



**Town of Lincoln, ME**  
**Request for Proposals**  
**Demolition Services**

**Former Lincoln Paper & Tissue Building 23 (former**  
**Powerhouse)**  
***Lincoln, Maine***

**Prepared by**

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**March 16, 2026**  
**Questions and Answers**

**March 16, 2026 Questions & Answers for Request for Proposals - Demolition Services  
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**1.1 QUESTIONS applying to the Complete Project**

1. What type of oil is in the piping?

Answer: We have heard that both No 2 fuel oil and Bunker C oil was used at the facility during its history. Contractors should be prepared for either.

2. Will oil be drained from the piping by others before demolition is scheduled to begin.?

Answer: We have heard through various sources that oil was drained many years ago. We have no way to verify this and anticipate that residual oil will still be in the piping. Contractors are expected to capture and properly dispose any oil in piping.

3. Is a cap required at the end of removed oil piping to ensure residual oil in piping not removed cannot continue to drain.

Answer: Yes, a welded flange or a threaded pipe cap is required on any oil piping not removed.

4. Will all insulation be removed prior to start of demolition?

Answer: No, only asbestos containing insulation will be removed. The contractor must remove and dispose of other insulation encountered during demolition.

5. The RFP states that question submitted by Wednesday March 16, 2026 will be answered, but Wednesday is March 18.

Answer: Questions submitted by 5:00 PM Wednesday March 18 will be answered.

6. Section 9 Submission Requirements - Are you requesting a bid bond with the bid submission?

Answer: No bid bond is required but a performance bond will be required for the contract.

7. Section 10 Selection Criteria & Process - Under purchasing preference policies of the EPA and the Town of Lincoln, how does "recovered materials preference" apply to this project?

Answer: It does not apply as you will not be supplying materials.

8. Section 11 Bid Review - On what basis does "experience with specific roofing technologies" apply to this proposal?

Answer: Please delete the word "roofing" as this applies to experience with demolition, similar to what is to be done on this contract.

9. Section 12 Reservation of Rights - Paragraph iii, "DECD or CEG may request that some or all respondents modify their proposals based upon the Town of Lincoln's and CEG's evaluation"

How can this be equitable for all bidders, if any bidder is allowed to modify their proposal after submission? Please include an example of a modification that you might request

Answer: This applies to small changes resulting from changes at the site which may not have been obvious until work had started. An example might be the need to fill a previous hole, trench or subsurface structure to facilitate access, which may have been hidden by snow and was not obvious during bidding

9. Section 17 Bid Summary Sheet - Paragraph iii, Can you give an example of what you are suggesting with alternate proposals? Are you looking for the bidders to suggest additional services not defined in the scope of work?

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Answer: If a bidder sees a way to reconfigure the current work scope so that the ultimate complete removal of Building 23 would be accomplished more economically, we request that this insight be shared. I have no example to share.

10. Section 17 Bid Summary Sheet - Will there be a line on the bid form to acknowledge addendums?

Answer: No. Addendums and Q & A will be published on the Lincoln Webpage. We will verify that the bid from the selected contractors includes any additional information posted.

11. Is there additional work that could be added to this contract after it is executed? If so, is there a limit to the dollar amount that can be added through change orders to this contract?

Answer: The only potential change order envisioned is the removal of the cinder block walls in the North and East scope of work. This change order will be contemplated if the asbestos contractor has removed the asbestos roofing by June 1.

12. At the prebid walk through, you mentioned Eastern Maine Environmental was a partner with CEG on this project. Will Eastern Maine Environmental be bidding on this RFP?

Answer: No, this work is to facilitate their asbestos removal work.

**1.2 QUESTIONS applying to only the North & East**

As of this date, none have been submitted.

**1.3 QUESTIONS applying to only the North & West**

As of this date, none have been submitted.