

ADDENDUM 1_October 10, 2025

FROM: Salas O'Brien
160 Veranda Street
Portland, Maine 04103
Telephone: (207) 221-2260

TO: Prospective Bidders, Suppliers, and Other Parties

RE: Addendum No. **One (1)** to the Bidding Documents for:
Air Handler Replacements – York and Gardiner Maintenance Facilities

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated September 22, 2025. Acknowledge receipt of this Addendum in the space provided on the Proposal Form. Failure to do so may subject Bidder to disqualification.

GENERAL

1. Refer to the Pre-Bid Sign in sheet, attached for a list of attendees at the non-mandatory pre-bid meeting.
2. Refer to Pre-Bid meeting minutes, attached for items discussed at the pre-bid meeting which occurred on October 07, 2025.

QUESTIONS DISCUSSED AT THE PRE-BID MEETING

1. Will permit be required for the projects?

Response: There may be a permit fee associated with the electrical work at each site. No other permits are anticipated to be required.

2. Can the work at each of the facilities be conducted during normal business hours?

Response: Generally speaking, after April 16, 2026, the intent is that the contractor may have access to the facility during normal business hours Monday through Thursday. The two facilities are not normally “manned” on Fridays but MTA will work with the contractor to open the facilities on those days as requested.

PLANS SHEETS & SKETCHES

1. **DELETE** Sheet 7 of 13 – Mechanical Schedules in its entirety. **ADD** in its place, Sheet 7 of 13 – Mechanical Schedules, attached, reissued with revisions.

ATTACHMENTS

- | | |
|--------------------------------|-----------------------|
| A. Addendum 1 Summary Document | (1 Pages) |
| B. Pre-Bid Sign In Sheet: | (1 Page) |
| C. Pre-Bid Meeting Minutes: | (3 Pages) |
| D. Plan Sheets and Sketches | (1 Page) |
| Total Page Count | <u>6 Pages</u> |

Pre-Bid Outline

Meeting Date: October 07, 2025

MTA Contract Number: 2026.13

Project Name: York and Gardiner AHU Replacements

Project Location: York and Gardiner, ME

Z:\BE\Projects\Legacy\BEN\AE\2025\2561-00002 York and Gardiner Air Handler\2 - Bidding\Pre-Bid Meeting\MTA YORK GARDINER_PRE.BID OUTLINE.doc

The Pre-Bid meeting for the above referenced project was conducted at the Maine Turnpike Authority Headquarters Building in Portland, Maine. See the attached sign in sheet for the individuals/firms in attendance.

These minutes will be recorded and published by **Salas O'Brien**.

1. Pre-Bid Meeting Outline

A. Introductions:

1. Refer to sign-up sheet for Attendees.

B. Project Scope:

- a. Replace the central split system Dx air handling unit, LP gas fired duct furnace, and two exterior condensing units serving the Gardiner Maintenance Facility complete with controls.
- b. Add an electric resistance duct coil for the Supervisor's Office at the Gardiner Maintenance Facility.
- c. Replace two air handlers with LP gas furnaces, two duct mounted Dx cooling coils, and two exterior condensing units complete with controls at the York Maintenance Facility.
- d. Duct revisions at both the York and Gardiner Maintenance Facilities to create a complete ducted return system.

C. Bid Date: October 23, 2025 at 11:00 AM.

D. Award Date: November 20, 2025

E. Project contact personnel

1. MTA, Nate Carll, Purchasing Manager, ncarll@maineturnpike.com

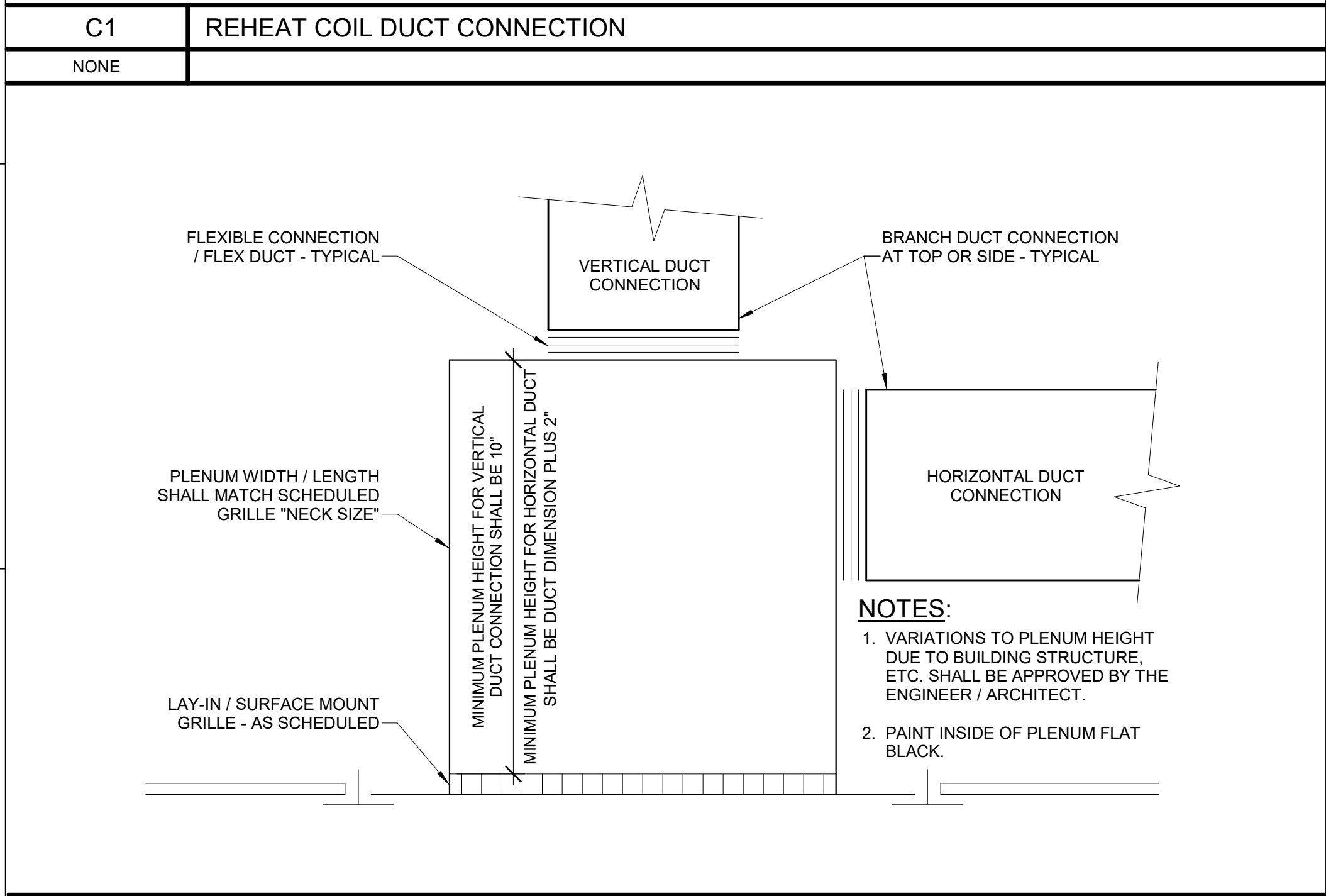
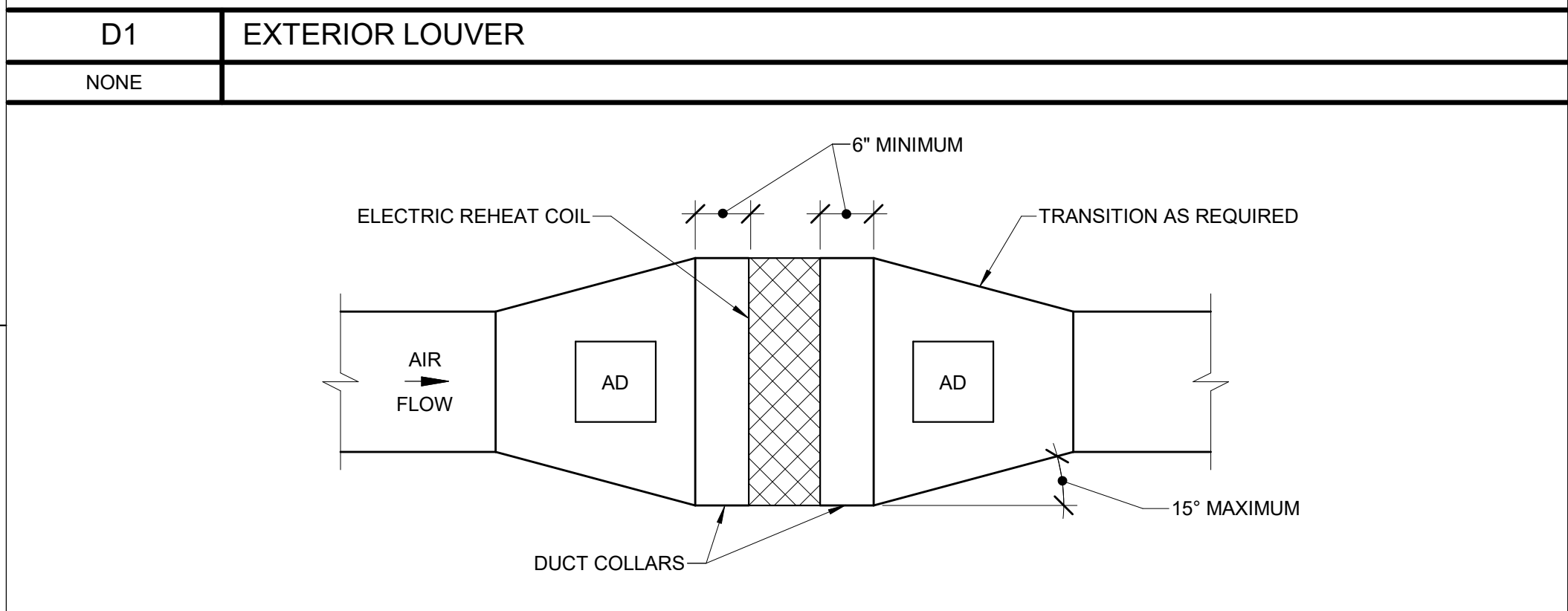
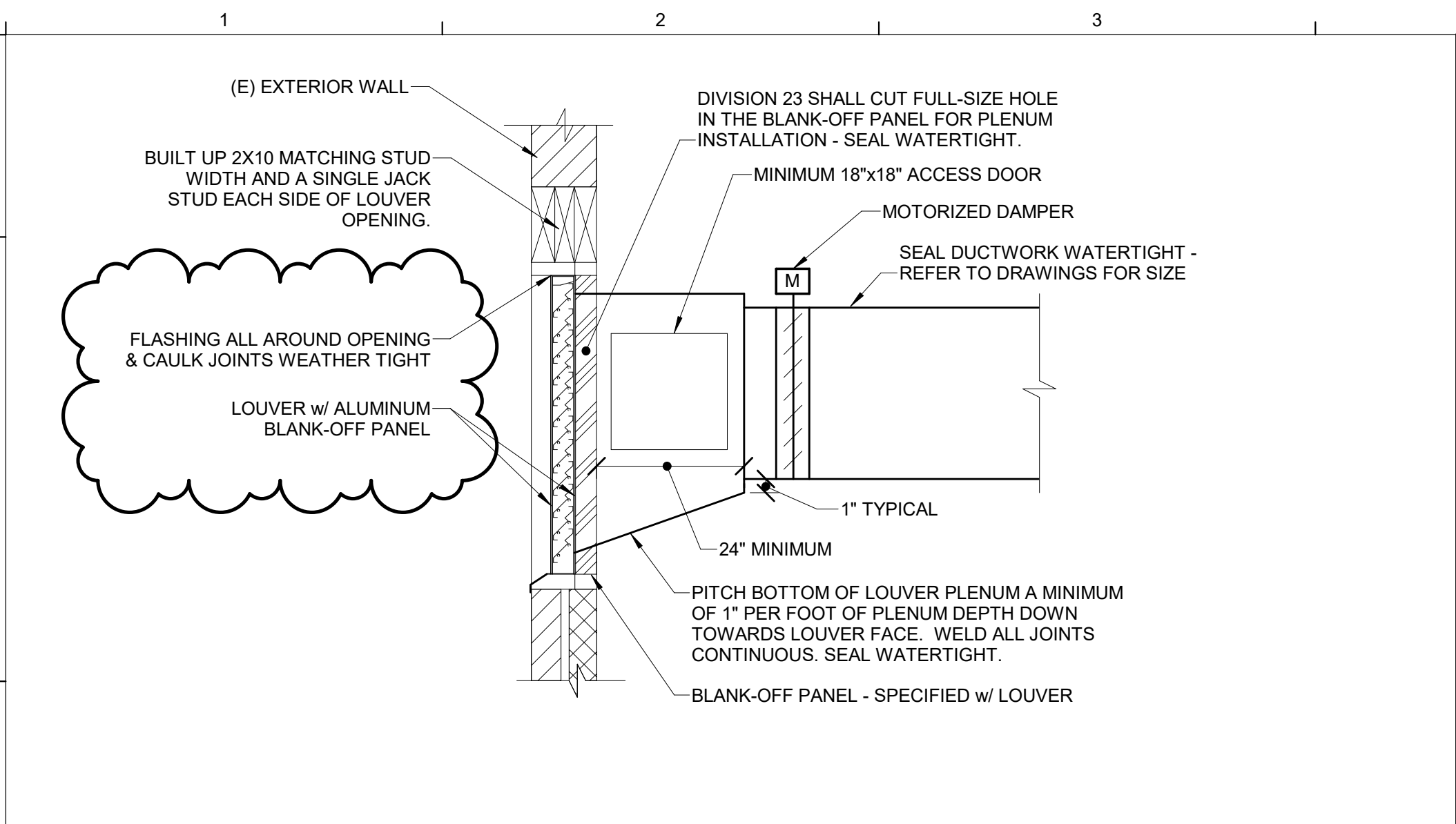
F. Shop drawings must have a letter of transmittal.

G. MTA Resident Engineer: **TBD**

- H. MTA Owners' Representative: MTA Brian Taddeo, Construction Project Manager, btaddeo@maineturnpike.com.
- I. Contractors will be required to submit prior to and for inclusion with the bid documents, the following:
1. Bid Bond
 2. Bid Proposal Documents
- J. Subsequent to contract award, the successful contractor will be required to provide the following documents as part of the contract:
1. Contract and insurance certificates
 2. Builders risk by owner
 3. Pay down schedule
 4. Schedule of values
 5. Anticipated Project Gantt schedule identifying project Critical Path Elements and including full project schedule timeline. This will be required to be submitted for each of the identified Owner-Contractor progress meeting.
 6. GC Representatives for the Project and a list of subcontractors.
 7. GC superintendent
- K. Contractor shall be prepared during construction for:
1. Payment of material stored off site Procedures.
 - i. Right of Entry
 - ii. Insurance coverage for materials stored.
 2. Record drawings shall be provided per requirements identified in the Contract Specifications.
 3. RFI and Shop Logs shall be maintained.
 4. Progress meetings will be recorded by the contractor.
 5. Method of payment – 15th of the month review pay requisitions, final requisition prior to last day of each month.
 6. Changes in contract. Salas O'Brien will issue ASI for any change of scope value and timeline request. Contractor will formalize a response and issue as a Requested Change Order (RCO)
- L. Request for inspection shall be made by Contractor with sufficient time allowed for Salas O'Brien Team to schedule the site visit.

- M. Earliest Construction Start shall be April 16, 2026.
- N. Substantial Completion: Identified in the contract documents as June 19, 2026. Description provided in specifications as to what shall be completed.
- O. Final Completion: Identified in the contract documents as June 26, 2026 and shall result in full turnover of building and site to MTA.
- P. Addendums will be issued as follows and require questions to be received no later than the dates noted below to be considered.
- i. Addendum #1 will be available End of Day, October 10, 2025; Questions must be received prior to 12:00 on October 09, 2025.
 - ii. Addendum #2 will be available End of Day, October 17, 2025; Questions must be received prior to 4:00 on October 15, 2025
- Q. Visiting the site is available: Tentatively, the sites are available for a contractor visit and walk through as follows:
- Gardiner: 8:00 Am, October 14, 2025
York: 10:00 AM, October 14, 2025
- For alternate site visit requests, please contact Brian Taddeo: Phone: (207) 482-8297 OR email: btaddeo@maineturnpike.com.
- R. All registered plan holders plus those on the pre-bid sign in sheet will be notified of the Addendum documents.
- S. Sub-contractors can submit questions direct to MTA for response during bid only, otherwise thru GC during construction. All RFI questions shall be directed to Nate Carll, Purchasing Manager, ncarll@maineturnpike.com.

End of Pre-bid Minutes



A1	RETURN AIR REGISTER BOOT
NONE	

Scale: AS INDICATED				Designed by:			
No.	Revision	By	Date	ISSUED FOR BID - SEPTEMBER 22, 2025			
1	ADDENDUM 1		10/10/25				
				Designed:	By	Date	
		SCL	9/22/2025	Checked:	ASD	9/22/2025	
		Drawn:	SCL	9/22/2025			

GAS FURNACE UNIT SCHEDULE - YORK			
GENERAL	UNIT NO.	GF-1	GF-2
SERVES	OFFICE		
MANUFACTURER	TRANE S9X2B040U3PSB	TRANE S9X2B040U3PSB	TRANE S9X2B040U3PSB
SIZE H X W X D	35-1/2" X 19-1/2" X 30-7/8"	35-1/2" X 19-1/2" X 30-7/8"	35-1/2" X 19-1/2" X 30-7/8"
WEIGHT (LBS)	122	122	122
ELECTRICAL			
VOLTAGE	120/1/60	120/1/60	120/1/60
MCA	8.8	8.8	8.8
MOP	15	15	15
VFD'S FURNISHED BY	-	-	-
DISCONNECT SW. FURN BY	DIV. 26	DIV. 26	DIV. 26
SMOKE DETECTOR (SD)	-	-	-
SD FURN BY	-	-	-
SD INSTALLED IN DUCT BY	-	-	-
SD WIRED TO HVAC...	-	-	-
SD WIRED TO FIRE ALARM BY	-	-	-
FILTER			
FILTER TYPE	1" MERV 8	1" MERV 8	1" MERV 8
GAS HEAT			
STAGE	2	2	2
INPUT BTUH	40,000	40,000	40,000
OUTPUT BTUH	38,800	38,800	38,800
AFUE	96%	96%	96%
FLUE SIZE	3" DIA	3" DIA	3" DIA
COMBUSTION AIR	3" DIA	3" DIA	3" DIA
GAS	LP	LP	LP
FAN			
TYPE	DIRECT DRIVE	DIRECT DRIVE	DIRECT DRIVE
FAN QUANTITY	1	1	1
CFM STD. AIR	1,200	1,200	1,200
MIN. OA CFM	285	285	285
ESP, in. wc.	.7"	.7"	.7"
TSP, in. wc.	1.0"	1.0"	1.0"
FAN RPM	706	706	706
MOTOR HP	0.5	0.5	0.5
MOTOR EFFICIENCY	PREMIUM	PREMIUM	PREMIUM
DX COIL CASED			
MANUFACTURER	TRANE STXCB004AS3	TRANE STXCB004AS3	TRANE STXCB004AS3
TMBTUH	33.8	33.8	33.8
SMBTUH	26.3	26.3	26.3
WEIGHT (LBS)	58	58	58
LINE SIZE - GAS	7/8"	7/8"	7/8"
LINE SIZE - LIQUID	3/8"	3/8"	3/8"
CASE SIZE H X W X D	22-1/2" X 17-1/2" X 21-1/2"	22-1/2" X 17-1/2" X 21-1/2"	22-1/2" X 17-1/2" X 21-1/2"

CONDENSING UNIT SCHEDULE - YORK		
UNIT	CU-1	CU-2
SERVES	GF-1	GF-2
MANUFACTURER	TRANE	TRANE
MODEL	5TTR4036A1	5TTR4036A1
EER - AT AHRI	11.7	11.7
NOMINAL CAPACITY, TONS	3	3
NET TOTAL CAPACITY, MBH	33.8	33.8
NET TOTAL CAPACITY, TONS	2.8	2.8
AMBIENT	95F	95F
SAT. SUCTION TEMP.	45F	45F
WEIGHT, LBS.	156	156
LENGTH	33"	33"
WIDTH	30	30
HEIGHT	38"	38"
REFRIGERANT	R454B	R454B
LIQUID LINE SIZE	5/16"	5/16"
SUCTION LINE SIZE	7/8"	7/8"
POWER SUPPLY	208-230 / 1 / 60	208-230 / 1 / 60
MCA	18	18
MOP	30	30
PROVIDE:		
1. PROVIDE ACCESSORIES AS PER SPEC. 236200		
2. DISCONNECT SWITCH PROVIDED BY DIV. 26		

LOUVER SCHEDULE														
TAG	MFR.	MODEL	AIR SYSTEM	CFM	DIMENSIONS						WATER PENETRATION (NOTE 1) FPM	MAX P.D. IN. W.C.	SCREEN	NOTES
					WIDTH (IN.)	HEIGHT (IN.)	MIN. FREE AREA...	GROSS VEL. (FPM)	FREE AREA VEL....	% FREE AREA				
L-1	AMERICAN WARMING & VENTILATING	LE-53	EXHAUST	3,600	36	24	2.24	600	1,607	37.3%	1,250	0.10"	INSECT	1
NOTES														
1. BEGINNING POINT OF WATER PENETRATION AT 0.01 OZ/SF, FREE AREA VELOCITY.														

REGISTERS - GRILLES - DIFFUSERS (RGD) SCHEDULE											
TAG	MFR.	MODEL	TYPE		NECK SIZE	FACE SIZE	MAX CFM	MAX TOTAL P.D. (IN.W.C.)	MAX NC LEVEL	BLOW	NOTES
R-1	PRICE	530	STEEL RETURN, 3/4" SPACING, 45 DEG VANES		22" X 22"	23.75" X 23.75"	220	0.05"	20	-	8" DIA RUNOUT
R-2	PRICE	530	STEEL RETURN, 3/4" SPACING, 45 DEG VANES		22" X 22"	23.75" X 23.75"	360	0.05"	20	-	10" DIA RUNOUT
R-3	PRICE	530	STEEL RETURN, 3/4" SPACING, 45 DEG VANES		22" X 22"	23.75" X 23.75"	600	0.05"	20	-	12" DIA RUNOUT
R-4	PRICE	530	STEEL RETURN, 3/4" SPACING, 45 DEG VANES		22" X 22"	23.75" X 23.75"	1,200	0.05"	21	-	SEE PLANS

GAS FIRED DUCT FURNACE SCHEDULE - GARDINER													
TAG	MFR.-MODEL	SIZE	TYPE	FLUE SIZE	UNIT SIZE W X L X H	WEIGHT	INPUT MBH	OUTPUT MBH	APD	MIN./MAX. TEMP RISE	CFM	ELECT	GAS PIPE SIZE
DF-1	TRANE GLPD	15	HIGH EFFICIENCY DUCT FURNACE	4"	26" X 20-5/8" X 36"	197	150.0	120	0.75	30-80	3600	120-1-60	1/2"
NOTES:													
1. LP MIN. - MAX GAS PRESSURE 11.0" - 14.0" WC													

ELECTRIC DUCT HEATING COIL SCHEDULE - GARDINER													
TAG	MANUFACTURER - MODEL	SERVES	AIRFLOW	LENGTH	HEIGHT	FACE VEL	EDB	LDB	MAX APD	BTUH	KW	AMPS	VOLT PH
DC-1	GREENHECK IDHE	AHU-1	590	14	12	506	60	85	0.2"	16,000	4.7	20.0	240/1
NOTES:													
1. Provide SCR Heating Control													
2. Provide disconnect switch.													
3. Accessories: Airflow switch, spacethermostat and transformer with primary fusing.													
4. Coordinate control box location - LH or RH for proper maintenance access.													

AIR HANDLING UNIT SCHEDULE - GARDINER		
GENERAL	UNIT NO.	AHU-1
SERVES	OFFICE	
MANUFACTURER	TRANE TWE090K1BA	
WEIGHT (LBS)	373	
ELECTRICAL		
VOLTAGE	208-230/1/60	
MCA	10	
MOP	15	
VFD'S FURNISHED BY	-	
DISCONNECT SW. FURN BY	DIV. 26	
SMOKE DETECTOR (SD)	YES	
SD FURN BY	DIV. 26	
SD INSTALLED IN DUCT BY	DIV. 23	
SD WIRED TO HVAC CONTROLS BY	DIV. 23	
SD WIRED TO FIRE ALARM BY	DIV. 26	
FILTER		
FILTER TYPE	2" MERV 13	
DX COIL		
CIRCUITS	2	
ENT. AIR, DB/WB	80.0 / 67.0	
TMBTUH	99.9	
SMBTUH	81.0	
TYPE	DIRECT DRIVE PLENUM FAN	
FAN		
FAN QUANTITY	1	
CFM STD. AIR	3,600	
MIN. OA CFM	600	
ESP, in. wc.	.5"	
TSP, in. wc.	1.5"	
FAN RPM	706	
MAX-BHP	1.4	
MOTOR HP	2	
MOTOR EFFICIENCY	PREMIUM	
STARTER OR VFD	VFD	

CONDENSING UNIT SCHEDULE - GARDINER		
UNIT	CU-1	CU-2
SERVES	TRANE	TRANE
MANUFACTURER	TRANE	TRANE
MODEL	5TTR5048A1	5TTR5048A1
EER - AT AHRI	11.7	11.7
NOMINAL CAPACITY, TONS	4.0	4.0
NET TOTAL CAPACITY, MBH	48	48
NET TOTAL CAPACITY, TONS	4.0	4.0
AMBIENT	95F	95F
SAT. SUCTION TEMP.	45F	45F
WEIGHT, LBS.	257	257
LENGTH	38	38
WIDTH	35	35
HEIGHT	50.5"	50.5"
REFRIGERANT	R454B	R454B
LIQUID LINE SIZE	5/16"	5/16"
SUCTION LINE SIZE	7/8"	7/8"
POWER SUPPLY	208-230 / 1 / 60	208-230 / 1 / 60
MCA	26	26
MOP	45	45
PROVIDE:		
1. PROVIDE ACCESSORIES AS PER SPEC. 236200		
2. DISCONNECT SWITCH PROVIDED BY DIV. 26		

A5 MECHANICAL SCHEDULES

Scale: AS INDICATED

Designed by:

ISSUED FOR BID - SEPTEMBER 22, 2025

Designed: By Date 9/22/2025

Checked: ASD 9/22/2025

Drawn: SCL 9/22/2025

AEI PROJ.NO.:2561-00002 CAD FILE:2561-00002.RVT

MTA PROJECT MANAGER: Brian A. Taddeo, P.E.

THE GOLD STAR MEMORIAL HIGHWAY

MAINE TURNPIKE

CONTRACT: 2026.13.

SHEET NUMBER: MH-500

7 OF 13

AIR HANDLER REPLACEMENTS YORK AND GARDINER MAINTENANCE FACILITIES MECHANICAL SCHEDULES

CONTRACT: 2026.13.

SHEET NUMBER: MH-500

7 OF 13