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Notice to Contractors

Philip W. Sugg Middle School Addition & Renovations
Lisbon Falls, Maine

The Work involves the construction of an addition and renovations to the Philip W. Sugg Middle School, 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 asbestos abatement, 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, metal doors, wood doors, metal frames, door hardware, painting, toilet accessories, foodservice equipment, gymnasium equipment, signage, 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 \$4,900,000. The contract shall designate the Substantial Completion Date on or before *15 November 2027*.

1. Bids shall be submitted in sealed envelopes plainly marked "Bid for *Philip W. Sugg Middle School Addition & Renovations, Lisbon Falls, Maine* " and addressed to:

*Richard Green, Superintendent
Lisbon School Department
19 Gartley St.
Lisbon, Maine 04250*

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 *November 19, 2026***.

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 *12 November 2026*.

*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 not* utilized on this project.
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.
3:00pm, October 29, 2026
at the project site located at 4 Sugg Drive, Lisbon Falls, Maine
8. Bid Documents - full sets only - will be available on or about *October 20, 2026* and may be obtained at a cost of \$250 for printed sets and \$100 for electronic sets from:
Xpress Copy Plan Room at www.xpressplanroom.com
17 Westfield St
Portland, ME 04102
(207) 775-2444 orders@xcopy.com
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