



CITY OF BANGOR

**Request for Qualifications
Cold Storage Facility Construction Manager at Risk
Bid No. P26-31**

**Purchasing Department
73 Harlow Street
Bangor, Maine 04401
207-992-4282**

Addendum Issue Date: February 24, 2026

Addendum No. 1

- I. Removal from Request for Proposals:**
-Delete 9.G.5. Professional Liability (Errors & Omissions) Insurance Requirements

- II. Attachments:**
 - **Pre-Bid Meeting Minutes**
 - **Pre-Bid Sign in Sheet**
 - **Geotechnical Report by S.W. Cole.**

All other terms, conditions and specifications remain the same. Please acknowledge this addendum by signing the acknowledgement below and returning this page with your bid. If you have already submitted a bid and would like to make a change reflecting this addendum, you may request in writing your bid be returned to you.

The following Addendum is hereby acknowledged:

Cold Storage Facility Construction Manager at Risk – Addendum No. 1 – Issued February 24, 2026

Business Name

Name (print or type)

Signature



9. Information for Proposers

- D. Contract Term: The initial contract term shall be for a period of eighteen (18) months, commencing upon approval of the contract documentation.
- E. Type & Payment Method: The contract type utilized for this project shall be a cost-plus fixed fee and the method of payment shall be hourly invoiced on a monthly basis.
- F. Tax Exclusion: All Federal and State taxes must be excluded from the proposal price. Upon request, a tax exemption certificate for the City of Bangor shall be furnished to the successful Proposer.
- G. Required Insurance: Proposers are required to maintain the following insurance policies throughout the life of the project and name the City of Bangor as an additional insured where applicable and may be required to provide proof:

1. Worker’s Compensation Insurance	Statutory
2. Employer’s Liability Insurance	\$500,000 each accident \$500,000 disease – policy unit \$500,000 disease – each employee
3. Comprehensive Automobile Liability	\$1,000,000 combined, single limit per accident
4. Commercial & General Liability	\$1,000,000 combined single limit \$2,000,000 aggregate
- H. Confidentiality: The information contained in proposals submitted for the City of Bangor’s consideration will be held in confidence until all reviews are concluded and the award notification has been made. At that time, the full content of the proposals becomes public record and is therefore available for public inspection upon request.

10. Submission Requirements

Proposer must comply with all requirements in order to be considered responsive. In addition to the proposal itself, Proposers must comply with and include the following forms, if applicable:

- I. Geographic Preference: Preference will be given to Proposer’s with a primary business location within the New England region. The selected firm must demonstrate the ability to provide full-time construction management staff for the project duration.
- J. Pricing Submission: Separate submission of pricing proposal, as outlined in Section III-Submission. See attached form Bid Form, **Appendix B.1**.
- K. FTA funded Procurement Signature Page: A signed copy of the attached signature page, **Appendix B.2**, must be included with the proposal acknowledging all information contained in

Cold Storage Facility Community Connector Construction Manager at Risk
Pre-Bid Meeting Minutes
Friday, February 20, 2026, 10:00 a.m.

(Sign in Sheet)

Discussion Items

- This project involves the renovation of the existing 24,000 SF cold storage facility for the Community Connector and the construction of a new 6,700 square foot Community Connector Training Facility for workforce development, services for the Community Connector and an electrification system for future Battery Electric Buses (BEBs), all of which will need to be coordinated with any required renovation work.
- The accommodations are assumed to include some structural modifications, other system upgrades, and work to renovate the interior and exterior of the building.
- Rehabilitation of some masonry is required.
- New roofing and siding will be required on the Community Connector side of the building. New doors will be installed throughout the facility.
- A city-wide drive thru carwash will occupy a portion of the existing structure. Procurement of the car wash mechanisms is being handled under a separate RFP and is not included in the scope of this work. Once a vendor has been selected, the design team and selected Construction Manager at Risk will begin coordinating to make accommodations for the new car wash installation by others. Work involving the car wash portion of the building will be limited to coordinating with the selected vendor to ensure adequate utility connections are available for the installation of the car wash (by others).
- A new sprinkler system will be installed in the storage area designated for electrical vehicle and future battery electric bus storage.
- Proposed electrical service will be served by a new transformer. Proposed electrical services for new BEBs will not be electrified as part of this project. Scope of work includes installing all conduits, and required electrical infrastructure for future use.
- A new natural gas service will need to be constructed as part of this project.
- A drainage system for the maneuvering area on the north side of the building will need to be designed to alleviate existing drainage issues outside the existing carwash.
- All utilities in the existing mechanical & storage room will be removed and/or relocated.
- The area of the building occupied by the sewer department is not included in this project's scope of work. This area of the building will be occupied throughout construction. Building access for the Sewer Department will need to be maintained and coordinated throughout the project duration.
- A construction phasing plan will be necessary to accommodate bus drivers and City Staff working in and around the project site.
- The City has contracted with Artifex to prepare Schematic design drawings for the facility and Dubois and King Engineering has been subcontracted to assess the needs for mechanical and electrical modifications and upgrades. The selected Construction Manager will be responsible for coordinating with City departments and the design team to ensure efficient, compliant, and safe project delivery. This includes site safety and logistics, coordination of demolition and hazardous materials handling, and oversight of federal and state permitting processes such as NEPA, MDEP, and SLODA reviews.

- Proposed building and site security measures will need to be coordinated with the City IT department and Minuteman.
- The Construction Manager will participate in preconstruction services to help define systems and provide construction cost estimates. Schedule review, cost and document management, progress reporting, risk management, change processing, quality auditing, and claims support will be the responsibility of the Construction Manager.
- Construction is anticipated to begin in early Summer 2026, and to be completed as soon thereafter as feasible, completion targeted for Fall 2027.

Housekeeping

- This project is federally funded by the Federal Transit Administration (FTA)(80% project cost), Maine Department of Transportation (10% project cost), and the City of Bangor (local share of 10% project cost). As such, the selected Construction Manager must be prepared to comply with all applicable federal regulations, including procurement procedures, labor standards, environmental review, and documentation requirements. Traffic control and road closures will need to be coordinated in advance. Contact weekly traffic alert system through public works.

Timeline

- All questions must be directed in writing to bids@bangormaine.gov no later than Wednesday, February 25, 2026. Please reference **Cold Storage Facility Community Connector Construction Manager at Risk**.
- The City will provide a response by Friday February 27, 2026. This response will be in the form of an addendum, accessible on the City's website. Notifications will be sent via Notify Me when new addenda are released. To receive these updates, the City strongly encourages all potential bidders to sign up for notifications via Notify Me at www.bangormaine.gov/alerts.
- Bid Opening: will take place Wednesday, March 11, 2026. 2:00 p.m in the Paul Bunyan Room located in City Hall
- Plan sets are available at City Hall, Engineering Office.

**Cold Storage Facility Community Connector
Construction Manager at Risk**

Pre Bid Meeting: February 20, 2026 at 10:00 AM

	<u>Attendee Name:</u>	<u>Company:</u>	<u>Phone:</u>	<u>Email:</u>
1	Hannah Peasley	City of Bangor	207-992-4252	hannah.peasley@bangormaine.gov
2	Jefferson Davis	City of Bangor	207-992-4244	jefferson.davis@bangormaine.gov
3	Shelly Lizotte	Artifex	207-974-3028	rlizotte@artifexae.com
4	Aaron Goodine	Artifex	207-974-3028	agoodine@artifexae.com
5	Bruce Cummings	Cianbro / A2 Corp	416-9589	bcummings@cianbro.com
6	Kolbi Carrier	FCS	207-974-9474	Kolbi.Carrier.FCS@gmail.com
7	Marshall Addy	Bench Mark	207-542-2475	MarshallAddy@benchmark.org
8	David Couch	FCS	207 9516803	—
9	Ellen Angel	Artifex	207-974-3028	eangel@artifexae.com
10	Laurie Linscott	City of Bangor	207-992-4672	laurie.linscott@bangormaine.gov
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