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Notice to Contractors

DDPC - Pooler Pavilion Abatement

BGS Project #3374

The Pooler Pavilion abatement scope pertains to a 1949 three-story building with a mirrored 1961 three-story addition. It is located to the northwest section of the Dorothea Dix Psychiatric Center campus in Bangor, Maine. Combined, the building totals nearly 160,000 GSF (gross square feet). The original building was developed to serve patients over the age of 65 and the addition expanded its residential capacity. Over its life the building has undergone several major interior alterations. It has been closed and unoccupied for approximately 10 years. Steam heat from the campus central plant and water have been disconnected. Construction of the original building is concrete with a brick veneer exterior. Construction of the addition is concrete and steel with a brick veneer exterior. The scope of work includes complete building abatement in preparation for building demolition. Building demolition and associated sitework will occur under a separate contract and bidding process.

The cost of the work is approximately \$ 1,500,000. The contract shall designate the Substantial Completion Date on or before *March 1, 2024*, and the Contract Final Completion Date on or before *March 29, 2024*.

1. Submit bids on a completed Contractor Bid Form, plus bid security when required, all scanned and included as an attachment to an email with the subject line marked "**Bid for Pooler Pavilion Abatement**" and addressed to the Bid Administrator at: Jill.Instasi@maine.gov, so as to be received no later than **2:00 p.m. on December 29, 2023**.

Bid submissions will be opened and read aloud at the time and date noted above at the Burton Cross Office Building, Augusta, ME, 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. The Bid Administrator may require the Bidder to surrender a valid paper copy of the bid form or the bid security document in certain circumstances.

Questions on the bid opening process shall be addressed to the Bid Administrator: Jill Instasi, Senior Project Manager, Maine Bureau of General Services at BGS.Architect@maine.gov. Questions are due by December 13th and will be answered by December 15, 2023.

2. The bid shall be submitted on the Contractor Bid Form (section 00 41 13) provided in the Bid Documents. The Owner reserves the right to accept or reject any or all bids as may best serve the interest of the Owner.
3. Bid security *is required* on this project.
If noted above as required, 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.
4. 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

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the contract amount to cover the execution of the Work. Bond forms are available on the BGS website.

5. Filed Sub-bids *are not required* on this project.
6. There *are no* Pre-qualified General Contractors on this project.
If Pre-qualified General Contractors are identified for this project, the name of each company, with their city and state, are listed below.
7. An on-site pre-bid conference *will* be conducted for this project.
If a pre-bid conference is scheduled, it is *mandatory* for General Contractors and optional for Subcontractors and suppliers. Contractors who arrive late or leave early for a mandatory meeting may be prohibited from participating in this meeting and bidding. *December 11, 2023 at 10:00 a.m.*
8. Bid Documents - full sets only - will be available on or about *November 25, 2023* and may be obtained *at a cost of \$200.00 non-refundable for each complete set of specifications and reference documents before they are shipped. No sets will be issued until payment is received. A file transfer of PDF files is also available at no cost. Bid Documents are available from:*
Harriman
Attention: Michael Dixon
46 Harriman Drive
Auburn, ME 04210
mdixon@harriman.com
207-784-5100
9. Bid Documents may be examined at:

<i>AGC Maine</i> <i>188 Whitten Road</i> <i>Augusta, ME 04330</i> <i>Phone 207-622-4741</i> <i>Fax 207-622-1625</i>	<i>Construction Summary</i> <i>734 Chestnut Street</i> <i>Manchester, NH 03104</i> <i>Phone 603-627-8856</i> <i>Fax 603-627-4524</i>
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