

State House Window Cleaning Project

7/14/2025 Walkthrough Q & A

1. Are the windows new?
 - 1.1. The project to replace the windows began in September, 2017 and ended in January, 2021. The total cost of the window replacement project was approximately \$1.09M.
2. Is the window cleaning project for this building (State House (SH)) or both buildings (SH & Cross State Office Building)?
 - 2.1. This building (SH) only.
3. Are both the inside and outside of the windows to be cleaned?
 - 3.1. The project includes both the inside and outside of the SH windows, and interior barrier windows, as specified in Appendix A included with the Amendment to the RFP for the Window Cleaning project.
4. Are roof anchors allowed to be used to rappel?
 - 4.1. Only portable anchors are allowed to be used as long as all applicable OSHA standards have been met.
5. Any oxidation of windows?
 - 5.1. There are no known windows having oxidation.
6. Are sprinkler systems utilized outside?
 - 6.1. Yes. An irrigation system is used for the lawns surrounding the State House.
7. Do you want hard water deposits from the sprinkler systems to be removed?
 - 7.1. Yes, as indicated in the Amendment to the RFP for the Window Cleaning project.
8. Are doors included in the project?
 - 8.1. Yes. All exterior doors to the State House are included. Interior doors are not part of the scope for this project.
9. Is the dome included in the project?
 - 9.1. No, the dome is not in scope for this project.
10. Will you provide a separate count of the number of windows on the first floor that can be used to provide a quote for the removal of hard water deposits?
 - 10.1. There are 51 windows on the first floor, plus 1 set of doors at the South and North sides of the building (2 panes of glass per set plus one transom above each set of doors); plus 4 door systems at the West entrance, with each system having 5 panes of glass, including sidelights.
 - 10.2. There are 13 windows that have obvious hard water stains. These windows are located on the first floor:

- West side Room 124 exterior (2 windows)
- East side Room 125 exterior (1 window)
- Transportation Committee Room 126 exterior (3 West side windows)
- Taxation Committee Room 127 exterior (2 South side windows)
- Room 120 exterior (1 West side window)
- Room 108 exterior (4 West side windows)

11. Will boxes and other materials currently stored in various window sills be moved?

11.1. Yes. During the project, if the selected Provider encounters a situation preventing the window from being cleaned, the Facilities Manager, Nathan Maurais, is to be contacted immediately so he can address the situation in order to allow cleaning to proceed on that window.

12. What is the deadline to bid on this project?

12.1. As indicated in the RFP, proposals must be emailed to the Maine Legislature's Facility Manager, Nathan Maurais (at nathan.maurais@legislature.maine.gov) no later than 5:00 PM on Monday, July 21, 2025.

13. What is the date by which the window cleaning needs to be completed?

13.1. As indicated in the RFP, all work must be completed by Tuesday, September 30, 2025.

14. Is the Provider responsible for painting the frame if any of the paint flakes off during the cleaning project?

14.1. No, but the selected Provider should let the Facility Manager know if they observe window-related conditions that might need to be addressed as part of a separate project.

15. Can the barrier glass (e.g. present in the LIT and OFPR mezzanines, as well as the 4 windows located in the main stairways) be removed?

15.1. No, the barrier glass is fixed and cannot be removed.

16. Are the skylights in the House and Senate Chamber included in the project?

16.1. No, the skylights are not part of the window cleaning project.

17. Are the windows in the dome included in the project?

17.1. No, the windows in the dome are not part of the window cleaning project.

18. Will the workers have an escort who will give them access to the locations to be cleaned?

18.1. Yes.

19. Will the award be based on low cost bid or best value?

19.1. Low-cost bid

20. Will the award be based on the Provider's status as a Service-Disabled Veteran-Owned Small Business?

20.1. Award will be based on low-cost bid.

21. How many windows are there in the spaces used by the Governor and Governor's staff that are to be excluded by bidders in their quote?
- 21.1. The windows that only require cleaning of the exterior are specified in Appendix A included with the Amendment to the RFP for the Window Cleaning project.
22. What are the locations of the exterior water spouts available to the selected Provider?
- 22.1. There are 2 water spouts. One is located on the North wall of the West Wing, near the Service Entrances. The other water spout is in an in-ground box located near the intersection of the West and South wing.
23. Will the selected Provider have access to facilities inside the building in order to fill buckets?
- 23.1. Yes. Each of the main floors of the SH include facilities that can be used by the selected Provider to fill their buckets.
24. Is there a "not to exceed" budget amount for this project?
- 24.1. No, but the Maine Legislature retains the right to reject any and all bids received in response to its solicitations.
25. Should we remove any hives we encounter during the window cleaning process?
- 25.1. Assuming the question is related to the removal of insect nests, the Provider may either remove the nest or contact the Facilities Manager.

Additional Questions Received Following the Walk-through

26. Can we move the planters?
- 26.1. If necessary, the Maine Legislature will move planters that need to be moved to provide access to the building at the appropriate time.