



City of Caribou, Maine

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Request for Bids Brownfields Cleanup Caribou Diesel Electric Power Plant and Associated Outbuildings 142 Lower Lyndon Street Caribou, Maine

OVERVIEW

The City of Caribou is requesting bids from interested contractors for the Brownfields cleanup of the Caribou Diesel Electric Power Plant and Associated Outbuildings (Site) located at 142 Lower Lyndon Street in Caribou, Maine. The analysis of Brownfields cleanup alternatives, cleanup bid documents, cleanup standards, community relation plan, hazardous building materials survey, Phase I Environmental Site Assessment and Phase II Environmental Site Assessment are available in the Administrative Record of the Project on the City of Caribou website under City Planning Projects, Riverfront Development, Riverfront Power Plants Project (www.cariboumaine.org/city-planning-projects/riverfront/riverfront-power-plants-project).

SITE LOCATION AND HISTORY

The Site (3.2 acres) is located on the west side of the Aroostook River near the historic Caribou dam (c. 1889). The Site is developed with a 12,200-square foot diesel plant, diesel pump house, oil tank building, north storage building, oil storage building, pump station, and south storage building. The surrounding area consists of an abandoned steam electric power plant, abandoned bulk plant, active electrical switch station, inactive hydroelectric plant, and former municipal water filter plant.

The diesel plant was constructed in 1949 and operated by Maine Public Service (1943 – 1999) and PDI New England (1999 – 2013). The diesel plant was deactivated in 2012 and the Site was acquired by Merlin One in 2013. The Site has been vacant for several years and the buildings are in poor repair. The City of Caribou acquired the Site in 2019 through automatic lien foreclosure. City efforts to secure the Site and repeated patrols have not deterred trespassers from vandalism and other criminal activities.

IDENTIFICATION OF CONTAMINATION

Asbestos-containing materials (ACM), lead-based paint (LBP), universal and hazardous waste were identified at the Site. As summarized on the tables below, ACM ($\geq 1\%$ asbestos) was identified at the Site in roofing (12,500 square feet), window glaze (1,600 square feet), floor tile and mastic (600 square feet), and stored material (white board insulation). Electrical wire coating and gaskets are presumed positive for asbestos.

Diesel Plant Asbestos-Containing Building Materials			
Description	Est. Quantity	Location	Sample ID
ACM black roof material	12,200 square feet	Roof (tar and gravel)	TGR29, TGR30
ACM window glazing	1,400 square feet	Exterior windows	WG26
ACM black floor tile with ACM black mastic	600 square feet	Second floor lab, file room and hallway	FT24A
ACM gaskets	not quantified	Piping connections, stored material	presume positive
ACM electrical wire coating	not quantified	Electrical wiring	presume positive

Diesel Pump House Asbestos-Containing Building Materials			
Description	Est. Quantity	Location	Sample ID
ACM black roof material	270 square feet	Roof (tar and gravel)	TGR19B

South Storage Building Asbestos-Containing Materials			
Description	Est. Quantity	Location	Sample ID
ACM white board insulation (4-in thickness)	12 square feet	Stored material (4) 1'x3'x4" board insulation	WBI16

Pump Station, Oil Storage Building and North Storage Building Asbestos-Containing Building Materials			
Description	Est. Quantity	Location	Sample ID
ACM window glazing*	200 square feet	Exterior windows	WG21A

*Trace asbestos (<1% asbestos) was detected in window caulk at the pump station.

Limited areas with LBP were identified at the diesel plant (black/yellow pipe, gray window frame and yellow exterior strip), oil storage building (MSDS box) and north storage building (gray door). Universal and hazardous waste was identified at the Site, including mercury-containing fixtures and components, potential lead-containing glass block windows at the diesel plant (500 square feet) and diesel pump house (75 square feet), potential PCB-containing ballasts, and e-waste. ACM, universal and hazardous waste at the Site represent a material threat of a future release and pose a substantial risk to human health and the environment due to vandalism and proximity to the Aroostook River.

SCOPE OF WORK

All ACM, LBP, universal and hazardous waste at the Site will be removed for off-site disposal by a Maine licensed Asbestos Abatement Contractor, Hazardous Waste Transporter, and/or demolition contractor in accordance with state, federal and local regulations. Removal of the asbestos roofing at the diesel plant and diesel pump house requires demolition of these structures due to the poor condition of the buildings, quantity and type of roofing system (flat tar and gravel roof). All ACM, LBP, universal waste, hazardous waste, and demolition debris will be properly removed, transported and disposed in accordance with OSHA General and Construction Standards, Maine Asbestos Management Regulations, Universal Waste and Solid Waste Management Rules.

GENERAL REQUIREMENTS

Cleanup planning and on-site oversight will be provided by the City of Caribou's Qualified Environmental Professional (QEP) for this project. The contractor and subcontractors must adhere to the site-specific health and safety plan(s) developed by the QEP, asbestos abatement contractor and/or hazardous waste transporter for on-site cleanup activities.

The contractor and subcontractors must abide by and ensure compliance with the Davis-Bacon Act. All laborers and mechanics conducting remedial, construction, alteration, or repair activities on this project must be paid wages at rates not less than those prevailing on projects of a character similar in the locality as determined by the Secretary of Labor in accordance with subchapter IV of Chapter 31 of title 40, United States Code.

All site workers involved with this project are required have received 40-hour training in accordance with the Occupational Safety and Health Administration (OSHA) 29 CFR 1910.120 Hazardous Waste Operations and Emergency Response (HAZWOPER) standard. Proof of current 8-hour refreshers are required to be submitted to the City of Caribou's QEP prior to Contract Signing.

Cleanup activities at the diesel plant and diesel pump house near the adjacent electrical switch station must be conducted in accordance with all protocols and requirements established by Versant Power. The QEP will coordinate cleanup planning and remedial activities with adjacent property owners and secure all necessary permits, permissions and approvals to work near the electrical switch station.

Demolition debris will be transported to the Tri-Community Landfill in Fort Fairfield, Maine. The City of Caribou will be directly responsible for all tipping fees at Tri-Community Landfill associated with this project. The contractor shall make every effort to comply with the U.S. Environmental Protection Agency (EPA) Region 1 Office of Site Remediation and Restoration (OSRR) Clean and Green Policy for Contaminated Sites and Office of Solid Waste and Emergency Response (OSWER) Principles for Greener Cleanups.

CHANGE ORDERS

While the City of Caribou anticipates the scope of work is sufficient to complete the project, minor additional work may be necessary. Any subsequent minor additions to the scope of work above will be made by the City of Caribou for the Site in the form of change orders. The selected contractor and their subcontractor(s) will be held to the rates, schedule, and cost provided in its bid. Adjustments to the bid amount due to changer orders will be made on a time and materials bases, based on the contract rates supplied by the contractor for this bid.

SITE WALK

A **mandatory** site walk for interested contractors will be held on **Wednesday, October 22, 2025 at 10:00 AM**. All primary bidders must be present at the site walk to qualify to bid the project. Subcontractors may accompany primary bidders during the site walk, but not as a representative of the bidder. To attend the site walk, please RSVP the Caribou City Manager, Penny Thompson, at citymanager@cariboumaine.org by Monday, October 20, 2025 at 2:00 PM.

QUESTIONS

All questions must be submitted in writing to the Caribou City Manager, Penny Thompson, at citymanager@cariboumaine.org by **Friday, October 24, 2025 at 2:00 PM**. Responses to questions will be provided to prospective bidders via email by Wednesday, October 29, 2025 at 5:00 PM. No phone communication is allowed or will be accepted.

SUBMISSION REQUIREMENTS

Bids that do not include all of the following will be considered non-responsive, and will not be scored. All bids must include:

1. The completed Bid Form. Any alteration to the form may be cause for the City of Caribou to reject the bid, at its sole discretion.
2. A statement of qualifications and summary of recent experience with similar projects within the past 3 years, including references (2-page limit).
3. A schedule for conducting the Scope of Work. The schedule must minimally include a start date and anticipated completion date.
4. A rate sheet for the bidding contractor and any subcontractors. Contractors and subcontractors will be held to the provided rates for any change orders.

Sealed bids must be received at the Office of the City Manager, Caribou Municipal Building, 25 High Street, Caribou, Maine 04736 by **Wednesday, November 5, 2025 at 2:00 PM**. The sealed envelope shall be marked with the name and address of the bidder and noted "Bid for Brownfields Cleanup, Diesel Electric Power Plant and Associated Outbuildings." No faxed or electronic bids will be accepted.

Bids will be reviewed and evaluated by the City of Caribou at its sole discretion and scored based on **60% cost, 30% qualifications, and 10% schedule**. The City of Caribou anticipates selecting a winning bid by Tuesday, November 18, 2025. All bidders will be informed via email.

Bid Form
Brownfields Cleanup
Caribou Diesel Electric Power Plant and Associated Outbuildings
142 Lower Lyndon Street
Caribou, Maine

Bidder Name: _____

Contact Person: _____

Bidder Address: _____

Contact Phone: _____

Contact Email: _____

Bid Review Criteria: Based on **60% cost, 30% qualifications, and 10% schedule.**

Cost bid for completion of Scope of Work: \$ _____

Signature: _____ Title: _____