

MAINE TURNPIKE AUTHORITY

PRE-BID CONFERENCE

CONTRACT 2026.08

KENNEBUNK MAINTENANCE FIRE PROTECTION MITIGATION

MILE 25.3

May 5, 2026 at 11:00am

At Kennebunk, ME. Maintenance Facility

1) Location

- a) The general limits of work are shown in the Contract Plans

2) General Description

The work consists of the following:

- a) Installation of a fire protection (sprinklers) and alarm monitoring system in the Eight Bay (North and South) and Ten Bay Garages.
- b) Addition of fire water service, via new water main, to each building (Eight Bay North and South and Ten Bay Garages) from the existing water main line on the property and associated site work, including paving removal, trenching, repaving, etc.
- c) Modifications to the existing sprinkler system, and removing windows and in-filling with CMU in divider wall in the Ten Bay (Office/Maintenance) Garage and adjoining Four Bay (Storage) Garage.
- d) Electrical system replacement to the Eight Bay (North & South) Garages. Note – the upgrade only pertains to the original portion of the building and not the 2018 addition.
- e) Restroom renovation in the Eight Bay North Garage.
- f) Addition of access ladder to the attic's access hatches in the Eight Bay (North & South) Garages.
- g) Replace the two-man doors with wiring to junction boxes for addition of access controls in the Eight Bay (North & South) and 10 Bay Garages. Note: the addition of the access controls is by others.
- h) All other work incidental thereto in accordance with the Plans and Specifications.

3) Bid

- a) Proposal will be opened May 21, 2026, at 11:00 am at the office of the MTA at 2360 Congress St., Portland.
- b) All bids and contractual questions shall be directed to Purchasing Department (207-482-8115)
- c) All questions and plans and specifications shall be in writing and shall be directed to Nate Carll, Purchasing Manager, email ncarll@maineturnpike.com.
- d) All questions must be submitted by 5:00pm on Wednesday, May 13, 2026, to be considered.

4) Construction Schedule

- a) MTA Board is scheduled to consider the Contract Ward on or about May 28, 2026.
- b) Construction Schedule:
 - I. The construction of the Kennebunk Maintenance Facilities Fire Protection Design shall be substantially complete by November 6, 2026.
 - II. All civil site work to be completed and seeded by October 1, 2026
 - III. All work shall be completed on or before December 4, 2026.

c) Substantial Completions – Section 107.1.1

Substantial complete shall be defined by the Authority as the following:

- All fire protection sprinklers, sprinkler monitoring equipment, and riser assembly installed and operational in the Eight Bay (North & South) and 10 Bay Garages.
- Fire Protection water main installed, tested, and operational.
- All disturbed areas related with the installation of the fire protection water main to be filled and/or repaved.
- Fixtures for restroom renovation in Eight Bay (North) garage are to be tested and operational.
- All electrical system devices replaced are to be tested and operational in the Eight Bay Garages (North & South)
- Windows in separation wall between 10 Bay Maintenance garage and office spaces to be removed and in-filled, adjacent window fire sprinklers removed and pressure tested, reconfigured sprinklers to be tested, and storage room 121 fire rated penetration sealant installed.
- Fixed access ladders to the attic's access hatch in the Eight Bay (North & South) garages are to fully installed.
- Two man doors with wiring to junction boxes for installation of access controls to be installed in each garage (Eight Bay – North & South and 10 Bay). Note, access controls to be installed by others.

5) 104.3.8 Wage Rates and Labor Laws

- a) Fair minimum hourly rates determined by Maine Department of Labor shall apply.

6) 104.4.6 Utility Coordination

- a) Utility working days are Monday through Friday, conditions permitting. Times are estimated on the basis of a single crew for each utility. Any times and dates mentioned are estimates only and are dependent upon favorable weather, working conditions, and freedom from emergencies. The Contractor shall have no claim against the Authority if they are exceeded.
- b) The Contractor shall plan and conduct his operations in accordance with the following utility schedule. The Contractor must comply with all OSHA regulations pertaining to work adjacent to utility wires. The Contractor shall plan and conduct his work accordingly.

7) 104.4.7 Cooperation with Other Contractor

Adjacent contracts currently scheduled for the 2026 construction season include:

- MTA Contract 2026.02 – Main Line Paving MM 27.2 to 30.3
- MTA Contact 2026.06 – Bridge Repairs

8) 105.8.2 Permit Requirements

- a) The Project is subject to the Stormwater Memorandum of Agreement for Stormwater Management Between the Maine Department of Transportation, Maine Turnpike Authority, and Maine Department of Environmental Protection (Stormwater MOA).
- b) Contractor is responsible to follow erosion and sedimentation control requirements outlined in this Contract.

9) 105.11 As-Built Plans

- a) The Contractor shall provide the Authority with as-built plans in PDF and MicroStation or AutoCAD. The as-built plans shall note changes to the bid documents, including, but not limited to pavement, concrete, barrier, guardrail, culverts, drainage, foundations, wiring, signs, etc. The as-builts plans shall also provide GPS accurate locations of all underground work. Submittal of Draft, Final Draft, and 100% as-built plans to the Resident shall be conditions of Mobilization Payment, Retainage Reduction, and Final Payment as noted in Special Provision 108.
- b) See also 105.1.1 and 105.11.2 for more details on As-Built Plan Substantial and Requirements.

10) 107.1.2 Limits of Operation

- a) Construction of the Fire Protection Mitigation shall not, in the opinion of the Resident, prohibit the safe and reasonable operations of the MTA maintenance crews. MTA will provide clear access to the maintenance garages Eight Bay (North & South) and 10 Bay Maintenance Garages during construction as per the contractors approved schedule. MTA will also provide clear access to the areas in the Office/10 Bay Maintenance Garage with Four Bay Storage Building as per the contractors approved schedule. The contractor shall provide clear access to all areas that are outside of the designated construction areas throughout construction.
- b) The Contractor shall submit their proposed staging, storage, and construction areas for approval to the Resident. The contractor shall be responsible for minimizing the footprint of the project, and resulting impacts to the MTA, to the extent practical. The Authority will allow the contractor store materials on site prior to starting work. Site access and final area used for storage shall be coordinated and approved by the Resident.
- c) The Contractor shall be responsible for ensuring that the work associated with this project does not interfere with MTA operations. All trenching shall be backfilled or covered with steel plates nightly and appropriate traffic controls shall be maintained throughout the yard (i.e., traffic cones or barrels around excavated areas).

11) 108.2.1 Generation of Progress Payments

- a) The Authority will estimate the amount of Work performed at least monthly and make payment based upon such estimates. Estimates may be paid **bimonthly (twice-a-month) the bimonthly (twice-a-month) invoices exceed \$100,000**. No such estimates or payment will be made if, in the judgment of the **Authority**, the Work is not proceeding in accordance with the provisions of the Contract. The Contractor agrees to waive all claims related to the timing and amount of such estimates.

12) 108.2.3

- a) Upon approval of all pre-construction submittals required for approval by this Contract, including those listed in Section 104.4.2 – Preconstruction Conference, the Contractor will receive payment of 50% of the Lump Sum price for Mobilization, not to exceed 5% of the Bid less the amount bid for Mobilization. After the Authority determines that the Work is 50% complete and the Contractor has submitted a Draft (50%) as-built submittal of all underground work to date (within the prior 30 day pay period) as defined in Special Provision 105., the Contractor will receive the other 50% of the Lump Sum price for Mobilization, not to exceed 5% of the Bid less the amount bid for Mobilization. Any remaining Mobilization will be at the completion of physical work.

- 13) General Requirements
 - a) The Specifications are divided into two parts: Part I, Supplemental Specifications and Part II, Special Provisions and Appendices (Division 02 thru 28). Review thoroughly.

- 14) Specific contract Items
 - a) 203 Excavation and Embankment - The work shall consist of cutting, removing, and disposing of full depth existing bituminous concrete pavement as shown on the Plans, or as approved by the Resident.
 - b) 403 Hot Mix Asphalt Items – please note the various pavement repair, rehabilitation, and replacement. Contractor shall coordinate with the Resident on final limits and shall plan the work to meet Substantial and Final completion dates.
 - c) 409 Bituminous Tack Coat - This work consists of furnishing and applying one uniform application of Emulsified Asphalt RS-1 or RS-1h conforming to the specifications of AASHTO M-140. The application rate shall be 0.04 gal/yd²
 - d) 419 Sawing and Sealing Joints in Bituminous Pavement - This work consists of sawing bituminous concrete pavement as shown on the Plans, as specified herein or as approved by the Resident.
 - e) 502 Structural Concrete - The work shall consist of installing concrete thrust blocks and filling steel bollards with concrete in accordance with these Specifications and in conformity with the details and dimensions shown on the Plans.
 - f) 619 Mulch - Cellulose fiber mulch shall not be used within 200 feet of a wetland or stream. The limits shall be 200 feet up station and down station of the wetland or streams as well as the slopes adjacent to the stream. The application of hay or straw mulch with an approved binder shall be used at these locations to prevent erosion. The use of cellulose fiber mulch will only be allowed at other areas with the approval of the Resident
 - g) 626 Foundations, Conduit, and Junction Boxes For Highway Signing, Lighting and Signals - All junction or pull boxes shall be vehicle rated with a minimum design load of 22,000lbs and installed as shown on the plans. Junction boxes for the communication conduit associated with the project shall be polymer concrete as manufactured by QUAZITE® a division of Hubbell Power Systems, or an approved equal.
 - h) 655 Electrical - This task shall include providing and the installation of PVC Conduit as shown on the Plan drawings and described herein. All conduit shall be installed per NEC specification. Connections to specialized fittings are to be compatible with adjoining conduit.

- i) 800 Kennebunk Maintenance Building – This work consists of the renovations for the following scope of work as shown on the construction drawings and described in the Specifications (Special Provisions).

15) Questions

2026.08 - Kennebunk Maint. Fire Protection Pre:ib

<u>Name</u>	<u>Company</u>	<u>email</u>	<u>tel #</u>
- Jacqueline Hansen	MTA	j.hansen@mainturnpike.com	207-838-5663
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- MICHAEL KELLEY	COLBY CO.	MIKEK@COLBYCOENGINEERING.COM	207-602-8408
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