

**00 11 13**  
**Notice to Contractors**

**Cobscook Bay State Park, Shower Building & Utility Improvements**      BGS #3473

1.      *The Work involves the construction of a new shower building with solar array system, reuse of an existing bath house for water tank storage, two (2) pole barns, RV dump station and septic leach field, and utility improvements at location indicated on Drawings. Site preparation includes demolition of existing free-standing outhouses, tree removal and earthwork, and limited discontinuation of existing site utilities. Site improvements include, paving, landscaping, and site lighting. Building includes concrete foundation, slab-on-grade, and concrete apron. Work also includes steel components, wood roof framing and deck, roof membrane, standing seam metal roof, and metal trim, masonry walls, wood stud partitions, wood and glass-mat sheathing, firestopping, and wire mesh ceilings. Carpentry includes timber benches and shelving. Finishes include CMU sealer, interior and exterior staining, painted metal doors, and frames and door hardware. Equipment includes toilet room accessories, signage, plumbing fixtures, electrical outlets, interior and exterior lighting with emergency battery powered lighting, exit signs, heat pump hot water heaters, propane hot water heater, and ventilation, complete and ready for use.*
2.      *The Work involves the construction of a new electric power line to the RV campsites, water service to RV campsites and upgrade of water system throughout the park. New internet fiber service to the gate house and new shower building. Work also includes a heat pump for the gate house and playground equipment, complete and ready for use.*
3.      *The Work involves the construction of two new pole barns on precast concrete piers, wood wall and roof frame systems, metal connections, wood wall sheathing, stained board and batten siding, roofing membrane, standing seam metal roof and sheet metal trim. Plywood upper storage level. Gravel floor to be level complete and ready for use.*

The cost of the work is approximately \$ 4,500,000. The contract shall designate the Substantial Completion Date on or before *20 March 2025*, and the Contract Final Completion Date on or before *3 April 2025*.

1.      Submit bids on a completed Contractor Bid Form, plus bid security when required, all scanned and included as an attachment to an email with the subject line marked "**Bid for Cobscook Bay State Park, Shower Building & Utility Improvements, BGS Project #3473**" and addressed to the Bid Administrator at: [BGS.Architect@Maine.gov](mailto:BGS.Architect@Maine.gov), so as to be received no later than **2:00:00 p.m. on June 20, 2024**.

Bid submissions will be opened and read aloud at the time and date noted above at the Bureau of General Services office, accessible as a video conference call. Those who wish to participate in the call must submit a request for access to [BGS.Architect@Maine.gov](mailto:BGS.Architect@Maine.gov).

Any bid received after the noted time will not be considered a valid bid and will remain unopened. Any bid submitted by any other means will not be considered a valid bid. The Bid Administrator may require the Bidder to surrender a valid paper copy of the bid form or the bid security document in certain circumstances.

Questions on the bid opening process shall be addressed to the Bid Administrator: Joseph H. Ostwald, Director, Division of Planning, Design & Construction, Bureau of General Services, 77 State House Station, Augusta, Maine 04333-0077, [BGS.Architect@Maine.gov](mailto:BGS.Architect@Maine.gov).

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2. The bid shall be submitted on the Contractor Bid Form (section 00 41 13) provided in the Bid Documents. The Owner reserves the right to accept or reject any or all bids as may best serve the interest of the Owner.
3. Bid security *is required* on this project.  
If noted above as required, the Bidder shall include a satisfactory Bid Bond (section 00 43 13) or a certified or cashier's check for 5% of the bid amount with the completed bid form submitted to the Owner. The Bid Bond form is available on the BGS website.
4. Performance and Payment Bonds *are required* on this project.  
If noted above as required, or if any combination of Base Bid and Alternate Bids amounts selected in the award of the contract exceeds \$125,000.00, the selected Contractor shall furnish a 100% contract Performance Bond (section 00 61 13.13) and a 100% contract Payment Bond (section 00 61 13.16) in the contract amount to cover the execution of the Work. Bond forms are available on the BGS website.
5. Filed Sub-bids *are not required* on this project.
6. There *are no* Pre-qualified General Contractors on this project.  
If Pre-qualified General Contractors are identified for this project, the name of each company, with their city and state, are listed below.
7. An on-site pre-bid conference *will* be conducted for this project.  
If a pre-bid conference is scheduled, it is *optional* for General Contractors and optional for Subcontractors and suppliers. Contractors who arrive late or leave early for a mandatory meeting may be prohibited from participating in this meeting and bidding. *A pre-bid meeting shall be conducted on-site on June 14<sup>th</sup> starting at 10:00 AM.*
8. Bid Documents - full sets only - will be available on or about 3 June 2024 and may be obtained *in pdf format at no cost* from:  
*ARCADIA designworks LLC*  
*199 Prospect Street, Suite A*  
*Portland, Maine 04103*  
*(207) 347-5252 email: ideate@arcadiadesignworks.com*
9. Bid Documents may be examined at:  

<i>AGC Maine</i> <i>188 Whitten Road</i> <i>Augusta, ME 04330</i> <i>Phone 207-622-4741 Fax 207-622-1625</i>	<i>Construction Summary</i> <i>734 Chestnut Street</i> <i>Manchester, NH 03104</i> <i>Phone 603-627-8856 Fax 603-627-4524</i>
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