



## Request for Bid - Site Assessment

12/1/23

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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)



# Cannery Parcel

Showing the Major Contiguous Parcel

## Legend

-  Cannery Property
-  Freedom
-  WCO Productions

Sandy Stream

WCO Productions

Google Earth

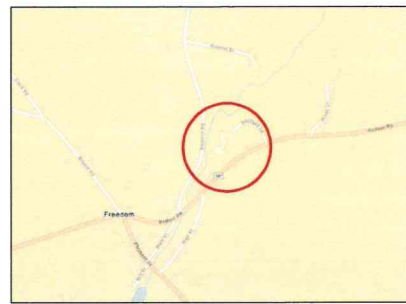
600 ft







Aerial View 'Not to Scale'



Location Map 'Not to Scale'

**LEGEND**

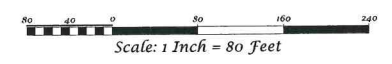
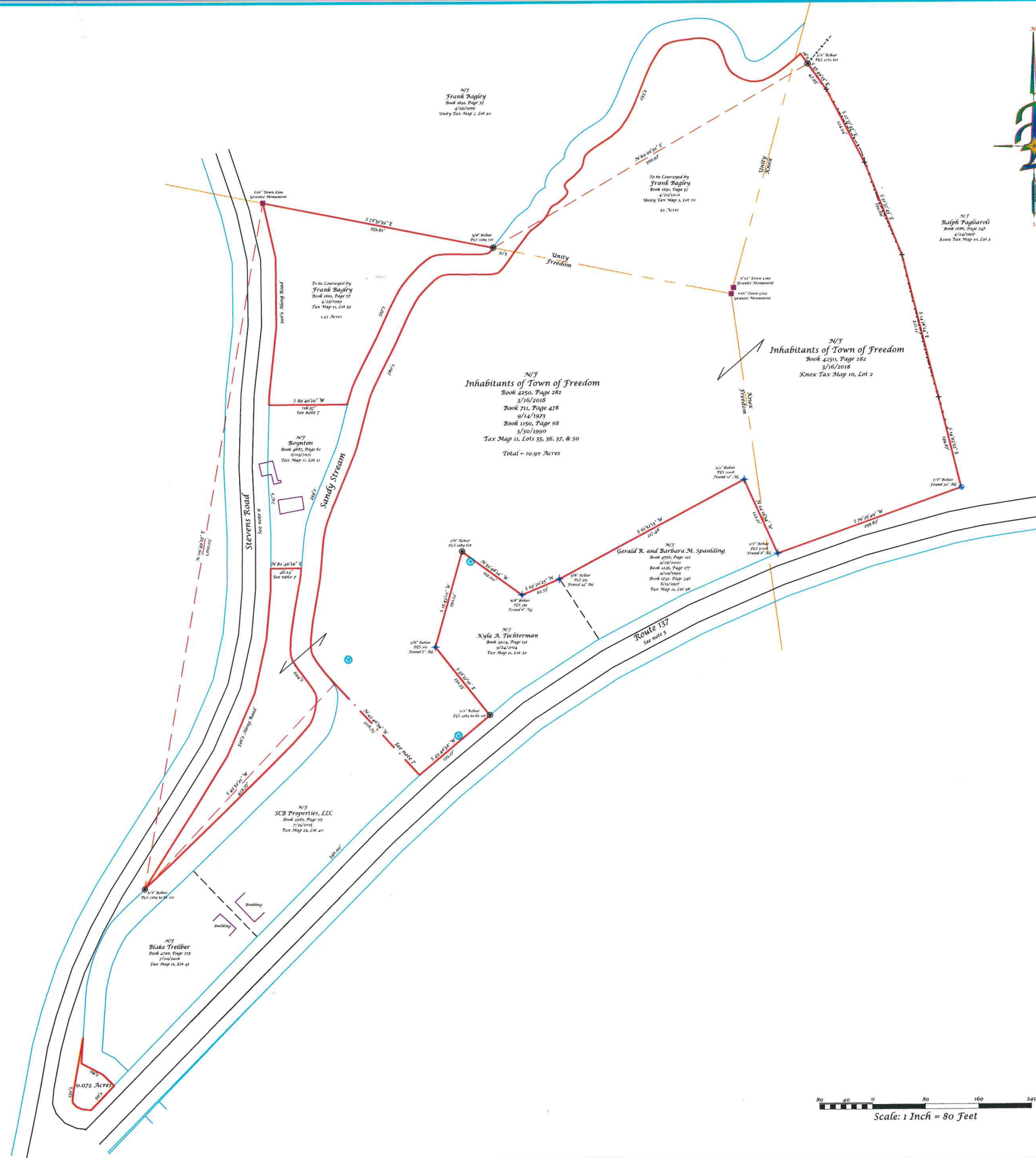
|  |                          |
|--|--------------------------|
|  | PROPERTY LINE            |
|  | LINE TO BE TRAVELED WAY  |
|  | ABUTTERS LINE            |
|  | 4 ROD ROAD               |
|  | APPROXIMATE TOWN LINE    |
|  | THE LINE                 |
|  | REMAINS OF WIRE FENCE    |
|  | GRANITE 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.



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| STATE OF MAINE<br>Waldo Co. Registry of Deeds<br>Received: _____ So. _____<br>At _____ H. _____ M. _____<br>In Plan File _____ Page _____<br>Affect: _____ Register _____   |  |
| SHEET TITLE:<br><b>Boundary Survey for the<br/>Town of Freedom</b>  |  |
| SITE LOCATION:<br>Route 137 and Stevens Road<br>Freedom, Waldo County, Maine<br>DATE: December 15, 2021<br>March 31, 2022   |  |
| RECORD OWNER:<br><b>Town of Freedom</b>   |  |
| ADDRESS:<br>71 Pleasant Street<br>Freedom, Maine 04941  |  |
| PLAN PREPARED BY:<br><b>Boynton &amp; Pickett L.L.C.</b><br>PROFESSIONAL LAND SURVEYOR<br><small>"When you want Professional Work, in Time and Affordability"</small><br>922 East River Road, Saco, Maine 04076<br>Phone: (603) 424-0016<br>Email: wboynton@pickett.com<br>WWW.BOYNTONPICKETT.COM |  |
| Job #:<br>TOWNOFFREEDOM12152021   |  |
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