

SELECT BOARD
KATELYN DAMON, BOARD CHAIR
JANUARY BENNETT
INGRID GAITHER

TOWN CLERK / TREASURER
BENJAMIN SUMNER



ADMINISTRATIVE ASSISTANT
TO THE SELECT BOARD
JAMES FORTUNE

PUBLIC SAFETY COORDINATOR
SHARON MORRELL

**Town of Cranberry Isles
Request for Bids
Parking Lot Construction at the
Cranberry Isles Manset Intermodal Facility
15 Mansell, Southwest Harbor
Date July 1, 2025**

The Town of Cranberry Isles is accepting Bids for construction of a parking lot at the Cranberry Isles Manset intermodal facility in the Town of Southwest Harbor. The Cranberry Isles Selectboard will accept Bids at the Cranberry Isles Town Office, no later than 2:00 PM Monday, December 1, 2025. The Bids will be opened by the Cranberry Isles Selectboard at their meeting on Tuesday, December 2, 2025.

1. Bids are due no later than 2:00 P.M. Monday, December 1, 2025
2. Bids will be opened at the Cranberry Isles Selectboard meeting on Tuesday, December 2, 2025
3. Project must be completed by May 15, 2026

The project is to construct and pave a new parking lot at 15 Mansell Lane, Southwest Harbor. The project shall include all materials and labor to expand the parking lot and improve storm drainage in accordance with the site plan specifications dated October 5, 2023. The project includes a new paved parking lot, new storm drainage, installation of electrical conduits (including two (2) future EV stations not shown on the site plan), lighting, landscape buffers and additional planting. The project requires the removal of all existing paving and construction of a new parking lot. The new parking lot will be graded and compacted for the new pavement base. The site will be prepared for and receive HMA binder and surfacing. The individual parking spaces will be striped according to project documents. The site will be temporarily protected with erosion control during construction and following completion. The site will be permanently stabilized with loam and seed in addition to the buffer and landscape plan. The work includes all labor, incidentals, materials, and workmanship to complete the project as detailed in project plans and specifications. Unless otherwise noted all site work required including quality and workmanship shall be governed by "State of Maine, Department of Transportation, Standard Specifications, March 2020" and corresponding "Supplemental Specifications (Corrections, Additions, & Revisions to Standard Specifications – March 2020" as well as "State of Maine,

Department of Transportation, Standard Details, March 2020” and corresponding “Updates (Corrections, Additions and Revisions)”.

Notes:

1. The site remains open for Cranberry Isles residents starting May 15. Because of this, work must be completed on or before May 15, 2026.
2. Include electrical conduit for two (2) future EV charging station not shown on the site plan.
3. Replace all Rosa Rugosa shown on the site plan with Lor-Grow Sumac (Rhus Aromatic)
4. Apple trees must be preserved as shown on the plan; eliminate any and all new plantings shown underneath apple trees as shown on the site plan.
5. Contact The Cranberry Isles Town Office to arrange a pre-bid site inspection (James Fortune (207) 244-4475).

Contractor agrees to furnish all materials, equipment, and labor in accordance with the Parking Lot expansions specifications for the Town of Cranberry Isles, property located at 15 Mansell Lane, Southwest Harbor (Cranberry Isles Manset Intermodal Facility)

Bid Price: _____

Signature of Contractor: _____

Authorized Signature Town of Cranberry Isles: _____

Bids must be submitted on or before Monday, December 1, 2025. Work must be completed by May 15, 2026.