

CRAWL SPACE AND MECHANICAL SYSTEM IMPROVEMENTS
FALMOUTH TOWN HALL
FALMOUTH, ME

DOCUMENT 001113 - ADVERTISEMENT FOR BIDS

1.1 PROJECT INFORMATION

- A. Notice to Bidders: Qualified bidders may submit bids for project as described in this Document. Submit bids according to the Instructions to Bidders.
- A. Project Identification: Falmouth Town Hall, Crawl Space and Mechanical System Improvements.
 - 1. Project Location: 271 Falmouth Road, Falmouth, Maine.
- B. Owner: Town of Falmouth.
- C. Architect: Oak Point Associates, 231 Main Street, Biddeford, Maine.
- D. Project Description: Project consists of remedial work in the existing crawl space to address water infiltration and mold growth issues. The area is approximately 3,500 SF beneath the wood framed Town Hall. Work space heights vary from approximately 16" to 42". The base bid scope of work includes removing existing batt and rigid insulation, removing existing abandoned mechanical equipment, providing new insulation with rodent mesh, infilling existing floor openings, installing a new perimeter interior trench drain system, abating and remediating mold-covered structure, installing a ventilation system to serve the first floor, installing a mechanical system to serve the crawl space, and installing snow guards, with all supporting structural, mechanical, electrical, plumbing, and civil associated work. Alternate #1 scope of work includes replacing existing HVAC units 4 and 5, condensing units 4 and 5, and includes all supporting mechanical, electrical, structural, and architectural work. Alternate #2 scope of work includes replacing existing HVAC units 1, 2, and 3; return fans 1, 2, and 3; condensing units 1, 2, and 3, and includes all supporting mechanical, electrical, structural, and architectural work. Alternate #3 scope of work includes removal of the existing mud slabs at a portion of the crawl space and installation of a new mud slab throughout the crawl space. Special work restrictions, including hazardous materials abatement, off hours work, and limited equipment access points, apply.
- E. Construction Contract: Bids will be received for the following Work:
 - 1. General Contract (all trades).

1.2 BID SUBMITTAL AND OPENING

- A. Owner will receive sealed lump sum bids until the bid time and date at the location given below. Owner will consider bids prepared in compliance with the Instructions to Bidders issued by Owner, and delivered as follows:
 - 1. Bid Date: April 2, 2014.
 - 2. Bid Time: 2:00 p.m., local time.
 - 3. Location: Falmouth Town Hall, Town of Falmouth, 271 Falmouth Road, Falmouth, ME 04105, Attn: Town Manager.

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1.3 BID SECURITY

- A. Bid security shall be submitted with each bid in the amount of 5 percent of the bid amount. No bids may be withdrawn for a period of 30 days after opening of bids. Owner reserves the right to reject any and all bids and to waive informalities and irregularities.

1.4 PREBID MEETING

- A. Prebid Meeting: A Prebid meeting for all bidders will be held at Falmouth Town Hall Council Chambers on Tuesday, March 18 at 10:30 a.m., local time. Prospective prime bidders are required to attend.
 - 1. Bidders' Questions: Architect will provide responses to all bidders at Prebid conference to bidders' questions received up to two business days prior to conference.

1.5 DOCUMENTS

- A. Printed Procurement and Contracting Documents: Obtain after March 12, 2014, by contacting Spiller's Reprographics, 224 Gorham Road, Scarborough, ME 04074, 207-883-4725. Documents will be provided to prime bidders only; only complete sets of documents will be issued.
- B. Viewing Procurement and Contracting Documents: Examine after March 12, 2014, at the locations below:
 - 1. Town Manager's Office, Falmouth Town Hall, 271 Falmouth Road, Falmouth, Maine.

1.6 TIME OF COMPLETION

- A. Successful bidder shall begin the Work on receipt of the Notice to Proceed and shall complete the Work within the Contract Time.

1.7 BIDDER'S QUALIFICATIONS

- A. Bidders must be properly licensed under the laws governing their respective trades and be able to obtain insurance and bonds required for the Work. A Performance Bond, separate Labor and Material Payment Bond, and Insurance in a form acceptable to Owner will be required of the successful Bidder.

END OF DOCUMENT