

## Knox Clinic A/E Request for Proposals Addendum No. 1 November 30, 2023

Question No 1: Will Gartley and Dorsky be retained for the entirety of the project for the scopes of site design and permitting?

*Response: The A/E firm will be responsible for all architectural, engineering, and land use permitting. This includes all site engineering.* 

Question No. 2: Confirm that a site survey and the Phase I ESA have been provided and these scopes are not expected to be included in the proposal scope of work.

Response: The Owner has retained a consultant for the Phase I Environmental Site Assessment and this scope of work should not be included in the A/E proposal. The Existing Site Survey that was attached to the RFP was prepared by Gartley & Dorsky in 2012 for the benefit of the Town of Thomaston. The Owner intends to contract with Gartley & Dorsky for a boundary survey and this scope of work should not be included in the A/E proposal. However, the A/E firm will be responsible for furnishing an updated site plan to include existing topography, utilities, onsite and offsite features necessary for land use permitting and construction.

Question No. 3: Will the HealthCare Consultant which Knox Clinic has worked with in the past be retained for the entirety of the project? Should this scope of work be included in the proposal?

Response: The Owner will not be retaining a third-party healthcare consultant for the Project. It is assumed by the Owner that the selected A/E firm will have the necessary design experience in healthcare to advise the Owner.

Question No. 4: Will you be sharing a compiled list of questions and your responses to all the interested A/E Firms prior to 12/4?

*Response: Yes, we will be providing a comprehensive addendum with questions from all proposers.* 

Question No. 5: Would it be acceptable for us to submit electronically by 1pm on 12/4 and hard copies be placed in the mail at the same time (meaning an overnight package shipped out the afternoon on 12/4)?

Response: This will be acceptable.

Question No. 6: What federal funding programs are being considered for the project?

*Response: American Rescue Plan Act ("ARPA)" funding and Congressional Directed Spending funds have been awarded.* 

Question No. 7: Will the owner be using a dental consultant for the equipment selection and layout?

Response: If the A/E firm has limited or no experience related to dental programming or consulting, the Owner may retain a consultant specific to the dental program. The A/E firms should include in their proposals if they have included or excluded services related to any program area.

Question No. 8: Confirming the A/E team will include civil engineering.

Response: Yes, the A/E team will include civil engineering.

Question No. 9: Landscape architecture isn't listed in the scope. Should this be included?

Response: Yes, the A/E team should include landscape architecture.

Question No. 10: Will the project be competitively bid or will the client engage in a CM early as a CM at risk model?

Response: Currently, the Owner is reviewing the procurement processes related to the Federal funding. If the Federal procurement process allows a Construction Manager, the Owner will engage a Construction Manager at Risk. Further, if a Construction Manager at Risk is not allowed, the Owner will determine if pre-qualified Contractors are allowed or it may be necessary to conduct a public bid.

Question No. 11: The project has a tight schedule and kicks off during the holiday week. Will representatives be available to meet between December 18, and January 12 for weekly meetings to review the programming document? These can be virtual meetings.

Response: Whereas the interview date will be changed to the week of December 11, it is likely that the Contract execution date will now be during the week of December 18. It is unlikely that the Owner will be able to engage during the last week of December, therefore, proposers should plan on a programming kickoff meeting the first week of January.

Question No. 12: Will interviews be in person, virtual, or hybrid?

Response: Interviews will be held in person the week of December 11.

Question No. 13: To date no addenda have been received. Please confirm.

Response: Confirmed.

Question No. 14: Should the team carry a fee for Furniture Fixtures and Equipment Design?

*Response: No, however, the Owner may engage supplemental FF&E services during contract negotiations.* 

Question No. 15: Should the team carry a fee for Tel/Data and Security Systems Design?

*Response: No, however, the Owner may engage supplemental Tel/Data and Security Systems Design services during contract negotiations.* 

Question No. 16: Should the team carry a fee for signage?

*Response: No, however, the Owner may engage supplemental signage services during contract negotiations.* 

Question No. 17: Please elaborate on the level of life cycle sustainability analysis required for the project.

Response: Revised language in connection with Sustainability in the RFP:

During the design phase and prior to final construction documents for bidding, the A/E and Owner will collaborate on building and site systems and components that the Owner may wish to include in the overall design that relate to sustainability. Page 6 The A/E will assist the Owner with life cycle sustainability analysis. Discussion between the A/E and Owner will follow to prioritize, eliminate, or include these ideas in the Project construction documents.

During the design phase and prior to final construction documents for bidding, the A/E will need to present a life-cycle cost analysis so that the Owner may select the design that ensures the facility will achieve the lowest overall cost of ownership consistent with its quality and function. The A/E will need to be able to guide the Owner through sustainable design principles related to site and context; energy efficiency; water conversation; use of sustainable materials; improvement of indoor environment quality; long-term performance; and potential renewable energy sources such as solar and geothermal.

Question No. 18: During the site visit, there was mention of three optional space programs that were developed and that the one included in the RFP was the smallest of them. Is the expectation to revisit the space program to include additional spaces and therefore a potential increase in building size? For the purposes of preparing a fee, do we assume a building size of 12,364sf?

Response: The proposer shall base their fee on the square footage of the program document that was included in the RFP. If the Owner chooses to add additional program space, this will be a negotiated fee with the successful A/E firm.

Additional Information:

1. The sewer noted is part of where the prison connected to the town and has long since been abandoned. It is connected to nothing. It was my understanding the sewer was abandoned by the state while the state imploded all structures on their property. The fire hydrant is live as far as I am aware. Typically, hydrants are serviced and maintained by Maine Water Company.

2. Geotechnical Due Diligence, Preliminary Subsurface Conditions memorandum as prepared by Summit Geoengineering Services, dated November 21, 2023 is attached.

- End of Addendum No. 1 -



**Date:** 11-21-23

To: Ed DouderaProject: #23318 Proposed Clinic, Main Street, Thomaston, Maine

From: B. Peterlein, P.E.

Reference: Geotechnical Due Diligence, Preliminary Subsurface Conditions

Summit Geoengineering Services, Inc. (SGS) observed the excavation of 8 test pits at the subject site on November 20, 2023. The test pits were excavated to depths ranging from 2 to 8 feet below the existing ground surface. Logs of the test pits and a test pit location plan are attached.

The soil throughout the site was fill consisting of a matrix of silty sand and sandy silt with varying amounts of gravel. Cobbles and boulders were present at all locations. Concrete rubble with reinforcing steel, bricks, asphalt, and isolated metal scraps and small wood boards were present in the majority of the test pits. Horizontal concrete elements (slabs?) were present at the TP-2 and TP-3 locations at depths of 2 to 5 feet, as indicated on the test pit logs. No organic materials, rubbish, or peat was observed in the fill. No groundwater was observed in the test pits.

The challenge with this site will be excavating through the existing rubble/demo debris down to the bottom of the footings. This may require "punching through" any existing horizontal elements. We will likely recommend footings be constructed on geotextile and crushed stone, pending a final subsurface investigation (borings). The native soil was not reached in the test pits. We anticipate that the native soil will be competent.

An overlay of the original buildings is shown on our test pit plan. The location of the original buildings is approximate. As much as is possible, we recommend locating the new building foundations outside of the former prison buildings.



			TEST PIT LOC	r T	Test Pit #	TP-1
	CULLUT	Project:	Proposed Clinic		Project #:	23318
	SUMMI	c .	William King Street		Groundwate	r:
	GEOENGINEERING SERVICES		Thomaston, Maine		None (	Observed
Contract	tor: Summit Geoengineering Services, Inc.	Ground S	Surface Elevation:			
Equipme	ent: Mid Sized Tracked Excavator	Reference	e:			
Summit	Staff: B. Peterlein, P.E.	Date:	11/20/2023	Weather:	Sunny, Bree	zy
Depth	]	DESCR	IPTION			
(ft)	ENGINEERING		GEOI	LOGIC/	GENERAI	_
	6" Dark brown Sandy SILT, trace rootlets, moist, N	ML		TOPSO	DIL	
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	Olive-brown Sandy SILT, trace Clay, few Cobbles	s, moist,		FILI	_	
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		TEST PIT LOG			Test Pit #	TP-2
	CULANAIT	Project:	Proposed Clinic		Project #:	23318
	SUMMI		William King Street		Groundwater	r:
	GEOENGINEERING SERVICES		Thomaston, Maine		None C	Observed
Contract	tor: Summit Geoengineering Services, Inc.	Ground S	Surface Elevation:			
Equipme	ent: Mid Sized Tracked Excavator	Referenc	e: 11/20/2022	Waathan	Cuppy Droot	
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	Metal scraps, bricks, rounded granite blocks					
3	recur serups, oriens, rounded grunde oriens					
	Flat Concrete "slab" at 3 feet at one end of TP, dro	ps to				
4	5 feet at other end	L				
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	End of Test Pit at 3 ft to 5 ft		REFU	SAL ON (	CONCRETE	
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	SOWWIL		William King Street		Groundwater	
	GEOENGINEERING SERVICES		Thomaston, Maine		None C	Observed
Contrac	tor: Summit Geoengineering Services, Inc.	Ground S	Surface Elevation:			
Equipmo	ent: Mid Sized Tracked Excavator	Referenc	e:	XX7 (1	0 D	
Summit	Staff: B. Peterlein, P.E.	Date:	11/20/2023	weather:	Sunny, Breez	2y
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(ff)	ENGINEERING		GEO	LOGIC/0	GENERAL	1
	8" Dark brown Sandy SILT, trace rootlets, moist, N	ML		TOPSC	DIL	
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	Gray coarse Gravelly SAND, large concrete pieces	8,				
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			TEST PIT LOG Test Pit # TP-4				
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	SUMMI	5	William King Street		Groundwater	•	
	GEOENGINEERING SERVICES		Thomaston, Maine		None C	Observed	
Contract	tor: Summit Geoengineering Services, Inc.	Ground S	Surface Elevation:				
Equipme	ent: Mid Sized Tracked Excavator	Referenc	e:	XXX .1			
Summit	Staff: B. Peterlein, P.E.	Date:	11/20/2023	Weather:	Sunny, Breez	zy	
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(ft)	ENGINEERING		GEO	LOGIC/0	GENERAL	1	
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	GEOENGINEERING SERVICES		Thomaston, Maine		None C	Observed
Contract	tor: Summit Geoengineering Services, Inc.	Ground S	Surface Elevation:			
Equipme	ent: Mid Sized Tracked Excavator	Reference	e: 11/20/2022	Weether	Cummy Dagas	
Summit	Stan: B. Peterlein, P.E.	Date:	11/20/2025	weather:	Sunny, Breez	2 <b>y</b>
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2	and Boulders, firm, dry, ML					
3	2 large Boulders at 3 ft					
	Hard Excavating					
4	Cast Iron Pipe at 4 ft					
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	End of Test Pit at 7 ft					
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	GEOENGINEERING SERVICES		Thomaston, Maine		None C	Observed
Contract	tor: Summit Geoengineering Services, Inc.	Ground S	Surface Elevation:			
Equipme	ent: Mid Sized Tracked Excavator	Referenc	e:	XX .1	<u> </u>	
Summit	Staff: B. Peterlein, P.E.	Date:	11/20/2023	Weather:	Sunny, Breez	zy
Depth		DESCR	IPTION			
(ft)	ENGINEERING		GEO	LOGIC/	GENERAL	4
	8" Dark brown Sandy SILT, trace rootlets, moist, N	ML		TOPSC	DIL	
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	Olive-brown fine Sandy SILT, little Gravel, few Co	obbles,		FILL	<b>_</b>	
2	firm, dry, ML					
	Hard excavating at 2 ft					
3						
	Nested Cobbles and Rubble at 3 ft, very hard exca	vating				
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			TEST PIT LOO	r J	Test Pit #	<b>TP-7</b>
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	SUMMI	5	William King Street		Groundwater:	
	GEOENGINEERING SERVICES	Thomaston, Maine			None (	Observed
Contract	tor: Summit Geoengineering Services, Inc.	Ground S	Surface Elevation:			
Equipme	ent: Mid Sized Tracked Excavator	Referenc	e:	•		
Summit	Staff: B. Peterlein, P.E.	Date:	11/20/2023	Weather:	Sunny, Bree	zy
Depth		DESCR	IPTION			
(ft)	ENGINEERING		GEOI	LOGIC/	GENERAI	
	6" Dark brown Sandy SILT, trace rootlets, moist, N	ML		TOPSO	DIL	
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	Dark brown to olive-brown Gravelly fine Sandy SI	LT,		FILI		
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			TEST PIT LOO	r J	Test Pit #	<b>TP-8</b>	
	CULLANT	Project:	Proposed Clinic	Project #:	23318		
	SOWWIL	-	William King Street			Groundwater:	
	GEOENGINEERING SERVICES		Thomaston, Maine		None (	Observed	
Contract	tor: Summit Geoengineering Services, Inc.	Ground S	Surface Elevation:				
Equipme	ent: Mid Sized Tracked Excavator	Referenc	e:	I			
Summit	Staff: B. Peterlein, P.E.	Date:	11/20/2023	Weather:	Sunny, Breez	zy	
Depth	]	DESCR	IPTION				
(ft)	ENGINEERING		GEO	LOGIC/	GENERAL	4	
	6" Dark brown Sandy SILT, trace rootlets, moist, I	ML		TOPSO	DIL		
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	Brown Silty SAND, little Gravel, few Cobbles, con	ncrete		FILI			
2	rubble, rebar, granite blocks, bricks, asphalt pieces	5,					
	isolated boards, loose, SP						
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6	Large Rubble at 6 ft						
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