



## Request for Bid – Solar Feasibility

12/1/23

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The Town of Freedom, Maine is seeking a Solar Feasibility and Financial Analysis for the Cannery Lot located at 71 Pleasant Street Freedom, ME 04941.

Site Location: Route 137 and Stevens Road Freedom, Waldo County, Maine.

### **SECTION A: BACKGROUND**

- I. The Town of Freedom, ME, owns an approximately 14-acre parcel of land which is located in the Towns of Freedom, Knox, and Unity, ME. This property includes the town's current Public Works Dept, sand shed, and old foundations that were the site of a former cannery. The lot also contains approximately 3,900 feet of frontage on Sandy Stream, a tributary of the Sebasticook River. The Town of Freedom refers to the property as "The Cannery Lot".

The Freedom Community Development Advisory Committee (CDAC) is overseeing this project. Its goal is to explore the potential for solar power generated from solar panels located on the site to power the following Town of Freedom buildings and uses:

- A. Fire Department
- B. Recreation Committee
- C. Town Office
- D. Historic Building
- E. Street Lights (Town Wide)
- F. DPW Garage

### **SECTION B: SCOPE OF WORK AND REQUIREMENTS**

- I. The purpose of this project is to gather and document a feasibility study and Financial Analysis to enable the Town of Freedom, Maine CDAC Committee to study and recommend viable alternatives to provide solar power to all existing Town Buildings and uses listed in Section A.
- II. Description of Anticipated Services:
  - A. The Feasibility Study shall assume all required Solar panels will be placed on the site of the Cannery Lot on existing buildings or elsewhere on the site.
  - B. All documents shall be signed by the provider.
  - C. All documents must be reviewed and approved by the Town of Freedom, ME.

### **SECTION C: PROPOSAL SUBMITTAL REQUIREMENTS**

- I. All Drawings shall be submitted in AutoCad Dwg format. The drawings shall include a graphic scale and will be sized to fit D size (24"x36") sheets.
- II. All reports and non-graphic documents shall be submitted as letter size PDF documents.
- III. All bid submittals shall include a detailed schedule to complete the Feasibility Study generated by the bidder.
- IV. Provide a Financial Analysis of the recommended solar solution.
- V. All bid submittals shall include a fee proposal for the required services with an hourly breakdown for each of the anticipated services.
- VI. Provide a line item describing reimbursable expense fee(s), or allowance(s), if applicable.
- VII. A mandatory pre-bid walkthrough will occur at the site on **December 15, 2023, at 10:00 AM**. If you are a bidder, please provide your name, company name, and email address.
- VIII. All questions from bidders must be submitted in writing no later than **5:00 pm on December 22, 2023** and sent via email to Alexis Bennett ([amb1036@outlook.com](mailto:amb1036@outlook.com)). The Freedom CDAC will respond to all questions no later than one week prior to the due date. Please ensure that we have your contact information (email and phone).
- IX. All bids shall be emailed to Walter Fuller ([wfuller49@gmail.com](mailto:wfuller49@gmail.com)) no later than **12:00 noon on January 8, 2024**.

## **SECTION D: OTHER INFORMATION**

- I. Please note that a PDF copy of a recent boundary survey (2022) for the property has been included with this document as well as an aerial view with property boundary marked.. Please note that the boundary survey is incomplete. A graphic review of the boundary survey indicates that the total area of the site is 14 +/- acres.

Samples of monthly Electrical Usage for the following Town of Freedom buildings is attached to this document.

- II. The following Insurance Requirements are mandatory for this project:
  - A. General Liability - \$1,000,000 per occurrence; \$2,000,000 aggregate
  - B. Automobile Liability - \$1,000,000
  - C. Worker's Compensation - \$1,000,000
  - D. Professional Liability - \$1,000,000 with \$2,000,000 umbrella excess liability
  - E. Products and Completed Operations - \$2,000,000 aggregate.
- III. A Certificate of Insurance shall be furnished upon commencement of work.

Walter Fuller, CDAC




Freedom, ME

[wfuller49@gmail.com](mailto:wfuller49@gmail.com)

# Cannery Parcel

Showing the Major Contiguous Parcel

## Legend

-  Cannery Property
-  Freedom
-  WCO Productions

Sandy Stream

WCO Productions

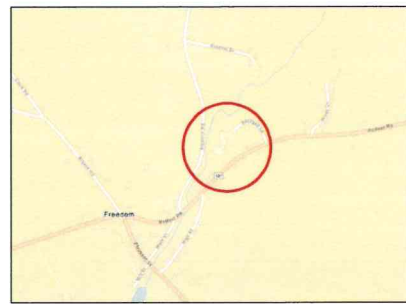
Google Earth

600 ft





Aerial View 'Not to Scale'



Location Map 'Not to Scale'

**LEGEND**

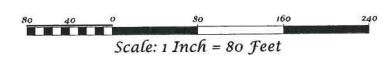
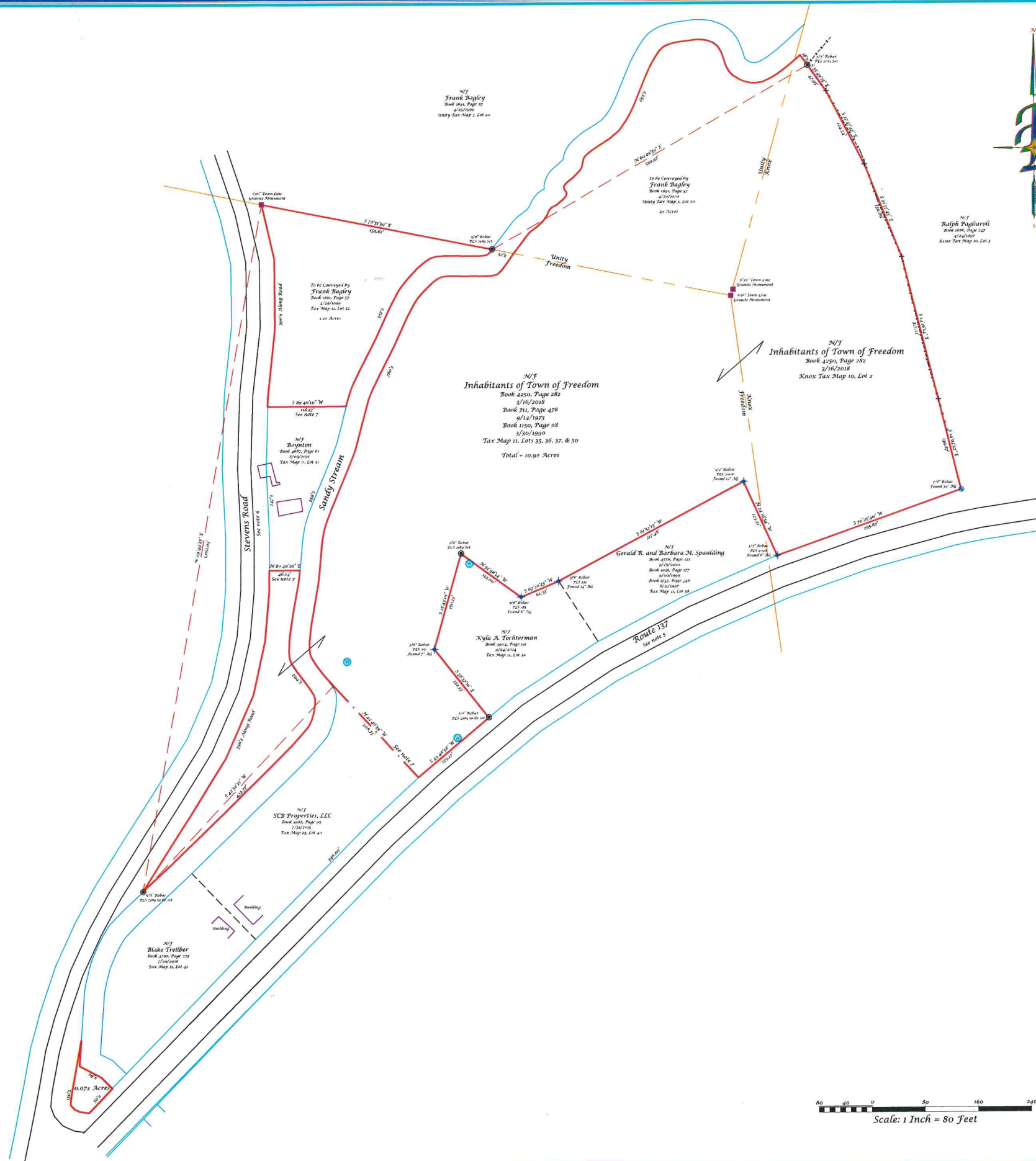
	PROPERTY LINE
	LINE TO BE TRAVELED WAY
	ABUTTERS LINE
	4 ROD ROAD
	APPROXIMATE TOWN LINE
	THE LINE
	REMAINS OF WIRE FENCE
	GRANITE MONUMENT FOUND
	5/8" REBAR PLS #2189 SET
	CAPPED REBAR FOUND
	IRON REBAR FOUND
	WELL FOUND
	ABOVE or BELOW GROUND

**PLAN REFERENCES:**

- 1.) Plan entitled 'Town of Unity', located in the Town of Unity, Waldo County, Maine, dated April 2004, by Reynolds Land Surveying, Randal Reynolds PLS 2251, recorded Waldo County Registry of Deeds Plan Book 19, Page 144.
- 2.) Plan entitled 'Sandy Stream Subdivision', located in the Town of Knox, Waldo County, Maine, dated May 1990, by John K. Olsen PLS 1099, recorded Waldo County Registry of Deeds Plan Book 15, Page 236.
- 3.) Plan entitled 'Maine State Highway Commission Right of Way Map, State Highway 137, Freedom-Knox, Waldo County, Maine, Federal Aid Secondary Project No. 587(1)', dated July 1948, S.M.C. File No. 14-50.

**SURVEYOR NOTES:**

- 1.) All book and page references are to the Waldo County Registry of Deeds unless otherwise noted.
- 2.) This plan is based on a field survey conducted using Topcon JER or JPR Global Navigation Satellite System receivers and/or a Topcon Total Station. Bearings are referenced to grid north as defined by the Universal Transverse Mercator system for zone 19 north. Distances given are grid.
- 3.) This survey conforms with the rules adopted by the Maine Board of Licensure for Professional Land Surveyors with any exception thereto noted hereon.
  - a.) No separate written report prepared at this time.
  - b.) No new legal description prepared at this time.
- 4.) Iron pins set are 5/8 rebar, capped and scribed "Edward M. Lawrence PLS # 2189."
- 5.) For original road layout of Route 137, see Waldo County Commissioners Records, Volume 4, Page 40, dated 1858. Route 137 = 4 Rods = 66 Feet. No original road monumentation found. Road limits established relative to existing travel way.
- 6.) For original road layout of Stevens Road, see Waldo County Commissioners Records, Volume 5, Page 213, dated 1871. Stevens Road = 4 Rods = 66 Feet. No original road monumentation found. Road limits established relative to existing travel way.
- 7.) Line is tentative subject to boundary line agreement and is not a final boundary line until such time as deeds are recorded justifying it as such.



STATE OF MAINE Waldo Co. Registry of Deeds	
Received	By
At	In Plain File
Attest:	Register
RECEIVED REGISTER DEEDS 15 DEC 2021	
<b>SHEET TITLE:</b> Boundary Survey for the Town of Freedom	
<b>SITE LOCATION:</b> Route 137 and Stevens Road Freedom, Waldo County, Maine	
<b>DATE:</b> December 15, 2021 <b>SCALE:</b> 1" = 80' <b>DATE:</b> March 31, 2022	
<b>RECORD OWNER:</b> Town of Freedom	
<b>ADDRESS:</b> 71 Pleasant Street Freedom, Maine 04941	
<b>PLAN PREPARED BY:</b> Boynton & Pickett L.L.C. PROFESSIONAL LAND SURVEYOR "When you want Professional Work, in Time and Affordability" 922 East River Road, Saco, Maine 04076 Phone: (603) 424-0016 Email: wboynton@bpc.com WWW.BOYNTONPICKETT.COM	
<b>Job #:</b> TOWNOFFREEDOM12152021	