

**00 11 13**  
**Notice to Contractors**

**New PreK-1 School / M.I.W. School Addition & Renovations / Campus Site Improvements,  
Cumberland, Maine**

*The Work involves the construction of a new PreK-1 School, an addition and renovations to the Mabel I Wilson School, and various campus site improvements at location indicated on Drawings. Work includes but is not limited to, selective demolition, earthwork, site utilities and site improvements, paving and landscaping. Work also includes concrete foundations and slab-on-grade, steel structure, steel joists and decking, roof membrane over roof insulation, masonry, metal stud partitions, metal siding, insulation, gypsum board walls and ceilings, acoustical ceilings, resilient flooring, ceramic tiling, carpeting, custom cabinets and fixtures, carpentry, glass storefront system, metal doors, wood doors, metal frames, door hardware, painting, toilet accessories, foodservice equipment, gymnasium equipment, signage, folding panel partitions, fire protection and detection systems, security systems, electrical, and heating, ventilating, and air conditioning complete and ready for use.*

The cost of the work is approximately \$39,500,000. The contract shall designate the Substantial Completion Date on or before *15 June 2027*.

1. Bids shall be submitted in sealed envelopes plainly marked "Bid for *New PreK-1 School / M.I.W. School Addition & Renovations / Campus Site Improvements, Cumberland, Maine* " and addressed to:  
*Jeff Porter, Superintendent*  
*MSAD #51*  
*357 Tuttle Rd.*  
*Cumberland, Maine 04021*

The envelope shall contain a completed Contractor Bid Form (section 00 41 13), provided in the Bid Documents, and include bid security when required. The bids shall be received no later than **2:00:00 p.m. on *June 10, 2025***.

Bid submissions will be opened and read aloud at *the address shown above* at the time and date noted above.

Any bid submitted 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 Owner reserves the right to accept or reject any or all bids as may best serve the interest of the Owner.

2. All questions and comments regarding the Project shall be directed in writing to the office of the Architect during the bid period prior to the question and comment deadline of 5:00 p.m. on *2 June 2025*.

*Stephen Blatt Architects*  
*Attention: Doug Breer*  
*dbreer@sbarchitects.com*

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3. 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.
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 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. Pre-qualified General Contractors *are* utilized on this project. Pre-qualified General Contractors for this project are:

Arthur C. Dudley Contractor/Builder  
98 Twin Brooks Drive  
Buxton, ME 04093  
Attn: Arthur C. Dudley  
acdudley@acdcontractor.com  
(207) 329-7832

Bowman Constructors  
552 Moosehead Trail  
Newport, ME 04953  
Attn: Bob Young  
bids@bowmanconstructors.com`  
(207) 368-2405

DEW Construction  
2 Market Street, 4th Floor  
Portland, ME 04101  
Attn: Brian Gallagher  
bgallagher@dewconstruction.com  
(207) 553-3569

Doten's Construction  
392 US Route 1  
Freeport, ME 04032  
Attn: Jackson Swann  
jackson@dotens.com  
(207) 865-4412

Ducas Construction  
40 Center Street, Suite 1  
Scarborough, ME 04074  
Attn: Patrick Ducas

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patrickd@ducasconstruction.com  
(207) 303-0634

Great Falls Construction  
20 Mechanic Street  
Gorham, ME 04038  
Attn: Estimating  
estimating@greatfallsinc.com  
(207) 839-2744

Landry/French Construction  
160 Pleasant Hill Road  
Scarborough, ME 04074  
Attn: Chris Tibbetts  
ctibbetts@landryfrenchconstruction.com  
(207) 730-5566, (207)303-3122 d, (207) 890-7886 m

PC Construction  
193 Tilley Drive  
South Burlington, VT 05403  
Attn: Karyn Carstensen  
estimating@pcconstruction.com  
(802) 651-1233

Wright-Ryan Construction  
10 Danforth Street  
Portland, ME 04101  
Attn: Isabella DeAngelis  
ideangelis@wright-ryan.com  
(207)-773-3625

7. An on-site pre-bid conference ( ☒ *mandatory* or ☐ *optional* ) will be conducted for this project. The pre-bid conference is 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.

*10:00am, May 22, 2025*

*at the project site located at 303 Main St., Cumberland, Maine*

*Gather at the main entrance to the Greely Center for the Arts*

8. Bid Documents - full sets only - will be available on or about *May 6, 2025* and may be obtained at a cost of \$475 for printed sets and \$100 for electronic sets from:

*Xpress Copy Plan Room at [www.xpressplanroom.com](http://www.xpressplanroom.com)*

*17 Westfield St*

*Portland, ME 04102*

*(207) 775-2444 [orders@xcopy.com](mailto:orders@xcopy.com)*

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9. 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*