

001113 NOTICE TO CONTRACTORS

The Work of Project is defined by the Contract Documents and consists of the following infrastructure improvements:

The Maine State Museum (MSM) is looking for approximately 6,000 square feet of area for their agricultural collections and Bureau of General Service (BGS) is looking to renovate approximately 4,000 square feet for general storage as well. There is a basement directly below these spaces and multiple stories above the back portion of the proposed spaces.

Exterior envelope upgrades will address many of the water infiltration conditions associated with the low roof to main multi-story building intersections. Additional scope work includes, but is not limited to, roof slate replacement/repair, roof wall termination upgrades with counterflashing installation, roof drain installations with polyisocyanurate taper modifications and EPDM applications, masonry repointing, copper roof valley replacements, window replacements/modifications wood façade and trim removal/replacements.

Water service upgrades inclusive of sprinkler, HVAC, plumbing, and sewer. It will be the intent to seal the spaces from rodent and insect infiltration as best practices allow.

Structural/Envelope Repairs

- A. First floor framing upgrades for storage capacity.
- B. Address storage space ceilings and walls as independent systems within the building and separate from the existing building environment.
- C. Overhead door installation in exterior wall adjacent to the current loading dock.
- D. Envelope repairs including, but not limited to:
 1. Base wall flashing,
 2. Main roof slate repair and open joint repairs/replacements.
 3. Roof valley, shed-to slope tie-in repairs, and eave flashing replacements,
 4. Dormer envelope repairs,
 5. Masonry repointing above low roof intersections with main building walls, all four (4) sides of upper main building.
 6. Windowsill modifications and window replacement to facilitate proper EPDM (low roof) to main building masonry sidewalls.

Mechanical, Plumbing, and Fire Protection

- A. New system of Heating, Ventilation, and Air Conditioning (HVAC) to serve the proposed Museum Storage Area. System shall include humidification and dehumidification control as well as temperature control.
- B. New system of HVAC to serve the proposed BGS Storage Area (General Storage)
- C. Space heat for new mechanical and sprinkler rooms
- D. Integrate new HVAC systems with the existing campus Honeywell Building Automation System
- E. Plumbing to serve humidification and condensate drainage systems
- F. Put into service, domestic water and sprinkler risers to serve the occupied spaces
- G. New system of automatic sprinkler protection to serve the conditioned areas

Electrical Scope:

- A. New fire alarm system to serve renovated space and include addressable control, monitoring and detection devices related to HVAC and fire protection systems (expandable for balance of building).
- B. New LED lighting design for renovated space and for two means of egress from the renovated space.
- C. Ceiling mounted vacancy sensor array for light control (manual on, auto off).
- D. Ceiling mounted occupancy sensor array for egress paths and manual control for loading dock lighting (as well as MEPFP back of house rooms).
- E. Power provisions for the new HVAC , plumbing and fire protection equipment serving the renovated spaces.
- F. Survey and evaluation of power distribution equipment in the main electrical room currently serving the building to confirm the equipment has available capacity and is capable of being modified to suit program needs (the room was inaccessible the day of the walk through). We assume the equipment is not beyond its useful life (less than 20 years old) since the main electrical room is currently serving a campus data equipped room located in the building.
- G. New power distribution branch panels (for lighting and power) and feeders for larger mechanical system equipment electrical loads. New electrical distribution equipment shall be served by the existing power distribution equipment in the existing main electrical room.
- H. Provide small stand-by power distribution system (diesel generator, ATS and power panel) to support selected HVAC equipment necessary to prevent freeze protection of the systems and area within the renovated space.
- I. Conduit, boxes and line voltage power provisions required for supporting a security system to serve the renovated space (system designed by a state managed vendor)
- J. Conduit, boxes and line voltage power provisions required for supporting a CCTV system to serve the renovated space (system designed by a state managed vendor)
- K. Conduit, boxes and line voltage power provisions required for supporting an access control system to serve the renovated space (system designed by a state managed vendor)
- L. Conduit, boxes and line voltage power provisions required for supporting tel/com service/devices to serve the renovated space (system designed by a state managed vendor)
- M. The renovated space consists of a new Museum Storage Area and a BGS Storage Area (general storage) within a portion of the existing building envelope.

The cost of the work is approximately \$2.0 million. The work to be performed under this contract shall be completed on or before the Final Completion date of March 25, 2022. However, to complete interior work, the roof system work at all levels, including the EPDM wall/flashing modifications at windows must be made watertight, requiring completion of this portion of the work on or before December 15, 2021.

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 Center Building Renovations for Temporary Storage**" and addressed to the Bid Administrator at BGS.Architect@Maine.gov, so as to be received no later than **2:00:00 p.m.** on **November 3, 2021**.

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. 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 M. Instasi, Senior Project Manager, Division of Planning, Design & Construction, Bureau of General Services, 77 State House Station, Augusta, Maine 04333-0077, BGS.Architect@Maine.gov.

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, 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.
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. ***October 12, 10:00 AM at the Center Building, AMHI Campus, Hospital Street, Augusta, ME 04330.***
8. Property Insurance for this construction contract, described in the Insurance Requirements section of the General Conditions of the contract, shall be *Renovation or addition insured by Contractor.*

Bid Documents - full sets only - will be available on or about *September 27, 2021*, and may be obtained "*at no cost*" from: *The Bureau of General Services contracts website address below:*

<https://www.maine.gov/dafs/brem/business-opportunities#invitationforbid>

9. Bid Documents may be examined at:

AGC Maine

188 Whitten Road

Augusta, ME 04332

Phone 207-622-4741 Fax 207-622-1625

Construction Summary

734 Chestnut Street

Manchester, NH 03104

Phone 603-627-8856 Fax 603-627-4524