

To: Prospective Bidders

From:

WBRC Inc.

PO Box 1428

44 Central Street

Bangor, ME 04402

(207) 947-4511

www.wbrcinc.com

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated June 12, 2026, as noted below. Acknowledge receipt of the Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification.

This Addendum consists of the following:

- Clarifications
- Specifications

CLARIFICATIONS:

1. Provide natural gas pressure regulator type (lockup style) as required by boiler manufacturer (Peerless), adjust to required downstream pressure while firing, and install regulator per manufacturer's requirements such as straight pipe lengths at inlet and outlet of regulator.
2. Pre-bid meeting attendance list attached.

SPECIFICATIONS:

3. Specification Section 00 11 13 Notice to Contractors, DELETE and REPLACE with attached.
4. Specification Section 00 41 13 Contractor Bid Form, DELETE and REPLACE with attached.

END OF ADDENDUM



101st AIR REFUELING WING
101st CIVIL ENGINEERING SQUADRON
 107 Ashley Avenue, Suite 486, Bangor, Maine 04401-8029



MEETING: Pre-Bid Conference

PROJECT: MEANG Building 493 Boiler Replacement (BGS 3548)

DATE: June 16, 2026

TIME: 11:00 AM

RECORD OF ATTENDANCE

ATTENDEES

No.	Name	Phone #:	Organization
1	Justin McBreairty	207-404-7393	101 CES
2	Raffy Razon	207-275-7097	101 CES
3	Glen Hayes	207-213-6839	101 CES
4	RYAN TARDY	207-356-2540	ARM
5	Steve Allen	207-416-9808	ARM
6	ANDY MONICKI	207-947-4511	WBRC
7	DAVID HANN	207-755-4788	XC
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00 11 13
Notice to Contractors

MEANG Building 493 Boiler Replacement BGS project number 3548

Project Description: Remove 2 existing boilers and replace them with 2 energy efficient gas boilers. Reconfigure the hot water piping header for new boilers, provide power and controls to new boilers, install new combustion intake and exhaust.

The contract shall designate the Substantial Completion Date on or before *30 October 2026*, and the Contract Final Completion Date on or before *18 December 2026*.

1. Submit bids on a completed Contractor Bid Form (section 00 41 13), provided in the Bid Documents, include bid security when required, and scan each item as an attachment to an email addressed to: BGS.Architect@Maine.gov, so as to be received no later than **1:30:00 p.m. on 26 June 2026**. The email subject line shall be marked "**Bid for MEANG Building 493 Boiler Replacement (BGS 3548)**".

Bid submissions will be opened and read aloud at **2:00 p.m.** on the date noted above at the Bureau of General Services office, accessible as a video conference call. Those who wish to attend the bid opening can access the video conference call by clicking on the "Join Bid Opening" link on the www.maine.gov/dafs/bgs/business-opportunities website.

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. In certain circumstances, the Bureau of General Services may require the Bidder to surrender a valid paper copy of the bid form or the bid security document. The Owner reserves the right to accept or reject any or all bids as may best serve the interest of the Owner.

2. Questions and comments on the *bid opening process* shall be addressed to: Division of Planning, Design & Construction, Bureau of General Services, 77 State House Station, Augusta, Maine 04333-0077, BGS.Architect@Maine.gov.
3. Questions and comments regarding the *project* design specifications or drawings shall be directed in writing to the Consultant during the bid period prior to the question and comment deadline of 5:00 p.m. on *19 June 2026*.

WBRC, Inc.
Andrew Rudnicki, P.E.
andrew.rudnicki@wbrcinc.com

4. Bid security is required on this project.
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.
or
 Bid security is not required on this project.

00 11 13
Notice to Contractors

5. 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.
or
 Performance and Payment Bonds are not required on this project.
6. Filed Sub-bids *are not required* on this project.
7. Pre-qualified General Contractors are utilized on this project.
insert the company name, city and state for each
or
 Pre-qualified General Contractors are not utilized on this project.
8. An on-site pre-bid conference (*mandatory* or *optional*) will be conducted for this project. The pre-bid conference is intended for General Contractors. Subcontractors and suppliers are welcome to attend. Contractors who arrive late or leave early for a mandatory meeting may be prohibited from participating in this meeting and bidding.
June 16, 2026 at 11 AM
Maine Air National Guard
B486 Civil Engineer Squadron
or
 An on-site pre-bid conference will not be conducted for this project.
9. Bid Documents will be available at the Bureau of General Services website:
<https://www.maine.gov/dafs/bgs/business-opportunities>.

**00 41 13
Contractor Bid Form**

MEANG Building 493 Boiler Replacement BGS Project Number 3548

Bid Form submitted by: *email only to email address below*

Bid Administrator:

David Machon
Bureau of General Services
111 Sewall Street, Cross State Office Building, 4th floor
77 State House Station
Augusta, Maine 04333-0077

BGS.Architect@Maine.gov

Bidder:

Signature: _____

Printed name and
title: _____

Company name: _____

Mailing address: _____

City, state, zip code: _____

Phone number: _____

Email address: _____

State of
incorporation,
if a corporation: _____

List of all partners,
if a partnership: _____

The Bidder agrees, if the Owner offers to award the contract, to provide any and all bonds and certificates of insurance, as well as Schedule of Values, Project Schedule, and List of Subcontractors and Suppliers if required by the Owner, and to sign the designated Construction Contract within twelve calendar days after the date of notification of such acceptance, except if the twelfth day falls on a State of Maine government holiday or other closure day, or a Saturday, or a Sunday, in which case the aforementioned documents must be received before 12:00 noon on the first available business day following the holiday, other closure day, Saturday, or Sunday.

As a guarantee thereof, the Bidder submits, together with this bid, a bid bond or other acceptable instrument as and if required by the Bid Documents.

00 41 13
Contractor Bid Form

1. The Bidder, having carefully examined the *MEANG Building 493 Boiler Replacement* Project Manual dated 12 June 2026, prepared by WBRC, Inc., as well as Specifications, Drawings, and any Addenda, the form of contract, and the premises and conditions relating to the work, proposes to furnish all labor, equipment and materials necessary for and reasonably incidental to the construction and completion of this project for the **Base Bid** amount of:

\$ _____ .00

2. Allowances *are not included* on this project.
No Allowances

- | | | |
|----------|-----------------|----------------|
| <i>1</i> | <i>Not Used</i> | \$ <u>0.00</u> |
| <i>2</i> | <i>Not Used</i> | \$ <u>0.00</u> |
| <i>3</i> | <i>Not Used</i> | \$ <u>0.00</u> |
| <i>4</i> | <i>Not Used</i> | \$ <u>0.00</u> |

3. Alternate Bids *are included* on this project.
Alternate Bids are as shown below
Any dollar amount line below that is left blank by the Bidder shall be read as a bid of **\$0.00**.

- | | | | |
|----------|---|----------|------------|
| <i>1</i> | <i>Replacement of existing hot water pumps and expansion tank</i> | \$ _____ | <u>.00</u> |
| <i>2</i> | <i>Not Used</i> | \$ _____ | <u>.00</u> |
| <i>3</i> | <i>Not Used</i> | \$ _____ | <u>.00</u> |
| <i>4</i> | <i>Not Used</i> | \$ _____ | <u>.00</u> |

**00 41 13
Contractor Bid Form**

4. Unit Prices *are not included* on this project.

No Unit Prices

Any dollar amount line below that is left blank by the Bidder shall be read as a bid of **\$0.00**. **Note:**
ADD and DEDUCT unit prices cannot differ by more than 20%.

	UNIT	ADD	DEDUCT
1 <i>Not Used</i>	<u>XX</u>	\$ _____	\$ _____
2 <i>Not Used</i>	<u>XX</u>	\$ _____	\$ _____
3 <i>Not Used</i>	<u>XX</u>	\$ _____	\$ _____

5. Bid security *is required* on this project.

If noted above as required, or if the Base Bid amount exceeds \$125,000.00, the Bidder shall include with this bid form a satisfactory Bid Bond (section 00 43 13) or a certified or cashier's check for 5% of the bid amount with this completed bid form submitted to the Owner.

6. Filed Sub-bids *are not required* on this project.

If noted above as required, the Bidder shall include with this bid form a list of each Filed Sub-bidder selected by the Bidder on the form provided (section 00 41 13F).