

00 11 13
Notice to Contractors

Building Automation System Replacement

BGS Project #3818

Replace the building automation system at the York County Community College Classroom Building with an application-specific, configurable control system utilizing an open communication protocol. Work includes removing the existing direct digital control system which serves 18 rooftop units, two air handlers, VAV boxes, reheat coils, fans, boiler system, and exterior lighting; reusing devices and providing new pre-configured controllers and software

The contract shall designate the Substantial Completion Date on or before 21 August 2027, and the Contract Final Completion Date on or before 28 August 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 17 November 2026. The email subject line shall be marked "**Bid for BGS Project #3818, Building Automation System Replacement**".

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 attend the bid opening can access the video conference call by clicking on the "Join Bid Opening" link on the www.maine.gov/dafs/bgs/business-opportunities website.

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: 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 9 November 2027.

Integrated Energy Systems, PLLC
Richard Grondin
rgrondin@iespllc.com

00 11 13
Notice to Contractors

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.

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.

2:30pm, 15 October, 2026

Classroom Building, York County Community College, 112 College Drive, Wells, ME

Meeting will begin in main lobby

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 *29 September, 2026* and may be obtained *electronically in pdf format at no cost* from:

Integrated Energy Systems, PLLC

301 Middle Road

Falmouth, ME 04105

207-781-4263 rgrondin@iespllc.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