

00 11 13
Notice to Contractors

Gatehouse Improvement Project

BGS 3820

This project consists of the demolition of the existing gatehouse officers' enclosure and the construction of a new mass-timber enclosure in its place. The sally port will remain in service. The existing sally port roof structure, insulation, and membrane will be removed and replaced with a new glulam deck and roofing system. Careful coordination with the Department of Corrections will be required to maintain facility operations and ensure proper project phasing throughout construction. See drawings for additional information.

The contract shall designate the Substantial Completion Date on or before *15 March 2027*, and the Contract Final Completion Date on or before *31 March 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 22 June 2026**. The email subject line shall be marked "**Bid for Gatehouse Improvement Project**".

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.

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 *15 June 2026*.

Paul Designs Project
Paul Bryant
Paul@pauldesignsproject.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.

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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.
- 10am June 9th 2026*
Maine State Prison
807 Cushing Rd
Warren, ME 04864
Meet at Main Entrance
- 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 *28 May 2026* and may be obtained *no cost electronically* from:
Paul Designs Project
Paul@pauldesignsproject.com

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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