



Addendum #1

Project: Cape Elizabeth Public Safety Communications Tower

Date: January 15, 2020

To: Prospective Bidders

Owner: Town of Cape Elizabeth (Town)

Town Representatives: Jay Reynolds, PWD Director; Peter Gleeson, Fire Chief; and Paul Fenton, Police Chief

Sebago Technics Representatives: Steve Harding and Matt Orr

Dirigo Wireless Representative: Mark Davis

MEGA Engineering Representative: Matt Lyle

Discussion:

A mandatory, pre-construction meeting was held on January 14, 2020 at the 8 Dennison Drive site near the Transfer Station gate to discuss the Public Safety Communications Tower Project. Due to the Covid-19 pandemic, some attendees participated in this meeting virtually. This addendum responds to comments made and questions raised at the pre-bid meeting. This addendum forms a part of the Contract Documents. As noted below, this addendum clarifies and modifies the original Contract Documents and Specifications dated January 7, 2021. Bidders are reminded to acknowledge receipt of this addendum in the space provided on the bid form and to submit a completed Bidder Experience and Qualifications form. Failure to do so may subject the bidder to disqualification.

Comments

1. Comment: The project consists of the construction of a 180-foot tall communications tower and a support shelter with a generator with a crushed stone surfaced compound enclosed by a chainlink fence and gate. A gravel access drive and turnaround area next to the compound gate will be included in the project along with electrical service to the facility from a utility pole located near the gate.
2. Comment: In addition to providing a bid and the necessary related bid information, Bidders need to also provide company experience information in accordance with the bid documents so that the Town can confirm that the selected contractor's qualifications. A 5% Bid Bond is required with the bid. The Bid Bond amount is based on the overall total bid price including all three of the bid alternatives.

3. Comment: The project schedule is set for construction to begin any time after April 1, 2021 with the objective to be substantially complete the project by June 30, 2021 and 100% complete by July 16, 2021. Liquidated damages of \$500.00 per day will be applied.
4. Comment: No blasting will be allowed and only mechanical means will be allowed to remove ledge. A pre-blast survey will not be required.
5. Comment: Prior to construction, the contractor must submit for review and approval to the Town a traffic control plan discussing any need for flagging personnel, signage, barrels, cones, sign and other traffic control devices and measures to control vehicular, bike, and pedestrian traffic through the construction project area. It was noted that there are pedestrian trails nearby so pedestrian access will need to be included in the traffic control plan. Jay Reynolds noted that the open area near the access drive to the new tower facility is often used for parking by users of the trail and that this parking will need to be accommodated for as well in the Traffic Control Plan. No closing of the roadway to the transfer station will be allowed which is open on Monday, Wednesday, Friday and Saturday. Payment for development of the Traffic Control Plan is considered incidental to the bid.
6. Comment: The contractor will not be required to receive a street opening permit from the Town's Public Works Department for overhead power. A permit would be required for excavation within the road right of way; however, the fee will be waived.
7. Comment: The Town will likely engage S.W. Cole Engineering at the Town's cost to do gradations for gravel materials and compaction testing of the subbase gravel and to conduct concrete cylinder tests. The contractor is to coordinate this work within the scope of the project.
8. Comment: The Town, Sebago, and Sebago's Electrical Engineering Consultant (Matt Lyle of MEGA Engineering) have coordinated with a Central Maine Power (CMP) representative. CMP will extend single phase power from the east side of Dennison Drive overhead with two new utility poles to the outside of the tower compound. CMP will then install a pole mounted transformer. As part of the base bid, the contractor will extend secondary power down the pole conduit to a new meter enclosure to be installed on the new concrete support shelter.
9. Comment: Bid Alternate #1 is an alternate concrete support building from the specified support building. The price for this alternate is the net difference between the alternate and the specified support building product that is included in the Base Bid as Item #6. If the bidder would prefer not to offer an alternate, the bidder should state so by adding the words "NO BID" in the Alternate Bid Item #1 space with a price of \$0.00.
10. Comment: Bid Alternate #2 is the placement of a 7-foot by 7-foot concrete transformer pad and conduit within 5 feet of the pad for a power source coming into the pad and six conduits leaving the pad (2 conduits each for the two future pad site and the one concrete shelter proposed for this project). Four bollards around the transformer pad are also included in Bid Alternate #2.
11. Comment: Bid Alternate #3 is the placement of six conduits (1 power and 1 spare conduit for each for the two future pad site and the one concrete shelter proposed for this project) from a location 5-feet away from the concrete transformer pad.
12. Comment: In general, the project bid form has been broken down into lump sum items so as to track the progress of the work and facilitate the monthly payment requisition process. Base Bid Item #2 – Rock Removal is based on a unit price per cubic yard of rock removal with an estimated quantity of 40 cubic yards.
13. Comment: Base Bid Item #1 includes Site Work. The selected contractor will be required to provide a Schedule of Values for this item so as facilitate the monthly payment requisition process for this item.

14. Comment: Base Bid Item #3 includes the concrete foundation work for the tower and equipment pads which includes the design, provision, and installation of the concrete. A geotechnical report completed by S.W. Cole Engineering included as Appendix C of contract documents booklet and should be followed to design the tower foundation.
15. Comment: Base Bid Item #5 includes design, provision, and installation of the tower. The tower will be a Class 3 tower.
16. Comment: Base Bid Item #7 includes provision and installation of the tower equipment. Dirigo Wireless will provide the antennas and the polyphasers for the contractor to install. The contractor is to provide and install all other tower equipment.
17. Comment: Base Bid Item #10 includes the automatic transfer switch and the generator. These items are specified and cannot be substituted. The specifications for each product are in Appendix A and B of the of contract documents booklet.
18. Comment: Base Bid Item #11 includes completing all the FAA and FCC ASR requirements that are required for the project.
19. Comment: The Sebago Technics plans show a vertical bench mark located on a utility pole along Dennison Drive which is the same utility pole that CMP will extend power from to the site. In addition, Sebago's horizontal traverse point control data will be provided to the contractor. No other layout services will be provided.
20. Comment: Work hours begin at 7:00 AM with no work, including idling of equipment, beforehand. Work on Saturdays will require prior 48-hour notification, approval, and coordination with the Town's Public Works Director, Jay Reynolds.
21. Comment: The Town has instituted an anti-idling policy for this project as provided in SECTION 01000 – SPECIAL PROVISIONS, Section 1.28 ANTI-IDLING.
22. Comment: It was not discussed at the pre-bid meeting, but the Contractor is required to continually maintain area of loam and seed until satisfactory growth of grass is established. The contractor must water grass areas 1-inch every two weeks unless rainfall precipitation is adequate for grass to become established. The contractor must maintain grass until it has been mowed twice with intent to complete grass growth by the fall of 2021. Final acceptance and completion will be approved by the Town.
23. Comment: Mark Davis stated that he is available to assist the Town and Contractor should any questions or clarifications arise. Mark also noted that R-56 standards are required to be met as part of this contract. After the pre-bid meeting, Mark wanted to emphasize that the tower is to be Class 3.
24. Comment: Steve Harding noted that the proposed staging area is at the Gull Crest recreational parking lot to the south of the Dennison Drive. An exhibit showing the location of this laydown area is shown on Appendix D in the contract documents booklet. Any other needed laydown and staging area needs will need to be coordinated and established by the contractor. Steve noted the grass area at the entrance to the site is used by visitors to the trail system and cannot be used as a staging/laydown area.
25. Comment: Steve stated that Sebago Technics have the contract documents for purchase and that the plans and specifications can also be viewed/downloaded on the Town's website.
26. Comment: A site walk occurred to view the location of the tower and compound area.
27. Comment: Steve Harding Stated that the bid opening is at 2 PM on January 28, 2021, and will be held virtually. Invitations to attendees of the pre-bid meeting will receive an invitation via-email for the bid opening. Steve stated that all additional questions must be provided by January 21, 2021. A second addendum would be provided on January 22nd, if warranted.

Questions

1. Question: A question was asked about the generator specification in Appendix B. There are three versions of generator enclosure types available based on noise attenuation. It was requested that the Town clarify which version the Town was seeking as the types of generator has varying costs. Answer: The Town would like a standard enclosure type be provided.

Prepared by:

Stephen D. Harding, P.E. – Town Engineer
Senior Project Manager - Sebago Technics, Inc.

Copies To: Pre-Bid Conference Attendees
Matt Sturgis, Town Manager

End of Addendum #1