

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

**Daschlager House Renovation Projects**

BGS 3560

*The Daschlager House, constructed in the 1840's, was historically known as the Gage-Lemont House. Acquired by the State of Maine in 1975, the structure is currently occupied by the Maine Historic Preservation Commission and is presently used as offices. This project renovates the historic two-and-a-half story 19<sup>th</sup> century structure, while also adding square footage to the existing structure for use as archival material storage.*

*Aspects of the renovation involve a variety of building system upgrades, including the building envelope; restoration of select historic elements; various accessibility improvements; and targeted interior alterations.*

*The primary scope of the Daschlager House Renovations project is to adapt the present structure to current code and regulatory standards, as well as increasing energy efficiency, while restoring the historic character, where possible.*

*Here, the scope of the renovations include:*

- *Exterior repairs/rehabilitation.*
- *Repair/targeted replacement of wood windows and doors.*
- *Review and repair to roof intersection at water entry location*
- *New electrical service to accommodate 3-phase.*
- *New fire protection/fire alarm system; new fire suppression system.*
- *New interior ventilation system with repair to electrical wiring.*
- *Repair to finishes impacted by other work.*
- *New Accessible entry, new elevator, and addition to exist. building for Archives use.*

The contract shall designate the Substantial Completion Date on or before *27 August 2027*, and the Contract Final Completion Date on or before *27 December 2027*.

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 March 26, 2026**. The email subject line shall be marked "**Bid for Daschlager House Renovation Project, BGS #3560**".

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 participate in the call must submit a request for access to 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. 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.

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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 *20 March 2026*.

*Artifex Architects & Engineers*  
*Ellen Angel*  
*eangel@artifexae.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.
  
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.  
*or*  
 Pre-qualified General Contractors are not utilized on this project.

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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.

*10:30 AM, March 2, 2026*

*Daschlager House*

*55 Capitol Street, Augusta, ME 04330*

*or*

- An on-site pre-bid conference will not be conducted for this project.

9. Bid Documents - full sets only - will be available on or about *18 February 2026* and may be obtained *at no cost, digitally* from:

*Artifex Architects and Engineers*

*175 Exchange Street*

*Bangor, Maine, 04401*

*(207) 974-3028 eangel@artifexae.com*

10. Bid Documents may be examined at:

*AGC Maine*

*188 Whitten Road, Augusta, ME 04330*

*207-622-4741*

*Construction Summary*

*734 Chestnut Street, Manchester, NH 03104*

*603-627-8856*