



East End Locker Room Renovation

ADDENDUM NUMBER ONE

Prepared By: Portland Water District
Portland Water District
225 Douglass Street
PO Box 3553
Portland, ME 04104-3553

Addendum Date: September 2, 2025

Amend the Scope as follows:

- Remove alternate option to refinish current lockers.

Replace Lockers with similar style and quantity. (~~alternate option to refinish current lockers.~~)

Additional Information

1. Is there a spec or basis of design for epoxy flooring? - Two part gray in color. No specific brand
2. Specs for 2x4 ACT tiles? - Plain white color with white track
3. Any more plans for electrical requirements? - no this is on the contractor to determine.
4. Locker types/specs? Basis of design. What are the existing to refinish? - we do not know make of existing due to age/paint. New lockers would be getting as close to current capacity as we can have similar size/style
 1. I don't believe there is a spot on the bid sheet for an alternate cost to be input
5. Fire code devices going to be shown on a plan? This is up to the contractor
6. Where are the exhaust fans going to be exhausted to? There is an exhaust louver on the side of the building that can be used.
7. What kind of temporary showers are you looking for? Are you looking for temporary showers and bathrooms during the construction? Where will these be going? Ideally we will have access to showers/toilets during construction as they work in wastewater daily. Either a trailer style or if we can work together to find a location inside we can put some.
8. Are there any hazardous materials?- none that we are aware of. If contractor wants to do testing they can.
9. Has a structural engineer looked at this as its mentioned to be on the GC to determine and notify if something is structural. No this has only been designed by architectural basis. Structural would be up to the contractor to determine.
10. Is there a basement under this are or is it slab on grade? There is another level below this. However the slab is nearly 2 feet thick.
11. In the finish schedule key it notes LVT but none is listed on the room finish schedules? We do not have a need for LVT I'm not sure why that is in there. Everything should be the epoxy. This is part of our boilerplate for finish schedules. Only what is explicitly shown on the schedule is what is needed for the project.
12. Wall type notes mentions refer to structural drawings? I don't see any structural in the packet. Anything structural is on the contractor to determine. This is one of our typical notes, part of our boilerplate. It's just to say that if any structural requirements are incurred by an engineer, these wall assemblies need to be built in light of those requirements.
13. Looks like there is no slab cutting in the locker area other then removing the concrete bases for lockers. Do we only need to xray the area of showers and bathrooms where we will be cutting? Yes xray will be enough we also have some old plans that may help us in locating what might be near.
14. Are we providing the washer and dryer? No just the hookups
15. Are there specs for benches, shelves? No open to discussion/ideas As long as ADA compliant benches are provided where we show them you are free to use whatever products work for you.
16. Are the lockers having slanted tops? Are they being reinstalled on new concrete bases? Lockers should be on a new base. Either concrete or framed out
17. Plans mention cut sheets for showers? Are there specs for these? This is another typical note. It's just to say that whatever showers are specified, the walls need to be framed according to the cut sheets. Again, as long as ADA compliant showers are provided where we show them, you are free to use whatever products work for you.

18. Do the shower rooms get floor drains? Are there floor drains in the locker room? **At a minimum, we recommend floor drains in each shower room and an additional floor drain in the locker room near the washing machine.**
19. Faucets TBD by owner? What should we price? **Touchless technology for sinks**
20. Is a bid bond required? **Yes, 5%.**
21. Is the slab to the basement a fire rated slab where penetrations need to have the fire stopping details on G0-1.- **We are unsure if the slab is fire rated but would like to include that in the penetrations.**
22. Are any of the new drywall walls or existing cmu walls a fire wall where firestopping needs to be done at the top and bottom of the wall?- **this will be dictated by the cities permit requirements**
23. Who is responsible to the structural engineer? **The Contractor**
24. Is the GC responsible for the permit? **Yes**
25. 1 Floor drain per bathroom pod and one by washer and dryer was mention is that all that is needed? And no pitching of the floor is necessary- **one floor drain per pod, one floor drain near washer, one floor drain in locker area no pitching needed. Will be used strictly for cleaning**
26. Wood doors are listed do you want steel like what is there now?- **Lets stick with steel please.**
27. Can we use the loading dock for the temporary showers as that seems like the best idea- **This should be ok, but we should explore a trailer option as well**
28. Stamped Drawings- **As needed for the City of Portland Permitting, on the contractor**
29. Lockers bases- **Lockers need to be on some sort of base. Whether built in or pre made. We do not want feet to clean around.**
30. Cast Drain below the floor- **replace length of cast where new drain lines will tie into. Looked like approx. 20 feet.**
31. Shelving- **there will be new shelving in place under the locker room, but if it is in the way we can shuffle around as needed.**
32. Fire Alarm- **Johnson controls is the vendor, Richard Strout(207-318-2420) is a good POC and will work with the GC directly for what is needed.**
33. Nearest Electrical Panel- **Located in boiler room across the hall**
34. Heating type- **Steam heating coil for the AHU, no heat exchangers on site**
35. Porta potties- **not needed. Just temporary showers**
36. The HVAC system installed- **Should have Heating and Cooling capabilities with the ability to tie into a Honeywell controller(current control system standard)**
37. Should we demo the existing HVAC- **please plan to demo the obsolete units. We may be able to reuse some of the ducting though.**

Supplemental Plan documents can be accessed using the link below.

<https://www.dropbox.com/scl/fo/rpnfkoc85077e5omvbyzl/ADJFiAcMJzd6tdnmus3Saho?rlkey=9q3v2wrnztt27dfnrk9txs33y&st=kmctz567&dl=0>

****Please sign and submit this addendum with bid.****

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Submitting Firm Name	Address
By	Title
Signature of Person Bidding and Date	

--Addendum should be signed and submitted with bid--