



## Request for Bid - Site Assessment

12/1/23

---

The Town of Freedom, Maine is seeking Engineering Services to provide data on existing conditions at 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 Town of Freedom is part of the State of Maine Community Resilience Program and has received a grant to undertake the environmental assessments outlined below. The Freedom Community Development Advisory Committee (CDAC) is overseeing the project. Previous site studies will be available to the successful bidder.

### SECTION B: SCOPE OF WORK AND REQUIREMENTS

- I. The purpose of this project is to gather and document existing site conditions to enable the Town of Freedom, Maine CDAC to study and recommend viable alternatives to re-purpose this site to broadly accommodate public access including current accessibility standards. The Town of Freedom wishes to redevelop the property for multi-use purposes.
- II. Description of Anticipated Services:
  - A. Locate and document elevations and structural condition reviews of all existing foundations.

- B. Locate and document existing power lines, power poles, wells, and other relevant infrastructure on the site.
- C. Survey and document site elevations at 2 ft intervals.
- D. Locate and document existing wetlands and floodplains/shoreline areas.
- E. Perform and document soil borings, including groundwater elevation and soil bearing capacity.
- F. All documents shall be stamped and signed by the provider.
- G. All documents must be reviewed and approved by the Town of Freedom, ME.
- H. The town will require an in-person presentation of findings.

### SECTION C: 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 bids shall include a detailed schedule to complete the work defined in Section B above.
- IV. All submittals shall include a cost proposal for the required service which includes an hourly breakdown for each of the anticipated services.
- V. Provide a reimbursable expense fee or allowance, if applicable.
- VI. A mandatory pre-bid walkthrough will occur at the site on December 15, 2023, at 10:00 AM.
- VII. All questions regarding the Request for Bids should be submitted in writing via email to Alexis Bennett ([amb1036@outlook.com](mailto:amb1036@outlook.com)) no later than 5:00 pm on December 22, 2023. The Freedom CDAC will respond to all submitted questions within a week of the due date. Please ensure that we have your contact information (email and phone).
- VIII. All proposal responses 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. 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.

- II. In addition, a PDF of an aerial view of the site is included, with the rough boundary outlined.
- III. 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.
- IV. A Certificate of Insurance shall be furnished upon commencement of work.

Walter Fuller, CDAC

Freedom, ME

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