

INVITATION TO BID

You have been invited to provide;

Sealed Proposal, in envelope plainly marked, Proposal For:

CUSTOM HOUSE SQUARE OFFICE BUILDING 300 FORE STREET, PORTLAND, MAINE

Brief Job Description:

Project consists of the construction of the new Office Building of approximately 69,000 square feet to be built adjacent to and connect to an existing office building located at the intersection of Custom House Street and Commercial Streets, Portland, Maine. Work includes but is not limited to, associated site improvements as shown on Civil Engineering drawings, construction area security and fencing, building demolition, earth retention, selected removals, pilings, earthwork, site utilities and site improvements, sidewalks and curbing, paving, and landscaping. Work in the public way is included as indicated or required. Work also includes, but is not limited to; pile foundations, concrete pile caps, concrete grade beams and foundation walls, concrete slab-on-grade, structural concrete basement slab, concrete on metal decking, steel structure consisting of steel beam and decking, architectural precast concrete, single ply roof membrane over roof insulation, dampproofing and waterproofing, light gauge cold-formed metal framing, sheet metal, metal stairs and landings, concrete masonry, metal drywall stud partitions, insulation, gypsum board walls and ceilings, ceramic tile, acoustical ceilings, resilient flooring, carpeting, custom cabinets and fixtures, carpentry, glass storefront system, composite building panels, painting, metal doors, wood doors, metal frames, door hardware, metal fabrications, toilet partitions and accessories, signage, elevator, vertical reciprocating conveyor, fire protection and detection systems, security systems, electrical, and heating, ventilating, and air conditioning complete and ready for use.

The following trades are considered Design/Build and shall include engineering services to satisfy the Design Criteria provided in the documents. The Design/Build engineer shall be licensed in the state where the project is located and shall submit Certificates of Professional Liability Insurance as defined in the documents.

03450	Plant Precast Architectural Concrete
05400	Cold-Formed Metal Framing
05511	Metal Stairs
08410	Aluminum Entrances and Storefront
14240	Hydraulic Elevators
15300	Fire Protection
15400	Plumbing
15500	Heating, Ventilation, & Air Conditioning
16000	Electrical Work
16721	Fire Alarm Detection Systems

Proposal Criteria:

Sealed Proposals shall be submitted, in writing, one copy on the form provided. Verbal or telephone Proposals will not be considered.

Sealed Proposal submitted on Form provided by the Architect, shall be clearly marked and addressed to:

**Sealed Proposal for Construction of
Custom House Square Office Building
Attention:**

Mr. Tim Levine
Olympia Equity Investors IV B, LLC.
280 Fore Street
Portland, Maine 04101

**DO NOT OPEN UNTIL 2 PM
July 11, 2006**

Proposal submitted by _____
(contact individual, name of company, address and phone)

Proposals shall be valid for 30 days from date of bid.

Bids may be delivered, or mailed but must be received prior to the closing of bids. All bids will be recorded as to time and date of receipt. Late bids will be received but not opened nor considered.

Sealed Bids will be privately opened. Bids will not be made public.

The Olympia Companies reserves the right to waive all formalities, and reject any and all Proposals, to waive minor discrepancies in bidding procedures, or to accept any Proposal as it deems to be in its' best interest.

The Selected General Contractor will be required to furnish a 100% Contract Performance Bond and a 100% Contract Payment Bond to cover the execution of the Work which shall be in conformity with the Form of Bonds contained in the Contract Forms of the specifications and for the Contract Amount.

This project is to be substantially complete by July 31, 2007. Contractor is required to confirm this date or propose an alternate date on the Bid Form.

Owner will provide one copy of Plans and Specifications to Bidders. Additional drawings and specifications may be obtained from the Architect's FTP Site.

All telephone calls and correspondence in connection with this Project will be addressed to the office of the Owner. Attention Tim Levine at The Olympia Companies, TEL 207-874-9990.

PRE-BID SITE WALK:

General Contractors are requested to attend a Pre-Bid Conference at 11:00 AM, June 12, 2006 at the offices of The Olympia Companies, 280 Fore Street, Portland, ME. Additional site walk opportunities will be made available for interested subcontractors on an appointment basis.