

DOCUMENT 00020**INVITATION TO BID****INVITATION TO BID ON:**

NEPHROLOGY ASSOCIATES RENOVATIONS
1600 Congress Street
Portland, Maine
04101

SEALED BIDS for the renovation for the above named project, will be required by the Owner and shall be delivered or mailed to the Owner's Project Manager at the address below. Owner's Project Manager may accept faxed bids.

164 REALY LLC

100 Silver Street
Portland, Maine
04101
Attn: Richard McGoldrick

DELIVER BIDS BY: January 13, 2012 at 1:00pm at the address above. Bids received by personal delivery or mail after the closing time may be returned unopened. Bids will be opened privately for the consideration of the Owner.

BIDDING DOCUMENTS AND OTHER INFORMATION: Bidders may obtain three (2) sets of Bidding documents from:

CWS Architects
434 Cumberland Avenue
Portland, Maine
04101

SCOPE OF WORK:

The project consist of the complete renovation to the back office suite currently utilized by Concentra at 1600 congress Street. Much of the space will be gutted while portions in the rear will remain intact. The new space will be fit-up for the relocation of Maine Nephrology Associates. This nephrology practice currently resides in the office suite directly adjacent to the Concentra space toward the front of the building.

The Owner reserves the right to waive any informalities or to reject any or all Bids.

Each bidder and sub-bidder must comply with all local ordinances and regulations with respect to licensing and construction.

No bid security will be required.

Additional complete sets of Bidding Documents may be purchased by the bidder at Am-at-uer Service Shop 231 Oxford Street, Portland, Maine. Partial Bidding Document sets will **NOT** be available.

PRE-BID Site Visit:

A pre-bid site visit/meeting will be held on site at 1600 Congress Street. This meeting shall take place **Wednesday December 28th at 8:00am**. This meeting is **mandatory** for General Contractors. We strongly encouraged the contractor to invite potential bidding subcontractors as well. It should be noted that the current tenant has not moved out of the building and that the practice is still in normal operation. Because of the sensitive nature of the testing done by Concentra much of their patient/client information is confidential and visits to the site will limited and access to several spaces may be controlled.

ACCESS TO PREMISES – Post Pre-bid site visit:

Each bidder may obtain access to the premises for the purpose of reviewing existing conditions by contacting the following person. As indicated above access to all spaces will be limited during normal business hours and will be limited to normal business hours. Site visits will need to be scheduled and coordinated such as to keep the amount of intrusion and interruption to the existing practice to a minimum.

Abby Cassidy
Property Manager
Commercial Properties Management, LLC
Portland, Maine
04101
(207) 347-4453

END OF SECTION