

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

BIDDER QUALIFICATIONS: How will bidders be evaluated on their qualifications? Is it based on whether bidders are qualified/not qualified, and if not, how can a bidder have more qualifications? Please clarify how experience will be evaluated and scored.

The City of Caribou will assemble a team of no less than three municipal employees and/or Caribou Riverfront Redevelopment Committee members with pertinent backgrounds (e.g., engineering, solid waste, code enforcement, federal projects) to evaluate and score contractor bids. Bid scoring will use a 100-point scale based on 60% cost, 30% qualifications and 10% schedule: Up to with 60 points will be awarded for cost. The lowest bid cost will receive 60 points and the highest bid cost will receive 0 points. Up to 30 points will be awarded for qualifications. The most qualified contractor who can demonstrate recent experience with similar projects and receive favorable evaluations from references will receive 30 points and the least qualified contractor will receive 0 points. Up to 10 points will be awarded for schedule. The earliest start date/anticipated end date will receive 10 points and the latest start date/anticipated end date will receive 0 points.

The contractor's statement of qualifications will be evaluated based on the contractor's overall capabilities, including equipment, personnel, certifications, training, safety programs, etc. The contractor's project experience will be evaluated based on successful and timely completion of similar projects with positive references. Project summaries will be reviewed by the evaluation team for comparison to this Brownfields cleanup project and references will be interviewed. Project summaries should clearly identify subcontractor roles and demonstrate experience with local, state and federal regulations. Preference will be given for projects in Aroostook County, the City of Caribou and surrounding communities. Each contractor will be scored individually on a 10-point scale by each team member and bid points will be awarded based the contractor's average score.

SCRAP METAL: Is the expectation for the City of Caribou to get the scrap rebate checks for all metals recycles from the facility? Would the city be interested in swapping the recovery of the metals from the diesel plant for the tear down of the other buildings in need of removal? Is that something that we can negotiate ahead of time or not?

In accordance with Green remediation BMPs, all efforts must be made to conserve material resources and reduce waste during this Brownfields cleanup. The removal, transport and disposal of all ACM, LBP, universal waste, hazardous waste, and demolition debris, including scrap metal, must be properly documented. The City of Caribou's QEP will provide direct on-site oversight of cleanup activities and assist with permitting and recordkeeping, including non-hazardous waste transporter manifests. The selected contractor will be responsible for all removal and transport expenses (e.g., labor, equipment). The City of Caribou will be directly responsible for all disposal/tipping fees at Tri-Community Landfill, including non-friable asbestos waste, non-recyclable demolition debris (e.g., glass block), universal waste (e.g., fluorescent lamps, ballasts, mercury switches), and e-waste.

All scrap metal and recyclable materials (e.g., batteries, appliances) must be transported to an active, licensed processing facility (e.g., AIM Recycling Caribou) and all proceeds/rebate checks must be sent directly to the City of Caribou. The selected contractor may not retain any proceeds from scrap metal recycling/resale either as profits or rebate to the City of Caribou against their contract. The City of Caribou will utilize scrap metal rebates to redevelop the Site, including demolition of outbuildings and/or landscaping, as a separate project. This work will need to go out to bid and cannot be negotiated ahead of time. Demolition of the north storage building, south storage building, oil storage building, and oil tank building are not Brownfields-eligible cleanup activities.

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FENCING: Is the contractor responsible for temporary and/or permanent fencing?

The contractor is responsible for site security at the diesel plant and associated outbuildings during cleanup and demolition activities only. The contractor will be required to clearly mark all restricted areas with signage, caution tape, traffic cones and/or jersey barriers. Temporary and/or permanent fencing at the adjoining Caribou Switching Station to the north is the responsibility of Versant Power and temporary and/or permanent fencing at the abandoned steam plant to the south is the responsibility of the City of Caribou.

OUTFALLS: How will we cap the large openings that go down to the river?

All municipal water, municipal sewer, cooling water supply, cooling water discharge, and outfall drainage piping at the diesel plant and diesel pump house will need to be properly capped and secured prior to building demolition. Refer to the attached outfall summary and boundary survey for known municipal water, municipal sewer, electrical, cooling water piping, and outfalls. The City of Caribou will rely on the selected contractor to properly cap and secure all utility connections in accordance with local, state and federal regulations and industry-accepted methods. The capped municipal water and sewer lines shall be inspected by the Caribou Utilities District prior to backfill.

BACKFILL: What type of gravel should be used to fill the holes in the buildings?

In accordance with Caribou municipal code, no demolition debris may be buried on site within the Urban Compact Zone. The City of Caribou will rely on the selected contractor to properly fill and grade all pits, sumps, basement and/or below-ground areas within the building footprint in accordance with local, state and federal regulations and industry-accepted methods. The type of gravel/backfill used for this project will be determined by contractor. The City of Caribou reserves the right to reject any proposed backfill materials that are unsuitable for this project.

WATER: Will the City provide water and/or allow us to use a nearby hydrant?

We understand site building(s) may need to be wetted during demolition activities due to the presence of non-friable asbestos waste (i.e., roofing, floor tile, mastic, window glaze, electrical, gaskets). We also understand dust control measures employed during demolition activities typically include water sprays. There is currently no active water, sewer or electrical service at the Site and the existing hydrants at the Site are out of service.

Caribou Utilities District will allow use of the nearest active hydrant as a water source for this project. Any water used from a hydrant shall be protected with an approved backflow prevention device and water meter. These devices must be supplied by the contractor. The contractor shall also ensure the hydrant and all associated equipment are adequately protected from freezing conditions. The City of Caribou will be directly responsible for any metered water usage bill(s) from the Caribou Utilities District.

No water shall be discharged into the municipal sewer system without the prior written consent of the Caribou Utilities District. Before consent is granted, any discharge water must meet all pretreatment discharge criteria established by the Maine Department of Environmental Protection. Oversight of any sewered water shall be monitored by the Resident Project Representative or Caribou Utilities District. Please note any water use near the Caribou Switching Station must be conducted in accordance with Versant Power health and safety plans/protocols.

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UNIT 5: Is generator Unit 5 being removed by the City? Does the contractor need to perform any relocation? Is there any expectation of moving this generator without, cutting, disassembly, or damaging it?

For bidding purposes, everything inside the diesel plant and diesel pump house will be removed by the contractor for off-site disposal and recycling. Any changes to the scope of work by the City of Caribou will be a change order, including preservation or relocation of the former US Navy generator Unit 5.

WASTE OIL: Were all fuels and oils removed from the diesel plant? Are we to consider this oil free?

All fuels and oils have been or will be removed from the Site prior to contract signing. Prospective bidders should consider the Site to be oil-free for bidding purposes.

FRIABLE ASBESTOS: Please confirm all the asbestos is non friable.

ACM ($\geq 1\%$ asbestos) identified at the Site includes roofing (12,500 square feet), window glaze (1,600 square feet), floor tile and mastic (600 square feet), and white board insulation (12 square feet). Electrical wire coating and gaskets are presumed positive for asbestos. Trace asbestos ($< 1\%$ asbestos) was detected in window caulk at the pump station. Roofing, floor tile, mastic, window glaze, window caulk, electrical wire coatings and gaskets are non-friable materials. The white board insulation (stored material) in the south storage building is a friable material.

DISPOSAL: Is the contractor supposed to provide transportation to the Tri-Community Landfill but not include tipping fees at the landfill?

Yes, the selected contractor will remove and transport all ACM, LBP, universal waste, hazardous waste, and demolition debris in accordance with local, state and federal regulations and the City of Caribou will be billed directly by Aroostook Waste Solutions for all disposal/tipping fees at Tri-Community Landfill.

LANDFILL: Please clarify which waste can be accepted at the landfill and which cannot. Can both painted and unpainted brick, cmu block, and concrete be accepted at the landfill? What about concrete with rebar?

It is the responsibility of potential bidders to determine what materials (e.g., demolition debris, special wastes, universal wastes) can and cannot be accepted at Tri-Community Landfill. Refer to the Aroostook Waste Solutions website (www.arostookwaste.com) or contact the landfill directly. Please note all efforts must be made to conserve material resources and reduce waste during this Brownfields cleanup in accordance with Green remediation BMPs, including any salvageable or reusable brick.

SCHEDULE: Please clarify schedule expectations and important milestones.

This project has faced significant delays due to CERCLA removal action at the adjoining steam plant and the City of Caribou is eager to proceed with this Brownfields cleanup as soon as possible. Additionally, the pending Brownfields cleanup at the steam plant cannot begin until this project is complete. The City of Caribou is seeking an experienced contractor with the personnel and equipment to successfully complete this project quickly and efficiently. The budget period for this Brownfields cleanup grant is 7/1/2023 – 9/30/2027.

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ELECTRICITY: Will the City provide electricity?

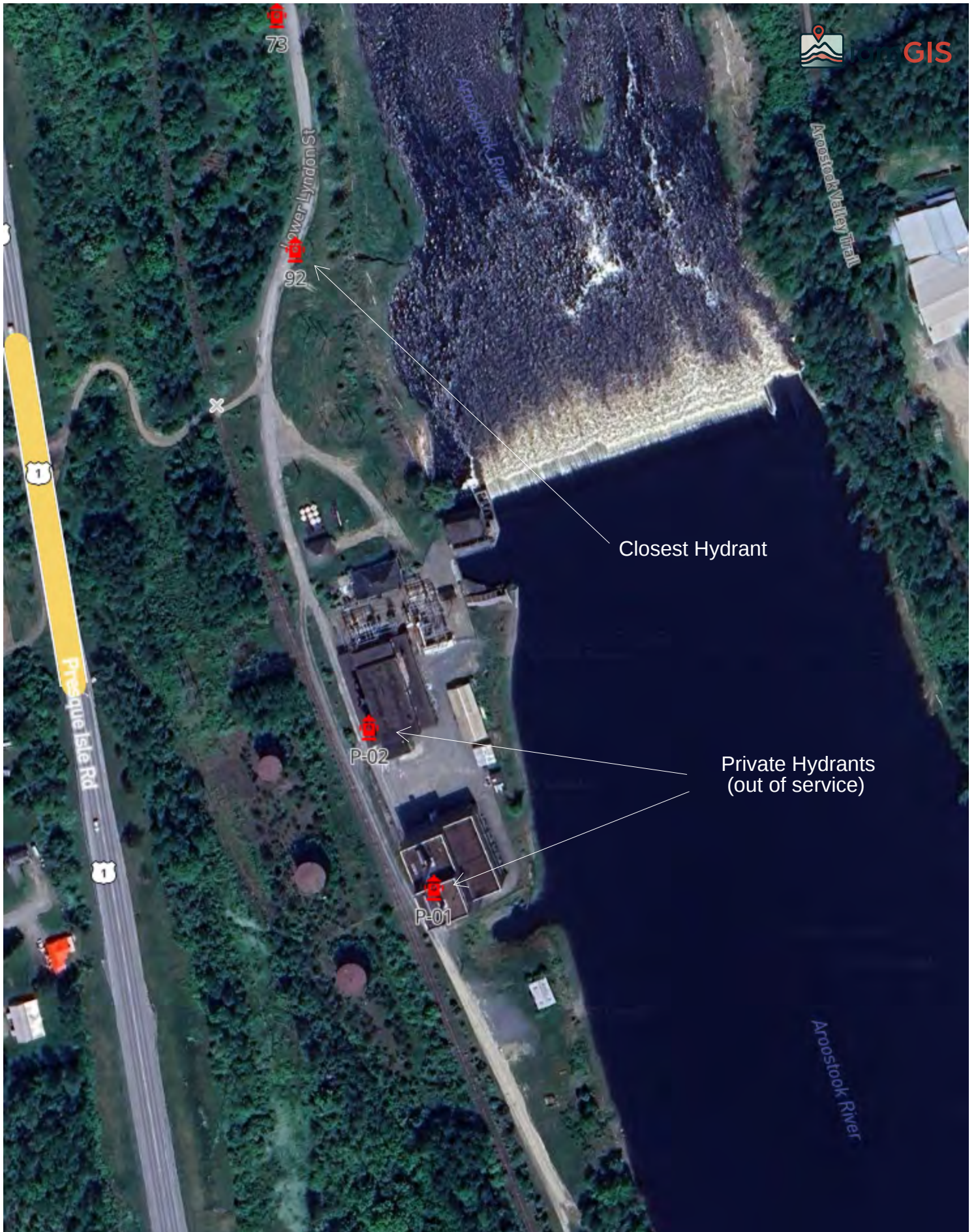
The City of Caribou will not provide electricity for this project and there is currently no electrical service at the Site. The contractor will be responsible for providing all necessary equipment to complete the scope of work, including generators (if/as needed).

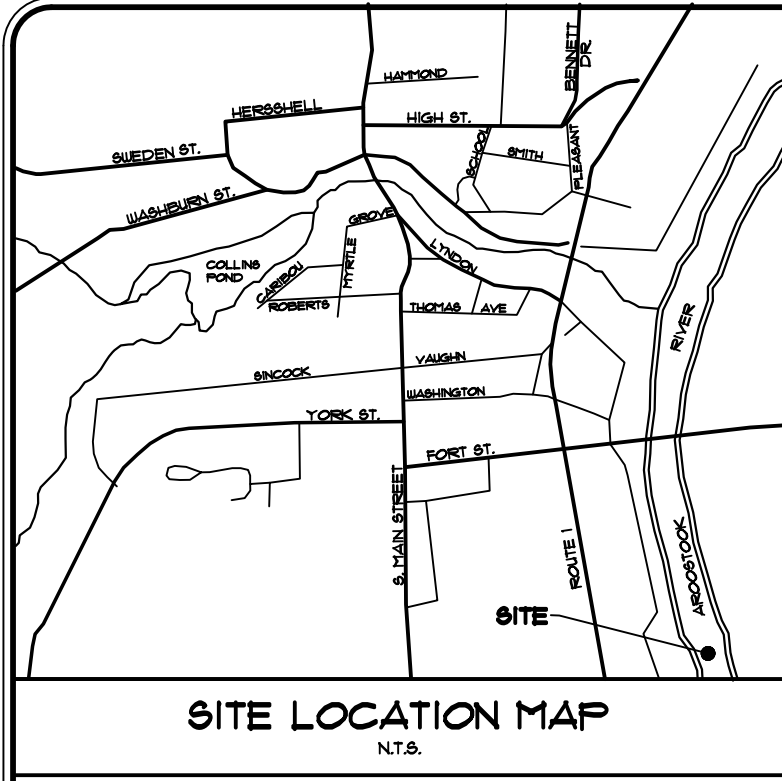
BID SUBMITTALS: What submittals are required?

All bids must include: 1) the completed bid form; 2) a statement of qualifications and summary of recent experience with similar projects; 3) a schedule for conducting the scope of work, and 4) a rate sheet for the bidding contractor and any subcontractors. Proof of current 8-hour refreshers are required to be submitted to the City of Caribou's QEP prior to contract signing.

BID OPENING: Is the bid opening public?

The bid opening will not be public, but all bid documents will be made publicly available following bid evaluation and scoring.





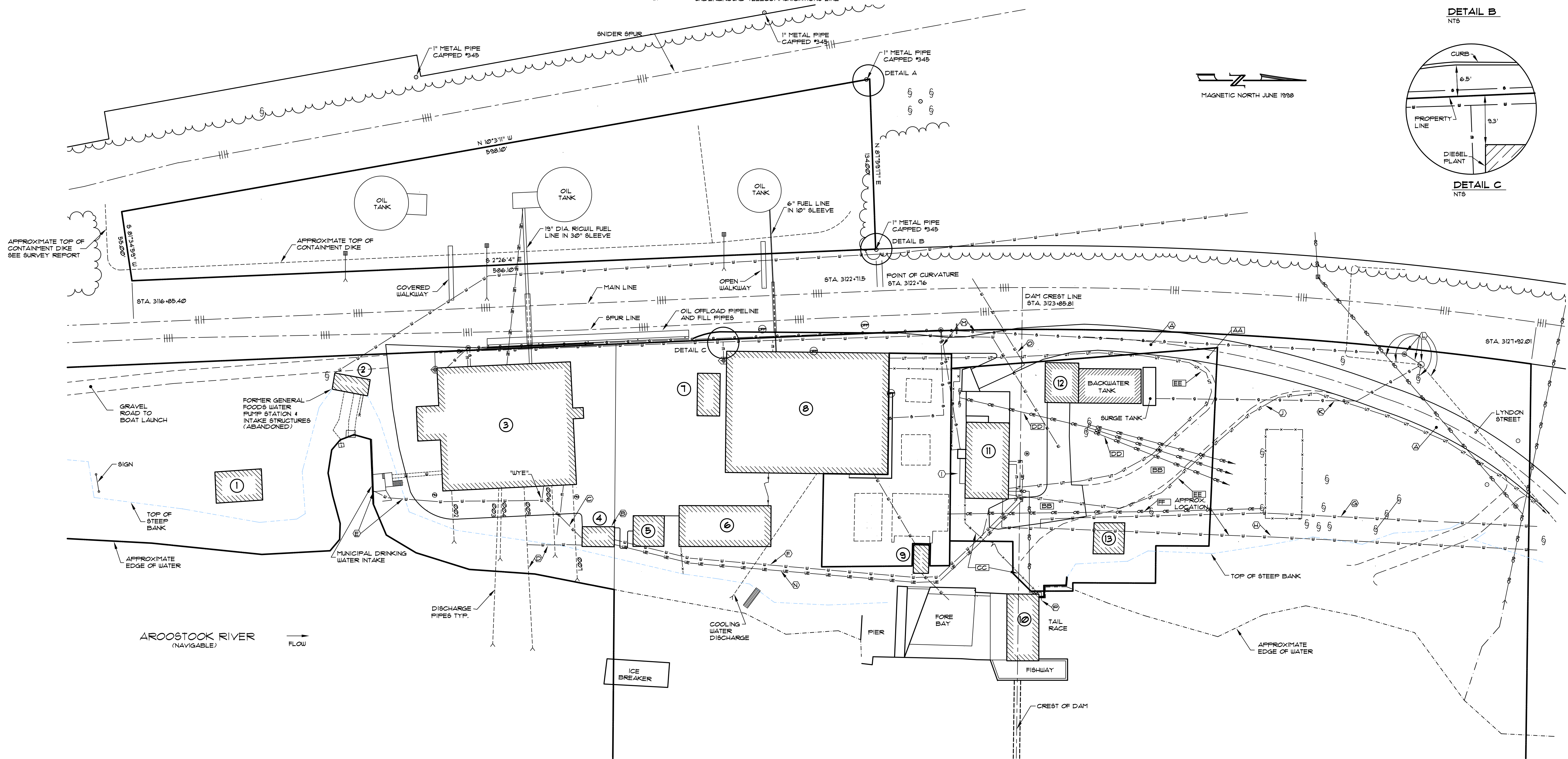
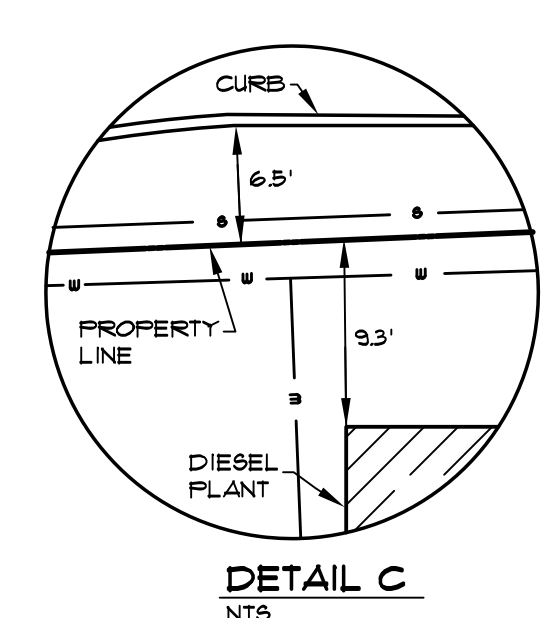
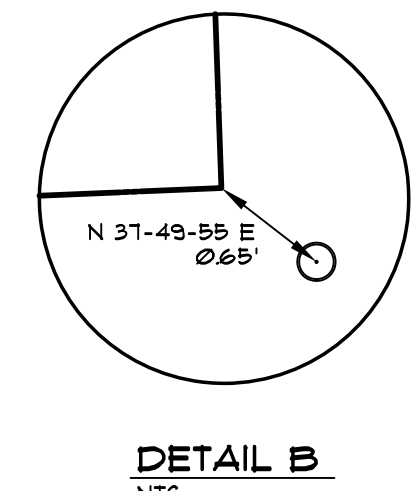
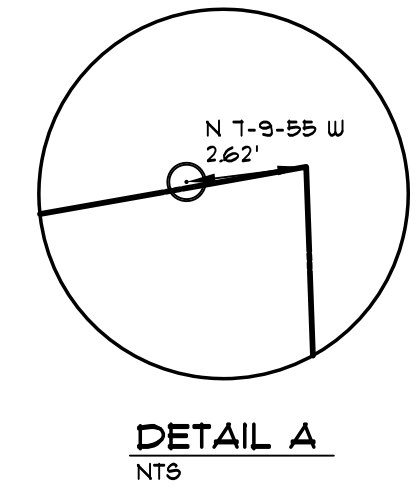
SITE LOCATION MAP
NTS

STRUCTURE DATA		
STRUCTURE	APPROXIMATE FLOOR AREA	APPROX. MAX. PEAK HEIGHT
#1 STORAGE BUILDING	899 SF	11.2 FT
#2 PUMP HOUSE	361 SF	6.8 FT
#3 STEAM PLANT	10742 SF	83.3 FT
#4 PUMP STATION	328 SF	9.9 FT
#5 OIL STORAGE BUILDING	588 SF	11.6 FT
#6 STORAGE BUILDING	2325 SF	15.6 FT
#7 OIL TANK BUILDING	356 SF	16.1 FT
#8 DIESEL PLANT	1221 SF	31.6 FT
#9 DIESEL PUMP HOUSE	268 SF	9.4 FT
#10 HYDRO PLANT	1326 SF	15.1 FT
#11 FILTER PLANT	2042 SF	
#12 GARAGE	828 SF	
#13 PUMP HOUSE	593 SF	

* EXCLUDING STACKS

- LEGEND**
- NF NOW OR FORMERLY
 - O PHYSICAL EVIDENCE FOUND
 - 5 REBAR SET 4 CAPPED # 2122
 - UTILITY POLE
 - SANITARY MANHOLE
 - STORM DRAIN MANHOLE
 - OIL FILL PIPE
 - CATCH BASIN
 - HYDRANT
 - SURVEY CONTROL STATION
 - PROPERTY LINE
 - OVERHEAD UTILITY LINE
 - SD STORM DRAIN LINE
 - FENCE
 - APPROXIMATE TREE LINE
 - SANITARY SEWER LINE
 - W WATER LINE
 - UT UNDERGROUND TELECOMMUNICATIONS LINE

EASEMENT LIST	
MAINE PUBLIC SERVICE CO. TO CARIBOU UTILITIES DISTRICT	CARIBOU UTILITIES DISTRICT TO MAINE PUBLIC SERVICE CO.
(A) SITE ACCESS EASEMENT	(AA) SITE ACCESS EASEMENT
(B) LOW LIFT PUMP STATION EASEMENT	(BB) ELECTRICAL SUBSTATION ACCESS EASEMENT
(C) RAW WATER INTAKE LINE FOR STEAM PLANT EASEMENT	(CC) ELECTRICAL SUBSTATION FENCE EASEMENT
(D) RAW WATER LINE FROM THE CONDENSER DISCHARGE LINE 005 EASEMENT	(DD) ELECTRICAL LINE EASEMENT
(E) RAW WATER INTAKE STRUCTURE 4 LINE 2 EASEMENT	(EE) COMMUNICATIONS LINE EASEMENT
(F) RAW WATER LINE TO THE WATER FILTER PLANT EASEMENT	
(G) 12" FINISHED WATER LINE FROM THE WATER FILTER PLANT EASEMENT	
(H) 8" FINISHED WATER LINE FROM THE WATER FILTER PLANT EASEMENT	
(I) WATER FILTER PLANT MAINTENANCE EASEMENT	
(J) COMMUNICATION LINE EASEMENT	
(K) 8" WASTEWATER LINE EASEMENT	
(L) SANITARY SEWER PUMP STATION EASEMENT	
(M) WATER FILTER PLANT SANITARY SEWER LINE EASEMENT	
(N) CONTROL WIRE 4 ELECTRICAL POWER EASEMENT	
(O) 8" WATER LINE EASEMENT	
(P) 12" STORM DRAIN EASEMENT	



NOTES:

- THIS PLAN IS THE THIRD OF FIVE SHEETS DETAILING AN ALTA/ACSM LAND TITLE SURVEY OF THE SUBJECT PREMISES. SEE THE OTHER SHEETS FOR ADDITIONAL NOTES, INFORMATION, CERTIFICATION, AND LIMITATIONS. THE PURPOSE OF THIS SHEET IS TO PROVIDE ADDITIONAL DETAIL OF THE DEVELOPED AREA OF THE SITE AND TO GRAPHICALLY SHOW THE LOCATION OF SEVERAL PROPOSED EASEMENTS.
- A SURVEY REPORT HAS BEEN PREPARED FOR THIS PROJECT. SEE THE REPORT FOR ADDITIONAL IMPORTANT INFORMATION.
- ADDITIONAL UNDERGROUND UTILITIES EXIST ON THE SUBJECT PARCEL AND ARE NOT ALL SHOWN ON THIS PLAN.
- OVERHEAD ELECTRICAL WIRES ARE SHOWN ACROSS THE CARIBOU UTILITIES DISTRICT ONLY. OTHER LINES EXIST ACROSS THE REMAINDER OF THE PROPERTY AND ARE NOT SHOWN FOR CLARITY.

DISCHARGE PIPE DATA (AS PROVIDED BY M.P.S.)	
PIPE NO.	PIPE USE
12001	ABANDONED 1985 (BOILER BLOW-DOWN)
12002	SCREEN WASH DRAIN
12003	COOLING WATER DISCHARGE, UNIT #1
12004	FLOOR 4 ROOF DRAINS, UNIT #1
12005	COOLING WATER DISCHARGE, UNIT #2
12006	TRAVELING SCREEN BACKWASH DRAIN
12007	FLOOR 4 ROOF DRAINS, UNIT #2

ENLARGED PLAN OF DEVELOPED AREA

SCALE: 1" = 40'

SCALE:



REVISIONS	
NO.	DATE
1	9-99

ALTA/ACSM LAND TITLE SURVEY
CARIBOU DAM SITE
LYNDON STREET, CARIBOU
AROOSTOOK COUNTY, MAINE

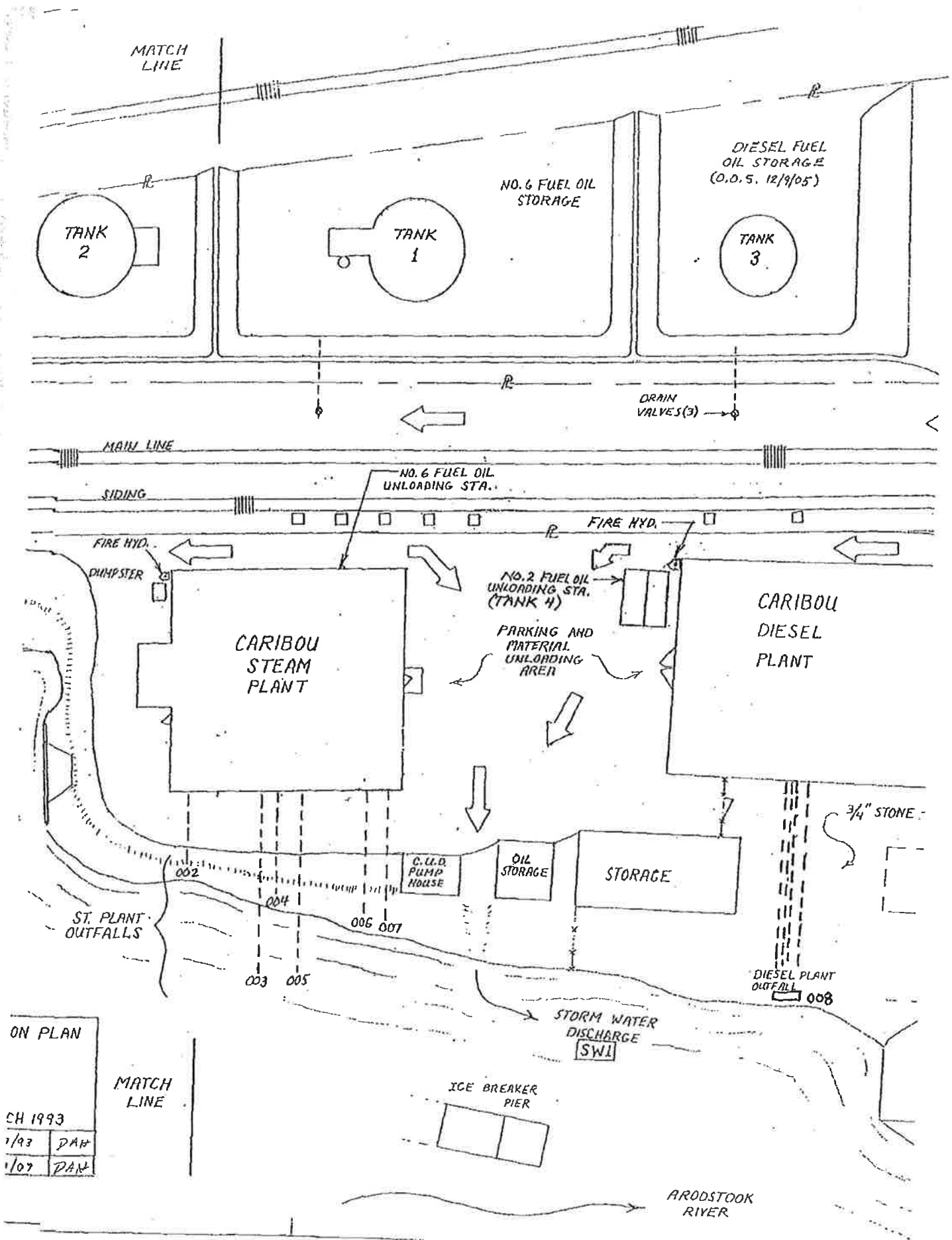
PROJECT NAME	
PROJECT NO.	99-145
DRAWING NO.	99-145-055
PID NO.	
SCALE	AS SHOWN
PLAN DATE	09-11-99
DATE ISSUED	
CLIENT	MAINE PUBLIC SERVICE COMPANY P.O. BOX 1209 PRESQUE ISLE, MAINE 04763

BRSA
B.R. Smith Associates, Inc.
Surveying Engineering
P.O. Box 408, 11 Hall Street, Presque Isle, Maine 04769
Tel. 207.764.5661 Fax 207.764.5918

AUTHENTIC COPY
HAS EMBOSSED SEAL

SHEET 3 OF 5

SVF-3



ON PLAN

CH 1993	
1/93	DAN
1/07	DAN

1. APPLICATION SUMMARY (cont'd)

- b. Source Description & Waste Water Treatment: The Caribou Generating Station is utilized as a standby emergency peaking facility and has a generating capacity of 30.1 megawatts (MW); 23.0 MW from two steam generation units and 7.1 MW from four diesel generation units. The six generation units are usually operational during the winter months. Operation of the six units may be coincident but often times are operated as steam only or diesel only with units rarely operating for 24 hours per day.

The April 10, 1991 licensing action eliminated Outfall #001 (boiler blowdown) as the waste stream is now connected to the municipal sanitary collection system. The remaining outfalls contain the following waste streams:

Outfall #002 - River water utilized for steam generation Unit #1 rotary screen backwash. Waters are treated by 1/2" mesh screen. No numeric limitations, except pH are established for this outfall.

Outfall #003 - River water utilized for steam generation Unit #1 condenser cooling waters. Cooling waters do not receive treatment as the only pollutant of concern is heat. The daily maximum flow limitation is 10.96 MGD.

Outfall #004 - Consists of a number of floor drains (some modified with raised rims) and roof drains which convey bearing cooling/lubricating waters and storm water respectively.

Outfall #005 - River water utilized for steam generation Unit #2 condenser cooling waters. Cooling waters do not receive treatment as the only pollutant of concern is heat. The daily maximum flow limitation is 18.86 MGD.

Outfall #006 - River water utilized for steam generation Unit #2 rotary screen backwash. Waters are treated by 1/2" mesh screen. No numeric limitations, except pH are established for this outfall.

Outfall #007 - Consists of a number of floor drains (some modified with raised rims) and roof drains which convey bearing cooling/lubricating waters and storm water respectively.

Outfall #008 - River water utilized for diesel engine cooling plus auxiliary equipment bearing cooling water, municipal waters used for auxiliary cooling, and floor and roof drains. The waste stream receiving formal treatment is the diesel engine pit drain waste stream and the #5 compressor cooling water which passes through an oil/water separator prior to combining with the other waste streams that make up the discharge from Outfall #008. The daily maximum flow limit is 1.44 MGD

See **Attachment B** of this permit for a plan depicting the locations of the outfall pipes.