



November 24, 2025

RE: Skowhegan Riverpark – Skowhegan, Maine

Subject: Request for Subcontractor Proposals - Introduction & Project Information

To: CMAR Subcontractors

Project Overview & Approach:

Sargent has been selected by Main Street Skowhegan (MSS) to act as the Construction Manager at Risk (CMAR) for the Skowhegan Riverpark Project located at the Kennebec River in Skowhegan, Maine. The Riverpark Project includes clearing, grubbing, erosion control measures, site access, imported rock base with shoring supported cofferdam, excavation, rock removal, embankment & rock placement, finish grading, concrete foundations, steel Waveshaper unit, concrete sculpted features, paved access roads, and site finishes.

MSS is the organizer and owner of the Riverpark Project with certain assistance from the Town of Skowhegan and the Federal Economic Development Administration (EDA). Currently, a major portion of the funding has been secured by MSS from the EDA and the Town as well as help from private donors. MSS will continue fund raising until the full project is fully funded. Please note that the funding secured from the EDA & Town is strictly dependent upon the competitive procurement of subcontractors through this Request for Proposals (RFP) Process.

It is understood that McLaughlin Whitewater (MW) has been hired by MSS over the past few years developing, designing, permitting, & pricing the Riverpark Project. If Sargent's final CMAR Proposal (including subcontractors) exceeds 10% of MW's project estimate, MSS will have the right to reject the CMAR Proposal and seek other project delivery methods.

Project Documents:

- McLaughlin Whitewater **PDF: 2025-09-03 Rev1 90% Drawings** dated August 2025
- McLaughlin Whitewater **PDF: 2025-10-27 REV2 90% Specifications** dated October 2025
- Sargent CMAR RFP dated November 24, 2025

Preliminary Construction Schedule:

- Competitive Subcontractor RFP posted – 11/25/15 to 11/30/25
- Subcontractor RFP pricing returned – NLT **12/21/25**
- Sargent CMAR Pricing to MSS – 12/31/25
- MSS decision on CMAR award – NLT 1/15/26 (sub awards to immediately follow)
- Contract execution, bonds, insurance, & permits completed – NLT 2/15/26

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sargent.us

- Notice to Proceed – NLT 3/1/26
- Clear, grub, access road & grade work along riverbank 3/15/26 to 7/15/26
- Cofferdam & “in-river” work 7/15/26 to 10/1/26
- Rock excavation, features, & concrete foundation complete by 12/31/26
- Install Waveshaper unit & complete construction 3/1/27 to 5/31/27

Proposed RFP # Subcontract Trades:

1. Cofferdam shoring system
2. Drilling & blasting rock
3. Furnish & install Waveshaper unit
4. Concrete foundation & flatwork
5. Sculpted concrete

Standard Terms & Conditions:

- CMAR Contract between Sargent & MSS will be based on standard AIA or EJDC.
- Subcontract quote valid until 1/15/26.
- Exclude State of Maine Sales Tax. Exemption certificate will be issued by MSS.
- Standard insurance requirements apply. No bonding required.
- Strict compliance with the Specifications. Please note any modifications.
- Bid submission confirms meeting the Initial Project Schedule.
- DBE subcontractors & suppliers are encouraged to participate.
- 2025 State of Maine Somerset County “Highway & Earth” Wages Rates apply.
- Other certain Terms & Conditions will be stated in the individual trade RFP.

Please refer to your particular RFP# Invite for more detailed & specific information (attached).
Please return your sealed & signed bid form on the specified date & time to the following:

[Main Street Skowhegan](#)

Attn: Kristina Cannon, President & CEO

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