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Notice to Contractors

Rangeley Lake State Park: Bathhouses, Pole Barn, Well Pump House Upgrades and Rangers Cabin
BGS project number 3591

The work under this project involves the demolition of three (3) existing buildings, and construction of three (3) buildings (in the same general location as the demolished buildings) as follows:

*Central Bathhouse East (drawing volume 1-1)
Central Bathhouse West (drawing volume 1-2)
Well Pump House Upgrades (drawing volume 1-4)*

*The project also includes the construction of a pole barn (drawing volume 1-3)
The project also include renovations to the Managers Residence cabin (drawing volume 1-9)*

All these buildings include related site, utilities, and drainage work.

The work shall be performed in multiple phases and shall be performed within the timeframes as follows:

*Central Bathhouse East: September 16, 2025 To May 15, 2026
Central Bathhouse West: September 16, 2025 To May 15, 2026
Pole Barn: January 1, 2025 To June 1, 2026
Well Pump House Upgrades: January 1, 2025 To May 1, 2025
Manager's Residence: January 1, 2025 To May 1, 2025
The end dates listed above indicate the turnover dates to the Bureau of Parks and Lands.*

The contract shall designate the Substantial Completion Date on or before *01 May 2026*, and the Contract Final Completion Date on or before *15 May 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 **2:00:00 p.m. on 22 October 2024**. The email subject line shall be marked "**Bid for Rangeley Lake State Park: Bathhouses, Pole Barn, Well Pump House Upgrades and Rangers Cabin**".

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.

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: Paul R. Barber, Contracting Officer's Representative, Bureau of General Services, 77 State House Station, August, ME 04333-0077, BGS.Architect@Maine.gov.

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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 *11 October 2024*.

Colby Company LLC
Gary Collette
garyc@colbycoengineering.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.
insert the company name, city and state for each
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.

A Pre-bid conference will be held on site at 9:00 AM, 07 October 2024. Meet at the Bathhouse location.

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 *23 September 2024* and may be obtained in electronic format *at not cost* from:

Colby Company LLC

Email: bid-documents@colbycoengineering.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*