

ADDENDUM NO. 2
TO
CITY OF AUBURN, MAINE
BID#2026-009
DATE: 12/5/2025

This addendum amends and /or supplements the bid documents as indicated below. Only these items alter the bid documents. Any verbal discussions or responses are hereby declared null and void. Please acknowledge this addendum on the Bid Proposal Form.

Q: How long ago were the TVs and computers taken out?

A: In 2015-2016, contractors removed between 5000 and 7000 TVs and computers and tore down the barn. They did not have access to the main building. The cars were removed through a separate contractor. That contractor removed between 300 and 400 cars from the property.

Q: What needs to be removed from this property? Does the oil tank need to be removed?

A: This RFP includes exterior cleanup. Everything on the ground needs to be removed and the house needs to be emptied. The City does not believe there is an oil tank in the building.

Q: Do the appliances need to be removed?

A: Yes, appliances can come out. If the appliance is attached to the house it can remain there, if it isn't attached it needs to be removed.

Q: Is the City covering hazardous material on site?

A: We have received calls with concerns about estimating the volume of outside waste. The City will cover the tipping fees for all materials accepted by ReEnergy in Lewiston with the expectation that the contractor transports and sorts the waste. If ReEnergy doesn't accept certain nonhazardous materials, those materials will have to be transported to Maine Waste to Energy. TVs, computers, monitors, fluorescent bulbs or any other hazardous waste need to be neatly palletized on site, sorted by type of waste by the contractor. Those will be removed in a separate process.

Q: Does the contractor have to apply for the titles of the vehicles to be removed from the property?

A: The City recommends using another local junkyard in lieu of applying for vehicle titles to simplify the process. Local Junkyards like Randy's, M&P or Don's will hold vehicles to seek title. Older vehicles could go to them or Schnitzer.

Q: When does the City want this project completed?

A: The City would like the project to be completed this winter; potentially 60 to 90 days after a contract is signed. We can adjust due to inclement weather and snowpack. Priority is to clean up

the front of the property or most visible sections for the neighborhood. If the cleanup is delayed due to inclement weather as agreed to by the City and the Contactor, the City is open to the contractor completing the cleanup by spring.

Q: How long ago was the resident of the home living there?

A: Within the last ten years.

Q: Is the City you going to disconnect power anytime soon?

A: Yes, the City will disconnect the power before the cleanup is scheduled.

Q: Is the second story the same size as the first story?

A: The second story is smaller.

Q: Can the brick foundation be used as part of the foundation fill?

A: Yes, as long as it's broken up and mixed with clean fill/soil onsite.

Q: Will the City consider an alternative proposal to avoid the hand work of emptying the home to dispose of the house with everything in the house versus emptying it?

A: Yes, the City will consider that alternative if the Contractors can put together estimates for total disposal costs. The City would prefer this alternative for a fixed price. The City would require clean fill mixed with foundation brick if the alternative plan was accepted. The Asbestos siding and all materials containing Asbestos would need to be disposed of properly as part of the fixed price proposed alternative. If the Contractor chooses an alternative proposal, the cost estimate must be included in the bid proposal. The cost estimate must be a fixed price that includes the removal and disposal of both the house and its contents, except for materials that can be disposed of at ReEnergy.

Q: Is the leech bed out back?

A: The City believes the leech bed/SSWW disposal system is out back. We are not concerned about protecting or damaging the system with equipment.

Q: Does this property have a well?

A: Yes, the property has a dug well.

Q: How far back does the property go?

A: It's 10 acres; the parcel is generally square shaped as shown on the tax maps.

Q: Is it all full of materials that need clean up?

A: No, the City estimates less than half of the property needs cleanup. There is a stream near the middle of the property. There are two small areas of tires and debris near the stream but on

the far side of the stream that need to be removed as part of the cleanup. Nothing else on the back side of the stream needs to be investigated or cleaned.

Q: Was this a junkyard?

A: No, the residents were never licensed. They just collected it. The residents had an electronic repairs business in the 1960s and 1970s.

Q: Can the contractor get rid of any trees that are in the way?

A: Yes.

Q: Will the city want the property hay mulched after cleanup is completed?

A: Yes, if it's heavily disturbed. The City will apply for a permit with Maine DEP if necessary for work within 75 feet of the stream.

Q: Does the City have a set budget for this property?

A: The City has a budget for Dangerous Buildings and Junkyard Cleanups but we do not have an estimate for this particular property cleanup.

Q: Can the contractor create a road on the property to allow for cleanup? Do the roads need to be removed after the project is complete?

A: Yes, as needed and the roads can stay in place.

Q: Do we know where the dug well might have been so no one falls into it?

A: At the right, rear of the home approximately 100 feet from the home. Upon request, the City will work with the selected contractor to locate the well during cleanup.

Q: How large was the cleanup on the abutting property?

A: Roughly 10 acres; approximately the same acreage as this parcel.

Q: Is the site visit mandatory?

A: No. The City strongly advises all interested parties to visit the site to get an accurate assessment of the cleanup.

Q: Is there a bid bond required for this?

A: No, there is not.