

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

For immediate release: April 29, 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 visit on May 16 at 2:00 PM, which will be immediately followed by a mandatory on-site pre-bid meeting.

Statements of Qualification must be submitted by 2:00 PM on June 6, 2019.

BACKGROUND

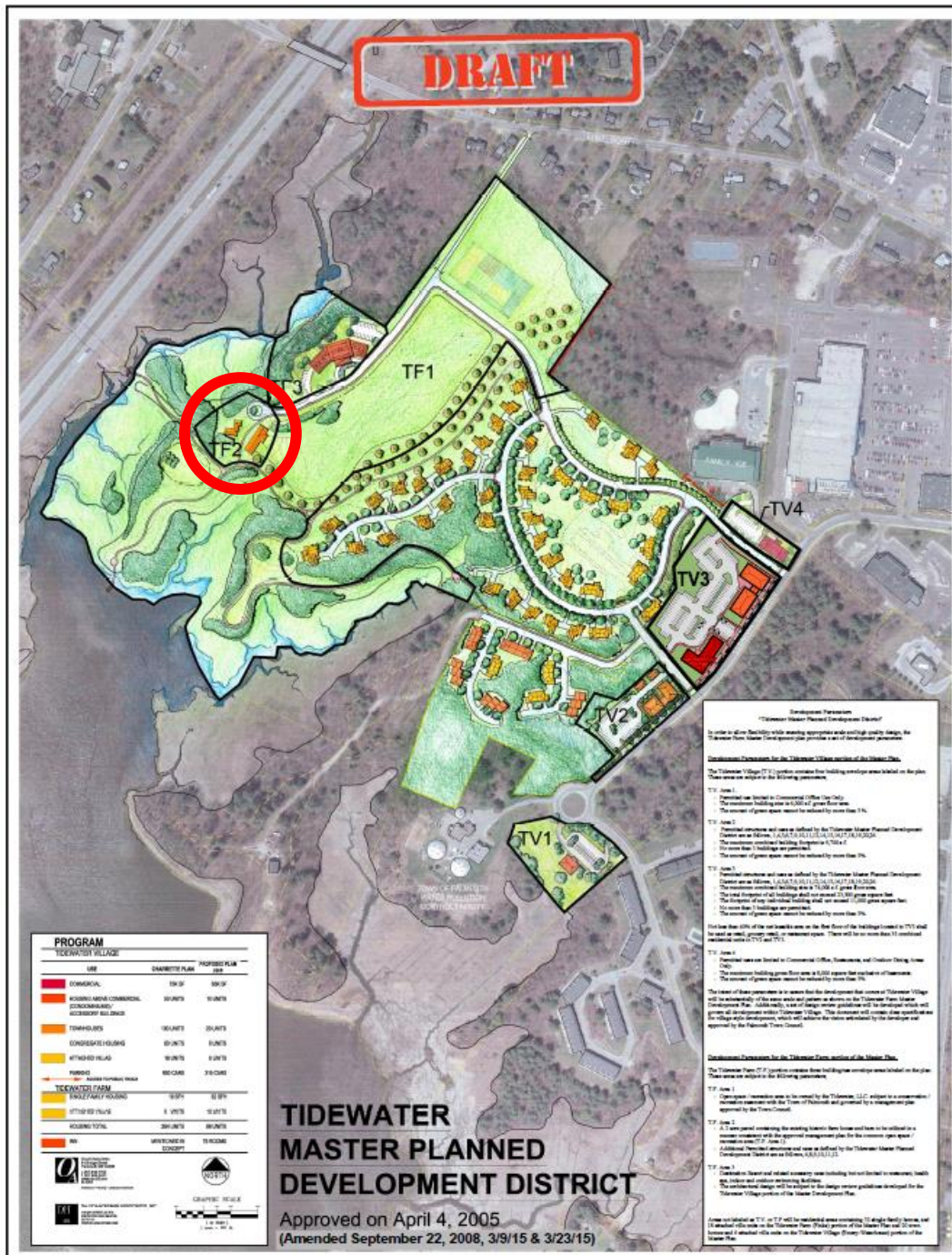
The Town has recently purchased developable land located within the Tidewater Master Planned neighborhood. One of the parcels, shown as TF2 on the Tidewater Master Plan, contains the original Tidewater Farmhouse and Barn. Both buildings are currently vacant and in a state of significant disrepair.

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.



The Falmouth Historical Society organized a recent tour of the two buildings. The Council has since expressed interest to find out if it is feasible to salvage these buildings either by moving them to other location(s) and renovating them, or possibly by renovating them in place and repurposing them. The Town remains committed to partnering with the Falmouth Land Trust to locate a new headquarters at the TF2 parcel, which will make restoration of the two buildings, in place, a challenge.

Neither the Town nor the Trust have the expertise to undertake such a project. The Town is seeking assistance from interested qualified parties to renovate the two buildings



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. No application for a Determination of Eligibility (DOE) with Conditions for the National Register of Historic Places has been made and it is therefore unknown if a rehabilitation would be eligible for historic tax credits.

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. The Town prefers that the buildings be rehabilitated in a manner consistent with the Secretary of the Interior's Standards for Rehabilitation.
- 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 June 6, 2019 at 2:00 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
[npore@falmouthme.org](mailto:npoore@falmouthme.org)

Any questions or changes to this RFQ will be posted on the Town's web page at <https://www.falmouthme.org/current-bids-rfps/pages/current-bids-rfps>. Interested parties should consult the web page prior to submitting their 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 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 visit on May 16, 2019 at 2:00 PM, which will be immediately followed by a mandatory on-site pre-bid meeting.

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.

200 PRESUMPSCOT PT RD

Location 200 PRESUMPSCOT PT RD

Mblu R04/ 28/ / /

Acct#

Owner TIDEWATER LLC

Assessment \$825,000

Appraisal \$825,000

PID 612

Building Count 1

Tax Sheet 310

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$141,600	\$683,400	\$825,000
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$141,600	\$683,400	\$825,000

Owner of Record

Owner TIDEWATER LLC

Sale Price \$3,000,000

Co-Owner

Certificate

Address 470 FORE STREET SUITE 400
PORTLAND, ME 04101

Book & Page 23279/ 222

Sale Date 10/18/2005

Instrument 10

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TIDEWATER LLC	\$3,000,000		23279/ 222	10	10/18/2005
FINKS H N C REVOCABLE TRUST	\$0		14960/ 274	1A	08/06/1999
FINKS NANCY C REVOCABLE TRUST	\$0		14939/ 136	1A	07/29/1999
FINKS HENRY & NANCY	\$0		13165/ 175	1N	06/30/1997
FINKS HENRY & NANCY	\$0		8958/ 171		10/23/1989

Building Information

Building 1 : Section 1

Year Built: 1760

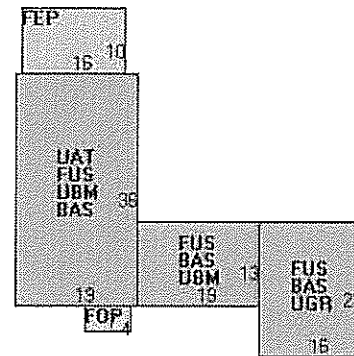
Building Photo

Living Area: 2,534
Replacement Cost: \$266,784
Building Percent Good: 40
Replacement Cost Less Depreciation: \$106,700



(<http://images.vgsi.com/photos/FalmouthMEPhotos//00\00\40/>)

Building Layout



(<http://images.vgsi.com/photos/FalmouthMEPhotos//Sketches/61>)

Building Attributes	
Field	Description
Style	Antique
Model	Residential
Grade:	Average +20
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Steam
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	9 Rooms
Bath Style:	
Kitchen Style:	Old Style/BA

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,267	1,267
FUS	Upper Story, Finished	1,267	1,267
FEP	Porch, Enclosed, Finished	160	0
FOP	Porch, Open	28	0
UAT	Attic, Unfinished	684	0
UBM	Basement, Unfinished	931	0
UGR	Garage, Basement	336	0
		4,673	2,534

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	2 UNITS	\$4,500	1
FPO	EXTRA FPL OPEN	2 UNITS	\$900	1

Land

Land Use

Use Code 1013
Description SFR WATER
Neighborhood
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 41.3
Frontage 0
Depth 0
Assessed Value \$683,400
Appraised Value \$683,400

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
BRN1	BARN - 1 STORY			580 S.F.	\$2,800	1
BRN4	1 STY LFT&BSMT			1260 S.F.	\$6,400	1
STB2	W/IMPROVEMENTS			1302 S.F.	\$14,300	1
BRN1	BARN - 1 STORY			434 S.F.	\$3,600	1
SHD2	SHED GOOD			192 S.F.	\$2,400	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$141,600	\$683,400	\$825,000
2016	\$141,600	\$325,500	\$467,100
2015	\$141,600	\$325,500	\$467,100

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$141,600	\$683,400	\$825,000
2016	\$141,600	\$325,500	\$467,100
2015	\$141,600	\$325,500	\$467,100

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