'-0"	NEW GRADE ELEVATION
+ (00'-0")	EXISTING GRADE ELEVATION DISCONTINUED
○ CB	EXISTING CATCH BASIN
● CB	NEW CATCH BASIN
SD	NEW STORM DRAIN
S	EXISTING SEWER
W	EXISTING WATER
E	EXISTING ELECTRIC-UNDERGROUND



CONTRACTOR SHALL MEASURE AND VERIFY ALL DIMENSIONS.

**SITE PLAN- INDEX & BORING LOGS**

ADDITIONS & ALTERATIONS TO  
THE SHOP & STORAGE BUILDINGS OF  
THE PORTLAND WATER DISTRICT  
AT 225 DOUGLASS ST. PORTLAND ME.

WADSWORTH BOSTON  
DIMICK MERCER & WEATHERILL  
ARCHITECTS - ENGINEERS  
PORTLAND, MAINE

C-7811

**1**

DATE: 29 NOV 78 MADE BY: SPM CHECKED BY: BHW SCALE: 1" = 20'-0" 1 OF 24 SHEETS





## Douglass Street Back Yard Redesign

### Pre-bid Attendance Sheet

<u>Name</u>	<u>Affiliation</u>	<u>Phone</u>	<u>Email</u>
AMU SEBAL	SEBAGO TECHNICS	207-200-2055	absegal@sebago-technics.com
Will J Hagkell	Gornik Palmer	207-800-4511	whaskell@gornikpalmer.com
Nick Hadrian	SMRT	804-839-1170	nhadrian@smrtinc.com
Darvin Stairs	Apex Cos.	207-405-4805	darvin.stairs@apexcos.com
Liam Kalloch	CMA Eng.	207-541-4223	LKalloch@cmaengineers.ca
Nick Messina	CMA	603-425-8635	nMESSINA@CMAENGINEERS.COM
Pete Fleil	Acorn	802-238-7409	pfleil@acorn-engineering.ca