



DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES
OFFICE OF STATE PROCUREMENT SERVICES
 STATE OF MAINE

PROCUREMENT JUSTIFICATION FORM (PJF)

This form must accompany all contract requests and sole source requisitions (RQS) over \$10,000 submitted to the Office of State Procurement Services.

INSTRUCTIONS: Please provide the requested information in the white spaces below. All responses (except signatures) must be typed; no hand-written forms will be accepted. See the guidance document posted with this form on the Procurement Services intranet site (Forms page) for additional instructions.

PART I: OVERVIEW				
Department Office/Division/Program:		DACF/BPL/Planning and Acquisition		
Department Contract Administrator or Grant Coordinator:		Rex Turner		
(If applicable) Department Reference #:				
Agency Department Code:	01A	Advantage CT / RQS #:	CT 01A 20220114000000001682	
Amount: (Contract/Amendment/Grant)		\$30,000		
CONTRACT	Proposed/Original Start Date:	1/15/2022	Proposed/Most Recent End Date:	12/31/2025
AMENDMENT	New Effective Date:	1/1/2026	New End Date (if Applicable):	12/31/2026
GRANT	Project Start Date:		Grant Start Date:	
	Project End Date:		Grant End Date:	
Vendor/Provider/Grantee Name, City, State:		Creative Conservation, LLC – Jerry Bley. Readfield, ME		
Brief Description of Goods/Services/Grant:		The Provider will help coordinate all aspects of specific yet highly varied land acquisition projects or land transactions, including but not limited to assess, negotiate, and assist with the purchase of conservation lands for the Bureau of Parks and Lands		

PART II: JUSTIFICATION FOR VENDOR SELECTION			
Check the box below for the justification(s) that applies to this request. (Check all that apply.)			
<input type="checkbox"/>	A. Competitive Process	<input type="checkbox"/>	G. Grant
<input checked="" type="checkbox"/>	B. Amendment	<input type="checkbox"/>	H. State Statute/Agency Directed
<input checked="" type="checkbox"/>	C. Single Source/Unique Vendor	<input type="checkbox"/>	I. Federal Agency Directed
<input type="checkbox"/>	D. Proprietary/Copyright/Patents	<input type="checkbox"/>	J. Willing and Qualified

<input type="checkbox"/>	E. Emergency	<input type="checkbox"/>	K. Client Choice
<input type="checkbox"/>	F. Higher Education Cooperative Project	<input type="checkbox"/>	L. Other Authorization

Please respond to ALL of the questions in the following sections.

PART III: SUPPLEMENTAL INFORMATION

1. Provide a more detailed description and explain the need for the goods, services or grant to supplement the response in Part I.

The Bureau of Parks and Lands has oversight over a significant portion of Maine’s conserved natural resources and recreation lands and is responsible for the management of more than 1,000,000 acres (public lands, state parks, and historic sites) of fee and conservation easement lands, with additional responsibilities for nearly an additional 1,000,000 acres. The Bureau has been successful in increasing State ownership through its land acquisition program, which involves assessing, negotiating, and purchasing conservation lands. The land acquisition program is funded through a variety of State, Federal, and private sources. Additional capacity and expertise are required to facilitate and navigate complex land acquisition projects with varied landowner types and often complex funding sources.

2. Provide a brief justification for the selected vendor to supplement the response in Part II. Reference the solicitation (RFP/RFA/RFQ) number if applicable.

Jerry Bley has a long track record of conservation acquisition successes in Maine and has deep relationships with landowners and conservation professionals. He is uniquely able to work with complex grant fund programs and with all aspects of land acquisition. The Bureau has a strong and efficient working relationship with him and his company.

3. Explain how the negotiated costs or rates are fair and reasonable; or how the funding was allocated to grantee.

The Provider’s rate is comparable to those paid to other contractors for land acquisition work, especially given the contractor’s depth of experience in real estate, legal processes, and conservation funding programs. The Contractor has prior experience working with the Bureau and is familiar with BPL’s holdings and staff in the Augusta and regional offices. Additionally, he is very experienced with the federal grant sources frequently used for land conservation. There is an immediate need for assistance, and it is in the State’s interest to pursue this sole-source contract so to prevent a period of non-productivity and the extra expense of a learning curve.

4. Describe the plan for future competition for the goods or services.

State and federal goals to increase the acquisition of conserved lands are increasing demand for services enabled by this contract. Market forces should bring more consulting professionals into this field. The Bureau will monitor and seek out multiple sources to meet the growing demand for land acquisition assistance. This is the final extension with any future requests utilizing a RFP.

PART IV: AMERICAN RESCUE PLAN ACT (ARPA) / MAINE JOBS & RECOVERY PLAN (MJRP)

Does this request utilize ARPA/MJRP funds?

<input type="checkbox"/> Yes, MJRP funds (023) – If Yes, please attach the approved Business Case(s).
<input type="checkbox"/> Yes, ARPA funds (025) or (026) – If Yes, please be aware of the requirements from awarding federal agencies.
<input checked="" type="checkbox"/> No – If No, proceed to Part V.

PART V: CONFLICTS OF INTEREST (COI); CONTRACT WITH THE STATE

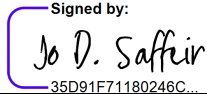
Maine law contains Conflict of Interest statutes directed to State Departments, State Officers, and Employees Generally under MRS [Title 5, §18](#) and [§18-A](#), in harmony with MRS [Title 17, §3104](#).

The requesting department’s signatory affirms, understands, and acknowledges Maine’s Conflict of Interest statutes and, in accordance with those statutes and to the best of their knowledge, has determined that no conflict of interest exists at the time of this contract, renewal, or amendment.

PART VI: APPROVALS

Governor/Department Commissioner or Designee


1. The signature below indicates approval of this procurement request.

Signature of requesting Department’s Commissioner (or designee):	 <p>Signed by: 35D91F71180246C...</p>		
Typed Name:	Jo D. Saffair	Date:	3/6/2026

2. Additional signature required **ONLY if box E (Emergency) is selected in PART II**. The signature below indicates approval by the Department’s Commissioner, or the designee specifically authorized to approve emergency procurement requests.

Signature of requesting Department’s Commissioner (or designee):			
Typed Name:		Date:	

****OSPS Section Only****

Signature of DAFS Procurement Official:	 <p>DocuSigned by: 41C2BA36FAF44CD...</p>		
Typed Name:	Kathy Paquette	Date:	3/10/2026