



York County Municipal Government, Maine

OFFICE OF THE COUNTY COMMISSIONERS

REQUEST FOR PROPOSAL (RFP) # YC-2026-4681392

Courthouse Restoration

Responses provided by issuers to submitted Vendor questions

ADDENDUM NUMBER 2

Date: 10/7/26

The RFP documents are modified and/or clarified as follows. All other information remains unchanged to the original bid documents.

DISCLAIMER

The participating parties of this RFP ("the Parties") have contributed the responses to the information requests made by potential proposers. Tremendous time, effort and coordination have gone into the preparation of these responses. Similar questions have been combined and responses have been provided. However, the Parties recognize and understand that potential proposers may still need to make their own assumptions in certain areas of their response and potentially add certain caveats in responding to the RFP.

The RFP is not an offer to contract or award grant funds. The Parties assume no responsibility for the cost incurred by a proposer to respond to this RFP. All responses generated by this RFP become the property of the Parties.

Every effort has been made to provide accurate and current information; however, the Parties make no representations or warranties whatsoever as to the content of the RFP, the questions that have been posed, and the answers that have been provided, and disclaim any and all responsibility, including, but not limited to, any inaccuracies, context errors, or omissions. The Parties shall not be liable for damages associated with reliance on information provided through the RFP or the related questions and answers.

Any information, responses to questions, comments, feedback, recommendations, and/or inquiries to or from the Parties, (collectively "Information"), are solely and exclusively intended to facilitate clear communication and a general understanding of what is being sought in the RFP. The Information is not intended in any way to provide directly or indirectly advice, counsel, or guidance on the design and/or conduct of any proposal and the Parties take no responsibility for the design, content, and/or conduct of any proposal. Any proposer who participates in any way in responding to the RFP is completely and exclusively responsible for all aspects of any such proposal and all related activities.

THE PARTIES DISCLAIM ALL LIABILITIES, LOSSES, JUDGMENTS, COSTS, DAMAGES, EXPENSES (INCLUDING REASONABLE ATTORNEY'S FEES) DIRECT OR INDIRECT ARISING OUT OF OR RELATED TO SUBMISSION OF INFORMATION TO, OR PARTICIPATION IN, OR COMMENTS FROM THE COUNTY BY ANY PERSON FOR ANY PURPOSE.



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Vendor Submitted Questions ***

- 1) "Are there drawings available for reference and take off amounts?"
Answer: No, there are no copies of drawings available.
- 2) "Will a unit cost or rotten wood allowance be issued ?"
Answer: It was not in the scope, so there is no plan for an allowance
- 3) "Are there specifications?"
Answer: There are no specs available. The expectations are spelled out in the scope of work.
- 4) Has there been a mold, abatement, lead report performed?"
Answer: No, these have not been performed for this project
- 5) "Does this project fall under any historic classification?"
Answer: This is not a historic renovation, just minor repair and painting
- 6) "Is the building permit paid by the contractor?"
Answer: Any permits required will be paid by the county (Under the current scope there are no permits needed)
- 7) "Mentions no roof work, safe to assume the cupola is sitting on structural sound framing ?"
Answer: Framing goes all the way down the solid concrete floor
- 8) "Project is to start May 1st and complete by July 31st will extra time be added to the project if additional rot and work is discovered ? "
Answer: We are able to make adjustments to the timeframe as required. The project must be completed in calendar year 2027.
- 9) "Is the entire building getting repainted once the siding is completed ?"
Answer: Not as part of this project
- 10) "What is being product/material suggested for flashing , copper ? to show this work ?"
Answer: There should be no work involving flashing or copper
- 11) "Areas of work section mentions multiple places to replace deteriorated wood . Porch area mentions this , is this a railing , historic details to maintain , lineal footage ?"
Answer: From our investigation there is only one section of board that will need to be replaced. The rotted area is around 2 linear feet.



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12) "Will the owner carry a contingency for cost escalation?"

Answer: Any cost over run will be agreed upon in writing between the two parties. There isn't a requirement for contingency.

13) "Who retains engineering if needed?"

Answer: The county would handle any engineering required

14) "Is there a Door & Window schedule for those needing replacement?"

Answer: No windows or doors are being replaced. This is only painting and minor repair

15) "Can an outline of the area for work to be performed be provided so we know which sections of the building are being touched, and which are not?"

Answer: Front facing entrance to include columns , overhang, and area with lettering. Facia around the top of the building and cupola. No windows or door areas.

16) "What are the working hours for the project?"

Answer: 0700-1700

17) "Will council sessions dictate when work can occur?"

Answer: No, there shouldn't be any disruptions in schedule

18) "Are workers required to pass background checks for access to be able to work onsite?"

Answer: No, as any building entry requires screening by a deputy and any secured area access would be escorted by county staff

19) "Are unit prices required?"

Answer: No

20) "How are you going to quantify the carpentry repairs?"

Answer: From the inspections the county has conducted, it appears there is one board that needs to be replaced. The rotten part of said board is around two linear feet. This project is more repair (Such as securing boards to framing and possible wood filler in minor areas and painting). All bidders are provided with the same opportunity for visual inspections to determine what they deem will be required to complete the project. If something concealed comes into play, that will be discussed with the County at that time.