



## CITY OF BANGOR

**Request for Qualifications  
Cold Storage Facility Construction  
Manager at Risk  
P26-31**

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

**Issue Date: February 27, 2026**

### **Addendum No. 2**

**I. Questions:**

The following questions were submitted. The City's responses to the questions follow in *Italics*.

1. Q: On the Bid Form, Appendix B.1, you are requesting a cost for General Conditions. Please define and/or supply a matrix for what we should include in our General Conditions cost. Also, please confirm we are to use an 18-month project duration to calculate the General Conditions.  
***A: Please see Attachment 1. General Conditions Matrix. Please use an 18-month project duration to calculate the General Conditions.***
2. Q: A Bid Bond is requested per the Submission Requirements, and a form is provided in Appendix B.3. Please confirm that this is not needed due to the project deliver method (Construction Manager at Risk) currently we are not providing a price/bid for the scope of the project. A bonding capacity letter from our surety can be provided.  
***A: A bonding capacity letter from your surety will suffice.***
3. Q: Please provide the number of cost/price proposals you will require during the design and preconstruction phase.  
***A: Bidders should anticipate three rounds of value engineering and estimating: initial, interim, and final estimates, as part of the project delivery process.***
4. Q: Please identify the number of hard/printed copies required at time of submission, March 11<sup>th</sup>.  
***A: Please provide one hard copy and one digital.***
5. Q: Will the City or the Construction Manager be responsible for the Builders Risk Policy? If it is the Construction Manager is responsible for the BR Policy does this need to be included in our General Conditions?

***A: The City will be responsible for Builders Risk Policy.***

**II. Attachments:**

The following attachments are included with Addendum No. 2 and are a part of the Contract Documents.

- **General Conditions Matrix**

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(s) is/are hereby acknowledged:

**Addendum No. 2 – Issued February 27, 2026**

\_\_\_\_\_  
Business Name

\_\_\_\_\_  
Name (print or type)

\_\_\_\_\_  
Signature

# Fee/Overhead and General Conditions Matrix

Cold Storage Facility CMAR

COST ITEM	Included in Fee & Overhead	General Conditions	Cost of the work	Paid by OWNER
<b>OVERHEAD &amp; PROFIT</b>				
Project specific office support personnel		X		
All other office support personnel	X			
Overhead & general expenses at contractor's principal office	X			
Contractor's capital expense	X			
Profit	X			
<b>SUPERVISION/ADMINISTRATION</b>				
<b>Supervision</b>				
Superintendent, on-site full-time		X		
<b>Testing</b>				
Soils Testing			X	
Asphalt Testing			X	
Concrete Testing			X	
Steel Testing			X	
All Other Testing				X
<b>Administration</b>				
Project Executives	X			
Project Management		X		
Shop Drawings and Contract Admin.		X		
Estimating	X			
Scheduling	X			
Quality Control Reviews		X		
Drawing Reproduction			X	
Computer (on-site only)		X		
Telecopier (on-site only)		X		
Postage			X	
Submittal Exchange			X	
<b>TEMPORARY FACILITIES</b>				
Contractor's Field Office		X		
Project Fence		X		
Temporary Walkways			X	
Temporary Roads & Parking			X	

# Fee/Overhead and General Conditions Matrix

COST ITEM	Included in Fee & Overhead	General Conditions	Cost of the work	Paid by OWNER
Water, Ice, Cups, Coolers		X		
Toilets		X		
Hoisting			X	
Small Tool Expense			X	
<b>Layout and Surveys</b>				
Building Layout			X	
Partition Layout			X	
Sitework Layout			X	
<b>Safety</b>				
Safety Inspections		X		
Barricades		X		
Temporary Guardrails		X		
Fire Extinguishers		X		
First Aid Kits		X		
<b>Clean-Up</b>				
Dumpster Rental		X		
Construction Clean Up		X		
Final Clean Up		X		
Window Cleaning		X		
<b>TEMPORARY UTILITIES</b>				
Telephone Expense		X		
Temporary Water Usage			X	
Temporary Gas Usage			X	
Temporary Electrical Service			X	
Temporary Electricity Usage			X	
Temporary Heat			X	
Temporary Heating Equipment		X		
<b>PERMITS, BONDS, INSURANCE</b>				
Subcontractor Bonds			X	
Contractor's License	X			
Builder's Risk				X
Performance & Payment Bonds			X	
Building Permit				X
Land Development/Environmental Permit				X
Utility Tap Fee's, Development Fee's				X