DOCUMENT 00 91 00

ADDENDA

ADDENDUM NUMBER ONE (001)

DATE: March 5, 2026

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

PROJECT NUMBER: Ames Associates Project N0. 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 3.1through 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

ARTIFEX architects & engineers

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 MATT MANTER	Blanc Casey	207 622-5600		mmanter@blanecasey.com
4 Heath Cougnon	Dotan's Construction	207-700-5991		heath@dotans.com
5 JACK POUTASSE	BENCHMARK CONSTRUCTION	207 591 7600		estimating@benchmarkconstruction.org
6 Scott Stottamyer	Travers Elec.	207-474-5829		SCOTT@TRAVERSELECTRIC.com
7 Josse Johnson	Bowman	207-365-2405		bids@bowmanconstructors.com
8 Bill Pearson	Ducas	207 899 9638		~~BMP~~ billp@ducasconstruction.com
9 Dean Douglass	Central Maine Customs	207-660-7367		Central maine customs24@Gmail
10 Scott Cooper	Jacobs Glass	207 798 1815		scott@jacobsglass.net
11 Dave Ouellette	Electrical Systems of Maine	207 783-7126		davido@electricalsystemsofmaine.com

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

ARTIFEX architects & engineers

12 Michael White	Lincoln Enterprise White			MLMElectricaninc@gmail
13 Riley Pratt/ Jason Lavoie	Nason Mechanical			rpratt@Nasonmechanical.com
14 Sebastien Leclerc	Optimum Const.			SLeclerc@optimumconstruction.com
15 Nathaniel Berry	Vintage Glass Works			nate@vintageglassworks.com
16 Adam Miller	Lakeside AP			amiller@lakesideap.com
17 Jeremy Whitehouse	Jacobs			jeremy@jacobsglass.net
18				
19				
20				

RECORD OF BID DOCUMENTS

ARTIFEX
architects & engineers

	Project No.2022	DASCHLAGER		Bid Date: March 26, 2026				
	DOCUMENTS	**CONTACT**	**ADDENDA**					
NO.	**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						REQUEST 2-19-2026
	-	Nathaniel Berry						
		207-232-9702						
		nate@vintageglassworks.com						
5		Bowman Constructors						REQUEST 2-23-2026
	-	Jesse B Johnson						
		552 Moosehead Trail, Newport, Maine 04953						
		207-368-2405 x207 **Mobile** 843-367-7116						

RECORD OF BID DOCUMENTS

	Project No.2022	DASCHLAGER		Bid Date: March 26, 2026				
	DOCUMENTS	**CONTACT**	**ADDENDA**					
NO.	**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.						

RECORD OF BID DOCUMENTS

	Project No.2022	DASCHLAGER		Bid Date: March 26, 2026				
	DOCUMENTS	**CONTACT**	**ADDENDA**					
NO.	**Date Issued**		1_3/5/26	2	3	4	5	COMMENTS
	-	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						
		keith@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						

RECORD OF BID DOCUMENTS

	Project No.2022	DASCHLAGER		Bid Date: March 26, 2026				
	DOCUMENTS	**CONTACT**	**ADDENDA**					
NO.	**Date Issued**		1_3/5/26	2	3	4	5	COMMENTS
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						REQUEST 2-19-2026
	-	Joe LaRose						Did NOT attend Pre-Bid
		P.O. Box 27						
		Augusta, ME 04332-0027						
		207-621-8505 office / 207-615-7534 cell						
		jlarose@gannestonconstruction.com						

RECORD OF BID DOCUMENTS

	Project No.2022	DASCHLAGER		Bid Date: March 26, 2026				
	DOCUMENTS	**CONTACT**	**ADDENDA**					
NO.	**Date Issued**		1_3/5/26	2	3	4	5	COMMENTS
		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						

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 BGS.Architect@Maine.gov
Bureau of General Services
111 Sewall Street, Cross State Office Building, 4th floor
77 State House Station
Augusta, Maine 04333-0077

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. (Walls/Ceil-PT 1; Trim/Doors PT 4) $ _____ .00

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

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

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

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*	*SF*	$_____	$_____
2	*"Not Used"*	*XX*	$_____	$_____
3	*"Not Used"*	*XX*	$_____	$_____

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).