



City of Rockland, Maine

City Hall Office Building
270 Pleasant Street
Rockland, Maine 04841

Thomas Luttrell, City Manager
tluttrell@rocklandmaine.gov
Telephone: 207.593-0636

Telephone: 207.594.0300
Fax: 207.594.9481

Amendment #2

RFQ – Public Safety Building

The following questions have been asked pertaining to the Public Safety Building.

1. Confirming that you are requesting both a Statement of Qualification and a Proposal for the outlined services in the RFQ document? Typically a proposal follows after a shortlisted group after submitted qualifications. **Statement of qualifications**
2. Can you clarify the size and general desired type of spaces for the proposed police addition is desired, for purposes of scope sizing? **Our current station is 7,678 sq ft and doesn't seem big enough. Currently we have receptionist area, kitchen, work room(photo copier), sergeants office, patrol office, men locker room, female locker room, weight room, hall way bathroom, supply closet, uniform room, evidence room, parking officer office, deputy chief office, chief office, detective office, two interview rooms.**
3. Can you clarify the square footage of the existing Fire Station, and the desired upgrades for that portion of the project? **10,228 sq ft, station has not been updated since 1971 when it was built. Looking for a modern fire station for sleeping quarters and locker rooms. Thinking it might make sense to house PD in current Fire Station and have the addition as the Fire Station as it might be more cost effective.**
4. Will this project be subject to a public referendum? What is expected from the design team in terms of presentation materials and participation to explain the project to the community? **Depending on the overall cost of the project, we are hoping to use TIF Funds and will be applying for CDS funds in the next round. If CDS funds are not attainable than we will need a public referendum. Presentation from design team will be presenting to the City Council and that will be our community outreach.**
5. Will this project be programmed to support the existing police and fire staffing levels, or do we need to plan for growth? **Programmed to support existing fire and police staffing along with a dispatch center that will be the growth factor.**
6. Does the City have control of the additional parcel that will be used for the expansion. **Yes, that is City owned land.**
7. Is this a Concept Design Project or a Feasibility Study? **Concept Design**
8. Are construction drawings and specifications desired as part of the scope? **Construction drawings and specifications will be part of the contract if you are chosen.**

9. Regarding Construction Administration, we assume you mean for the entire project, including the site work. Please confirm. **Yes overseeing the entire project including site work.**
10. Regarding Construction Administration, who is preparing the drawings and specifications? **That will be determined once an architect is hired. If firm has the ability then the firm or they can make a recommendation for City to hire.**
11. How many conceptual design options will the City want the design team to provide. **Only one is required but a few can't hurt.**
12. Have any reports, studies or preliminary designs for the new facility been produced prior to the work of this project? Will you share this information with candidate firms? **The City had a study done back in 2000 for a new facility but no one here at the City can produce it or remembers the firm that did the design.**
13. Does the City have a projected budget target for this project? Can that be shared with candidate firms? **No budget target at this time.**
14. What form of agreement will be signed with the City for design services? Will you be using AIA standard contracts, such as AIA B101? **Yes AIA is what has been used in the past.**
15. What funding sources will the City be using for this project? Will you be using USDA managed funding such as CDS money, loans or grants? **TIF Funds and hopefully future CDS Funds. We applied a year ago but wasn't successful as we couldn't provide a budget.**
16. What project delivery method does the City want to use? Traditional Design-Bid-Build? Construction Manager as Constructor? Design-Build? **Traditional Design-Bid-Build**
17. The project scope does not appear to include a bidding process. Will the City handle the bid process, or will the design team be involved? **Design team will be involved and hopefully handle the bidding process.**
18. The RFQ refers to contract documents that must be reviewed. Does that mean the RFQ only or are there other contract documents to review? **RFQ only**
19. Where is the form "Statement of Compliance/Deviations from Specifications"? **Form was omitted from RFQ, You can just use a blank piece of paper and label it "State of Compliance/Deviations from Specifications."**