

**Request for Qualifications (RFQ) for Feasibility Study for  
Building Moving, Renovation, and/or Redevelopment Services  
for Tidewater Farmhouse and Barn Structures in Falmouth, Maine**

Draft: April 8, 2019



The Town of Falmouth, Maine (“Town”) is seeking submission of Statements of Qualifications for a person or team of persons to perform a feasibility study for building moving, renovation, and/or redevelopment/adaptive reuse services for the Tidewater Farmhouse and Barn structures located in the Tidewater Master Planned Development District in Falmouth, Maine. The purpose of this request is to determine who is interested and professionally qualified to perform the work. The Town reserves the right to enter into a contract, subsequent to this initial RFQ.

The Town will conduct a guided site visits on \_\_\_\_\_, which will be followed by a mandatory on-site pre-bid meeting at \_\_\_\_\_. Statements of Qualification must be submitted by \_\_\_\_ PM on \_\_\_\_\_.

**BACKGROUND**

The Town has recently purchased developable land located within the Tidewater Master Planned neighborhood. One of the parcels, shown as TF2 on the Tidewater Master Plan, contains the original Tidewater Farmhouse and Barn. Both buildings are currently vacant and in a state of significant disrepair.

The Town has an agreement with the Falmouth Land Trust (“Trust”) to acquire the TF2 parcel and other property. The Trust has an interest to develop a new Trust headquarters on the TF2 parcel once the existing farmhouse and barn structures have been removed by the Town.







## SCOPE OF WORK

The Town is seeking interested parties to submit qualifications to renovate the two buildings and identify conceptual visions and terms that would be necessary to complete the renovation of the Tidewater Farmhouse and Barn. The proposal should consider assessing the potential for moving, renovating, and putting these structures to adaptive reuse.

The Town anticipates that the proposals will include:

- Evaluation of significant architectural building elements, completion of documentation photography of interior and exterior building features of each building.
- Feasibility of moving and renovating each building.
- Development of adaptive reuse options for either moved and/or in-place buildings (including reuse that would benefit the Falmouth Land Trust).
- Preliminary development of all-inclusive cost estimates for either moved and/or in-place buildings.
- Identification of time periods necessary to implement building moves, rehabilitation, and adaptive reuse options.



## SUBMITTAL REQUIREMENTS

Interested and qualified parties should submit a Statement of Qualifications describing the party's particular expertise as it relates to this project and a Technical Proposal that describes how the team will accomplish the scope of work duties and responsibilities. In particular the response should include the following elements:

- Qualifications of the interdisciplinary team, including details on key team members to be assigned to the project as to their knowledge and experience with historic structures.
- Statement of project understanding.
- The team's general approach to completing the proposed scope of work
- Proposed timeline for completion of the project.
- A detailed listing of similar projects completed by team members.
- References from related projects.

The deadline for submitting a Statement of Qualifications is \_\_\_\_\_ PM, \_\_\_\_\_. Submittals sent via e-mail will be accepted. Responses and any questions about this request should be directed to:

Nathan Poore, Town Manager  
Town of Falmouth  
271 Falmouth Road  
Falmouth, ME 04105  
207-699-5314  
[npoore@falmouthme.org](mailto:npoore@falmouthme.org)

Any questions or changes to this RFQ will be posted on the Town's web page. Interested parties should consult the web page prior to submitting their final Statement of Qualifications.

## EVALUATION CRITERIA

Submissions will be evaluated by an evaluation committee consisting of Town Manager, and representatives from Town Council, Falmouth Land Trust, and Falmouth Historical Society. Submissions will be evaluated on their expertise, experience and service delivery capabilities using the following criteria:

- Qualifications and previous work-related experience on similar projects.
- Understanding of objectives as demonstrated by the proposed approach
- Financial plan to carry out project
- References from recent related projects.

## SITE VISITS and PRE BID MEETING

The Town will conduct a guided site visits on \_\_\_\_\_, which will be followed by a mandatory on-site pre-bid meeting at \_\_\_\_\_.

## GENERAL CONDITIONS

The Town reserves the right to reject any or all submissions, or to request additional information, waive any conditions or criteria set forth in this Request for Qualifications and accept any proposal it may deem to be in the interest of the Town.

## OTHER INFORMATION

Story in The Forecaster, July 18, 2018

<http://www.theforecaster.net/falmouth-considers-purchase-of-land-at-tidewater-farm/>







Photo sources: The Forecaster and other web-based sources.