

NOTE: Original Addendum #001 had an incorrect email address for one of the bidders.
For record purposes, Addendum #001, REV 1 only replaces the section containing bidder's contact info.

DOCUMENT 00 91 00

ADDENDA

ADDENDUM NUMBER ONE (001)

DATE: March 5, 2026

PROJECT: **Daschlager House Renovation
Augusta, Maine**

PROJECT NUMBER: Ames Associates Project NO. 2022147
BGS Project Number 3560

CLIENT: State of Maine, Bureau of General Services
Augusta, Maine 04416

ARCHITECT: Artifex AE

TO: Prospective Bidders

This Addendum forms a part of the Contract Documents and modifies the Bidding Documents dated February 17, 2026, with amendments and additions noted below.

The Bidder is to acknowledge receipt of this Addendum in the space provided in the Bid Form of the Project Manual. Failure to do so may disqualify the Bidder.

This Addendum consists of **Two (2)** pages, noted attachments and specifications.

1.0 Changes to General Documents:

- 1.01 **DOCUMENT 00 41 13 Contractor Bid Form:**
 - 1.01.1 Delete item 2.1;
 - 1.01.2** Add further information to 3.1 through 3.8 Bid Alternates;
 - 1.01.3** Add Alternate Bid 3.9." *At all interior staircases w/ exist. carpeting and at all Second and Third Floor areas with exist. carpeting: Remove existing carpeting, dispose, replace with new carpet tile, per spec ;*
 - 1.01.4** Add item 4. Unit Prices, 4.1 250 square feet of masonry repointing.
 - 1.01.5** Replace prior document with this complete document as attached.

2.0 Changes to the specifications:

2.01 NONE

3.0 Changes to the Plans:

3.01 NONE

4.0 Attachments:

- 4.01 Minutes of Pre-Bid Meeting
- 4.02 Pre-Bid Meeting Attendance Sheet
- 4.03 Distribution Sheet
- 4.04 Document 00 41 13 Contractor Bid Form

-- END OF DOCUMENT --

PRE-BID CONFERENCE NOTES

PROJECT NAME: DASCHLAGER HOUSE**DATE: MARCH 2, 2026****LOCATION OF MEETING: DASCHLAGER HOUSE SITE****A. Attendees: Attached sign-in sheet**

- Owner: BGS
 - Owner's Representative: Paul Barber
- Consultant: Artifex AE
 - Ellen Angel, Principal in Charge (Architect)
 - Aaron Goodine, Project Manager
- Other State agencies: Maine Historic Preservation Commission
 - Mike Johnson, Assistant Director

B. General Information on the Bid Process

- **Required attendance at this conference** for eligibility to bid
- State bid submission **1:30 pm** on March 26, 2026, Bids must be emailed to BGS.Architect@Maine.gov
- Email questions; in writing, by 5:00 pm on March 20, 2026 to Consultant: eangel@artifexae.com and copied BGS.Architect@Maine.gov
- Bid security and bond requirements - REQUIRED
- Access to bidding documents, including Addenda – will be sent out to registered bidders and posted on the BGS website.
- Note: Bidder is responsible to review all project requirements

C. Specific Information on the Project

- Bidders to note all insurance requirements, including Builder's Risk insurance
 - The overall scope of work is a new Archive space, new entry/elevator Lobby, and rehabilitation of the existing historic building interior and exterior. All trades.
 - Note parking requirements – must be determined upon starting project/signing contract
 - Note lay-down areas, location for trailers to be determined prior to signing contract
 - Access to the facility, will be by badge – limited
 - Work hour restrictions – unoccupied building, but State requires 7 – 5 M-F
 - The project is scheduled to begin this spring and be complete by autumn 2027 – refer to Project manual for exact dates
 - The roles of each entity: State of Maine, BGS, is the client; MHPC , Maine Historic Preservation Commission, is the tenant of the building. Contract will be with BGS.
 - Tour of the site and facility
- No questions from this conference.

Project: Daschlager House
Project No: 2022147
 BGS Project No. #3560
Date: March 2, 2026



ATTENDEES

NAME	COMPANY	PHONE	E-MAIL
1 Ellen Angel	Artifex AE	745-0237	eangel@artifexae.com
2 Paul Barber	STATE OF MAINE, Bureau of General Services	207.624.7351	paul.r.barber@maine.gov
3 MAT MANTER	Blanc Casey	207 622-5600	mmanter@blanccasey.com
4 Heath Conroy	Dolan's Construction	207-700-5991	hkrc@dolan.com
5 JACK POTASSE	BENCHMARK CONSTRUCTION	207 591 7600	jestimating@benchmarkconstruction.org
6 Scott Stottamyer	TRAVERS ELEC.	207-474-5829	SCOTT@TRAVERSEELECTRIC.COM
7 Josse Johnson	Bowman	207-366-2405	bids@bowmanconstructors.com
8 Bill Pearson	DU CAS	207 899 9638	Bill billp@dougscantastic.com
9 Dean Douglass	Central Maine Customs	207-660-7367	Centralmainecustoms24@gmail.com
10 Scott Cooper	Jacobs Glass	207 798 1815	scott@jacobsglass.net
11 Dave Oudlette	Electrical Systems of Maine	207 783-7126	davido@electricalsystemsomaine.com

Project: Daschlager House
Project No: 2022147
 BGS Project No. #3560
Date: March 2, 2026



12	Michael White Lohite	Lincoln Enterprise			MLM Electric Inc @gmail
13	Rhy Pratt / Jason Lavoie	Nason Mechanical			Rpratt@Nasonmechanical.com
14	SEBASTIEN LECHE	OPTIMUM CONST.			SEBASTIEN@OPTIMUMCONSTRUCTION.COM
15	Nathaniel Berry	Vintage Glass Works			Nate@vintageglassworks.com
16	ADAM MILLER	LAKESIDE AP			amiller@lakesideap.com
17	Jeremy Whithouse	JACOBS			jeramy@jacobsjss.net
18					
19					
20					

RECORD OF BID DOCUMENTS



Project No. <u>2022</u> DASCHLAGER		Bid Date: March 26, 2026						
NO.	DOCUMENTS	CONTACT	ADDENDA					
	Date Issued		1_3/5/26	2	3	4	5	COMMENTS
1		Bob Morin, President Construction Summary of NH/Maine/VT, Inc. 734 Chestnut Street Manchester NH 03104 (603-627-8856) (207-990-1156) (800-321-8856) bmorin@constructionsummary.com						
2		DODGE CONSTRUCTION NETWORK - Brenda Cusack Dodge Project Number 202400426166 brenda.cusack@construction.com						
3		CONSTRUCT CONNECT - Scott Jonas p: 513-458-5892 Scott.Jonas@ConstructConnect.com						
4		Vintage Glass Works - Nathaniel Berry 207-232-9702 nate@vintageglassworks.com						REQUEST 2-19-2026
5		Bowman Constructors - Jesse B Johnson 552 Moosehead Trail, Newport, Maine 04953 207-368-2405 x207 Mobile 843-367-7116						REQUEST 2-23-2026

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	Date Issued		1_3/5/26	2	3	4	5	COMMENTS
		jesse@bowmanconstructors.com						
		bids@bowmanconstructors.com						
6		BLANE CASEY CONTRACTORS						
		- Matt Manter						
		757 Riverside Drive, Augusta, ME 04330						
		Phone: (207) 622-5600 ext. 26						
		mmanter@blanecasey.com						
		Annabelle Soucie						
		207-622-5600						
		estimating@blanecasey.com						
7		BENCHMARK						
		- Jack Poutasse						
		34 Thomas Drive						
		Westbrook, ME 04092						
		(207)591-7600						
		estimating@benchmarkconstruction.org						
8		JACOBS RESTORATION and GLASS						
		- Jeremy Whitehouse						
		207-232-2003						
		jeremy@jacobsglass.net						
		- Scott Cooper						
		207-798-1815						
		scott@jacobsglass.net						
9		Lakeside Concrete Cutting, Inc.						

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		- Adam Miller 6 Environmental Dr. Cumberland Foreside, ME 04110-2301 amiller@lakesideap.com						
10		Doten's Construction, Inc. - Heath Corizon 396 US Route 1, Suite 1 Freeport, Maine 04032 Office: 207-865-4412 heath@dotens.com						
11		Travers Electric - Scott Stoutamyer 207-474-5829 scott@traverselectric.com						
12		Ducas Construction - Bill Pearson 207-899-9638 billp@ducasconstruction.com						
13		Central Maine Customs - Dean Douglass 207-660-7367 centralmainecustoms24@gmail.com						

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14		Electrical Systems of Maine - Dave Ouellette 207-783-7126 davido@electricalsystemsofmaine.com						
15		Lincoln Enterprise - Michael White illegible email						
16		Nason Mechanical - Riley Pratt Justin Lavoie rpratt@nasonmechanical.com						
17		Optimum Construction - Sebastien Leclerc sleclerc@optimumconstruction.com						
		GANNESTON CONSTRUCTION - Joe LaRose P.O. Box 27 Augusta, ME 04332-0027 207-621-8505 office / 207-615-7534 cell jlarose@gannestonconstruction.com						REQUEST 2-19-2026 Did NOT attend Pre-Bid

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		Troy Industrial Solutions						REQUEST 2-26-2026
		Jamie McDonald						Did NOT attend Pre-Bid
		15 Insutrial Plaza, Brewer Maine 04412						
		phone: 207-989-4560 / cell: 207-944-2960						
		jmcdonald@troyindustrial.com						
		E. J. Perry Construction Co., Inc.						REQUEST 2-27-2026
		Alex Hatch						Did NOT attend Pre-Bid
		P.O. Box 389						
		Hallowell, Maine 04347						
		cell: 207-691-1846						
		ahatch@ejperry.com						

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		jesse@bowmanconstructors.com	1_3/5/26					
		bids@bowmanconstructors.com						
6		BLANE CASEY CONTRACTORS - Matt Manter 757 Riverside Drive, Augusta, ME 04330 Phone: (207) 622-5600 ext. 26 mmanter@blanecasey.com Annabelle Soucie 207-622-5600 estimating@blanecasey.com						
7		BENCHMARK - Jack Poutasse 34 Thomas Drive Westbrook, ME 04092 (207)591-7600 estimating@benchmarkconstruction.org						
8		JACOBS RESTORATION and GLASS - Jeremy Whitehouse 207-232-2003 jeremy@jacobsglass.net - Scott Cooper 207-798-1815 scott@jacobsglass.net						
9		Lakeside Concrete Cutting, Inc.						

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10		- Doten's Construction, Inc. - Heath Corizon 396 US Route 1, Suite 1 Freeport, Maine 04032 Office: 207-865-4412 keith@dotens.com						
11		- Travers Electric - Scott Stoutamyer 207-474-5829 scott@traverselectric.com						
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		GANNESTON CONSTRUCTION - Joe LaRose P.O. Box 27 Augusta, ME 04332-0027 207-621-8505 office / 207-615-7534 cell jlarose@gannestonconstruction.com						REQUEST 2-19-2026 Did NOT attend Pre-Bid

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		Jamie McDonald						Did NOT attend Pre-Bid
		15 Insutrial Plaza, Brewer Maine 04412						
		phone: 207-989-4560 / cell: 207-944-2960						
		jmcdonald@troyindustrial.com						
		E. J. Perry Construction Co., Inc.						REQUEST 2-27-2026
		Alex Hatch						Did NOT attend Pre-Bid
		P.O. Box 389						
		Hallowell, Maine 04347						
		cell: 207-691-1846						
		ahatch@ejperry.com						

VOIDED

**00 41 13
Contractor Bid Form**

insert project name

BGS 3560

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

Bid Administrator:

Paul R. Barber
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 *Daschlager House Renovation* Project Manual dated 17 February 2026, prepared by Artifex Architects & Engineers, 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

1 "Not Used" \$ 0.00

2 "Not Used" \$ 0.00

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**.

1 Desk at Reception Area, per Arch dwgs. (See Sheet A-C405) \$ _____ .00

2 Single Entry Door at Vestibule, plus 2 Sidelites. \$ _____ .00

3 High Density Storage, per Arch dwgs. \$ _____ .00

4 Patch/Repair Walls & Ceilings in Rooms 207 and 210. \$ _____ .00

5 In Ground Floor Rooms not included in Finish Schedule: Paint all walls, ceilings, trim, and doors. \$ _____ .00
(Walls/Ceil-PT 1; Trim/Doors PT 4)

6 In Second Floor Rooms not included in Finish Schedule: Paint all walls, ceilings, trim, and doors. \$ _____ .00
(Walls/Ceil-PT 1; Trim/Doors PT 4)

7 Paint all Third Floor Rooms: Paint all walls, ceilings, trim, and doors. Note: Third floor not included in Finish Schedule. \$ _____ .00
(Walls/Ceil-PT 1; Trim/Doors PT 4)

8 At Ground Floor Rooms not receiving new floor finish, remove existing carpeting, dispose, polish/buff existing wood floors beneath removed carpeting. \$ _____ .00

9 At all interior staircases w/ exist. carpeting and at all Second and Third Floor areas with exist. carpeting: Remove existing carpeting, dispose, replace with new carpet tile, per spec. \$ _____ .00

**00 41 13
Contractor Bid Form**

4. Unit Prices *are included* on this project.

Unit Prices 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**. **Note: ADD and DEDUCT unit prices cannot differ by more than 20%.**

	UNIT	ADD	DEDUCT
1 250 Square Feet - Masonry Remediation	<u>SF</u>	\$ _____	\$ _____
2 "Not Used"	<u>XX</u>	\$ _____	\$ _____
3 "Not Used"	<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).