

Notice to Contractors

Hancock Judicial Center Project

This proposed construction project consists of a new, multi-story, 64,000 square foot Courthouse Facility in Ellsworth, Maine. The building construction includes concrete foundations and floor slabs, structural steel framing, brick masonry veneer & granite details, membrane & pitched roofing, interior finishes, elevators, plumbing, HVAC, & electrical systems. The site development includes utility & drainage systems, drives, parking lots, site improvements, and landscaping.

The contract shall designate the Substantial Completion Date on or before 01 March, 2028 and the Contract Final Completion Date on or before 15 March, 2028.

1. Submit bids on a completed Contractor Bid Form (section 00 41 13), provided in the Bid Documents, include bid security 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 p.m. on 16 June, 2026**. The email subject line shall be marked "Bid for Hancock Judicial Center".

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 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: Division of Planning, Design & Construction, Bureau of General Services, 77 State House Station, Augusta, Maine 04333-007, 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 01 June 2026.

North Peak Architecture
Mark G. Carter – Architect
P.O. Box 338
Lyman, Maine 04002
mgcarter14@gmail.com

4. Bid Security is required on this project. The Bidder shall include a satisfactory Bid Bond (sections 00 43 13 and 00 43 16) 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.

5. Performance and Payment Bonds are required for this project.
The selected Contractor and Filed Sub-bid contractors shall furnish their respective 100% contract Performance Bonds (section 00 61 13.13 and 00 61 13.23) and 100% contract Payment Bonds (section 00 61 13.16 and 00 61 13.26) in their contract amounts to cover the execution of the Work. Bond forms are available on the BGS website.

6. Filed Sub-bids are required on this project for the following subcontractors:

**Plumbing & HVAC – Divisions 22 & 23;
Electrical – Division 26**

The Bidder shall include in the bid all Filed Sub-bids identified in the Bid Documents and shown on the Contractor Bid Form (section 00 41 13).

Filed Sub-bids are due at the Maine Construction Bid Depository at **3:00 p.m.** on **09 June, 2026**. Bids submitted after the noted time will not be accepted.

7. There are Pre-Qualified General Contractors on this project.
The Pre-Qualified General Contractors are identified for this project, the name of each company, with their city and state, are listed below:

A / Z Corporation – Brewer, Maine
Bowman Constructors – Newport, Maine
Landry / French Construction – Scarborough, Maine
PC Construction – Portland, Maine – So. Burlington, Vermont
Wright-Ryan Construction – Portland, Maine

8. A pre-bid conference (on-site or off-site) will NOT be conducted for this project.

9. Bid Documents – full sets only – will be available in PDF form (no cost) on or about 01 May, 2026 and may be obtained, via email request, from:

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10. Bid Documents may also be examined at:

AGC Maine
188 Whitten Road
Augusta, ME 04332
Phone 207-622-4741 Fax 207-622-1625

Construction Summary of Maine
734 Chestnut Street
Manchester, NH 03104
Phone 603-627-8856 Fax 603-627-4524