

Simpson's Point Boat Launch & Beach Access

MaineDOT WIN 026232.00

**Town of Brunswick
85 Union Street
Brunswick, ME 04011**

Addendum #1

November 20, 2025

This Addendum consists of one (1) page and the following attachments.

1. Town of Brunswick – Boat Launch Shoreland Protection Overlay Permit
2. Town of Brunswick – Boat Launch Flood Hazard Permit
3. Town of Brunswick – Access Path Shoreland Protection Overlay Permit
4. Town of Brunswick – Access Path Flood Hazard Permit

All Bidders shall acknowledge this Addendum #1 with their proposal submittal.

A. EXTENSION OF BID DATE:

1. The bid deadline for the project has been revised as follows:
 - a. Deadline for questions: Friday November 28, 2025, 5:00PM.
 - b. Bid Deadline/Public Bid Opening: Wednesday December 3, 2025, 2:00PM

B. CHANGES TO BID DOCUMENTS:

1. **REPLACE** the partial pending Town of Brunswick permits with the complete and attached permits.

C. RESPONSE TO RFI:

Question #1

Are the helical anchors with pile caps that are underneath the shore access stairs incidental to item 642.19 aluminum stairs? I assume they aren't a part of the 504.9061 rock dowel item.

Answer #1

The helical anchors with pile caps underneath the shore access stairs are incidental to Item 642.19 – Aluminum Steps. All costs associated with furnishing, installing, and completing the helical anchors and pile caps shall be included in the lump sum price for Item 642.19. These components are not part of Item 504.9061 – Rock Dowels.

END OF ADDENDUM



Owner: BRUNSWICK, TOWN OF
Applicant: Lisa Vickers
Parcel No.: 03100400C000

Town of Brunswick

85 Union Street, Brunswick, ME 04011
Phone: 207-725-6100
E-Mail: planner@brunswickme.org

Issued: October 22, 2025
Expires: April 21, 2026

SHORELAND PROTECTION OVERLAY PERMIT

Permit #: **25-1304**

Permit Type : Shoreland Protection Overlay - Shoreland Protection Overlay

Address: 0 SIMPSONS PT RD

Description of Work: the Town proposes to construct two, 4-ft wide access paths from Simpsons Point Road on Lot 4C Figure . Each trail will extend from Simpsons Point Road and match the existing grades to the extent feasible, and will consist of a minimum of 12-inch aggregate base with a minimum of a 4-inch stone dust surface. To provide access to the resource for recreational use, a 4-foot-wide by approximately 22-foot-long staircase will be installed along the shoreline. The staircase will be supported with helical anchors and will terminate landward of the Highest Annual Tide line. It is not anticipated that vegetation will need to be removed for the installation of the path and staircase; however, if it is determined vegetation other than groundcover is removed, the Town will revegetate with

native vegetation at a 1:1 ratio for removal to revegetation within close proximity to the removal area. An ADA-parking space that measures approximately 9 ft wide by 22 ft long will be constructed adjacent to Simpsons Point Road to support the proposed structures. Given the ownership boundaries of the Town, there is no feasible alternative to locate the proposed parking area outside the 75-foot setback from the Highest Annual Tide (HAT) line.

Erosion controls will be established prior to the start of construction and maintained for the duration of the project. Additional details include:

â€¢ Materials and methods used for temporary erosion control measures shall be in accordance with MaineDOT standard specifications.

â€¢ All erosion control measures shall be installed before any excavation takes place.

â€¢ All disturbed earth surfaces are to be stabilized in the shortest practical time and temporary erosion control devices shall be employed until such time as adequate soil stabilization has been achieved.

â€¢ All work in the intertidal zone shall be stabilized complete and in-place at the end of each work day.

â€¢ All erosion control measures shall be inspected weekly, after storms and during runoff events. All measures shall be repaired or replaced when no longer serviceable due to sediment accumulation or damage.

â€¢ Contractor shall control dust to tolerable limits of the owner and the State. No earth material or construction debris shall be tracked or spilled on public streets outside the project area. Streets, walkways and parking areas be kept swept and free of debris daily.

â€¢ Temporary erosion control measures shall be removed upon completion of grading operations and establishment of acceptable finished ground surfaces.

This certifies that the Owner BRUNSWICK, TOWN OF or Contractor Lisa Vickers has permission to perform ground work located at 0 SIMPSONS PT RD, provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and the Ordinance of the Town of Brunswick regulating the construction, maintenance, and use of buildings and structures, and of the Application on file in this department.

A handwritten signature in black ink that reads "Taylor Lund". The signature is written in a cursive style with a large, looping "T" and "L".

Taylor Lund
Code Enforcement Officer / Zoning Administrator

POST THIS PLACARD SO IT IS VISIBLE FROM THE STREET



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Town of Brunswick

85 Union Street, Brunswick, ME 04011
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Issued: October 27, 2025
Expires: April 26, 2026

FLOOD HAZARD PERMIT

Permit #: **25-1331**

Permit Type : Flood Hazard - Flood Hazard

Address: 0 SIMPSONS PT RD

Description of Work: The Town is proposing a series of improvements to the Simpsons Point Boat Launch area aimed at enhancing access and functionality for hand-carry watercraft as well as emergency access services for the Town. In addition to the boat launch improvements that are part of a separate Town Development application, the Town proposes to construct a 4-foot-wide access path and set of access stairs from Simpsons Point Road on Lot 4C. The proposed access trail will extend from Simpsons Point Road and match the existing grades to the extent feasible, and will consist of a minimum of 12-inch aggregate base with a minimum of a 4-inch stone dust surface. To provide access to the resource for recreational use, a 4-foot-wide by approximately 22-foot-long elevated staircase will be installed along the shoreline. The staircase will be supported with helical anchors and will terminate landward of the Highest Annual

Tide line.

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Code Enforcement Officer / Zoning Administrator

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Town of Brunswick

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Issued: October 22, 2025
Expires: April 21, 2026

SHORELAND PROTECTION OVERLAY PERMIT

Permit #: **25-1303**

Permit Type : Shoreland Protection Overlay - Shoreland Protection Overlay

Address: 0 SIMPSONS PT RD

Description of Work: The Town is proposing a series of improvements to the Simpsons Point Boat Launch area aimed at enhancing access and functionality for hand-carry watercraft as well as emergency access services for the Town. In addition to the boat launch improvements that are part of a separate Town Development application, the Town proposes to construct a 4-foot-wide access path and set of access stairs from Simpsons Point Road on Lot 4C. The proposed access trail will extend from Simpsons Point Road and match the existing grades to the extent feasible, and will consist of a minimum of 12-inch aggregate base with a minimum of a 4-inch stone dust surface. To provide access to the resource for recreational use, a 4-foot-wide by approximately 22-foot-long elevated staircase

will be installed along the shoreline. The staircase will be supported with helical anchors and will terminate landward of the Highest Annual Tide line.

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Issued: October 22, 2025
Expires: April 21, 2026

FLOOD HAZARD PERMIT

Permit #: 25-1305

Permit Type : Flood Hazard - Flood Hazard

Address: 0 SIMPSONS PT RD

Description of Work: To support public access to the resource, the Town proposes to construct two, 4-foot-wide access paths from Simpsons Point Road and a 4-foot-wide by approximately 22-foot-long staircase. Each access trail will extend from Simpsons Point Road and match the existing grades to the extent feasible and will consist of a minimum of 12-inch aggregate base with a minimum of a 4-inch stone dust surface. The staircase will extend from the merged access trail, will be supported with helical anchors, and will terminate landward of the Highest Annual Tide line. An ADA-parking space that measures approximately 9 ft wide by 22 ft long will be constructed adjacent to Simpsons Point Road to support the proposed use of the access path and stairs. The parking will consist of a gravel base and located as shown on the project plans in Section 11.

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located at 0 SIMPSONS PT RD, provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and the Ordinance of the Town of Brunswick regulating the construction, maintenance, and use of buildings and structures, and of the Application on file in this department.

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