



Town of Ogunquit, Maine
Request for Proposals
Beach Bathhouse Renovation/Construction Project

The Town of Ogunquit, ME seeks proposals from qualified Construction Managers or General Contractors (CM/GC) to provide design-build construction services to improve three (3) Town-owned and operated bathhouses at Ogunquit Beach. In general, each of the bathhouses needs an analysis of the appropriate size of the buildings, type and number of plumbing fixtures, changing rooms, ventilation system, and other amenities to make the bathhouses serviceable, attractive, and welcoming to the thousands of people who visit the Ogunquit beaches daily in the summer, as well as people who visit the beaches year-round. The Main Beach Bathhouse also needs to include space for the Town's Lifeguard/Ocean Rescue Service and First Aid station. The project includes assessing whether to renovate, reconstruct, or build new facilities. The Town of Ogunquit is seeking a Qualified Construction Manager/General Contractor to provide design build services to do these necessary improvements.

Timeline: The desired timeline for completion of the project is by May 25, 2019.

Project Overview

The Town of Ogunquit is seeking to renovate and/or construct three bathhouses owned and operated by the Town. The bathhouses are located at Main Beach, Footbridge Beach, and North Beach.

Each bathhouse is used by thousands of people on a daily basis during the summer, and they are heavily used from early spring through fall. Each bathhouse location requires analysis to determine the appropriate size, type and number of plumbing fixtures, changing rooms, and other typical systems, fixtures, and amenities to make the bathhouses serviceable, welcoming, and able to handle the volume of users and be maintained in good working order.

The Town is seeking construction management design-build services to assist the Town in determining the appropriate size of the facilities to handle the volume of users efficiently and maintain the facilities in good working order. This includes determining whether the buildings can be renovated/reconstructed, or if new buildings are necessary.

The Town is interested in receiving design recommendations that will create facilities that can be operated and maintained hygienically, cost effectively, and efficiently.

Environmental Considerations. The bathhouses are located at Ogunquit Beach which is a sensitive environmental area. In addition, the bathhouses are subject to flooding and storm surge. Adhering to local and state environmental standards and regulations and utilizing best management practices is essential.

Each of the building locations are constrained due to existing conditions both natural and built/infrastructure. One building (Footbridge Beach) cannot expand its footprint.

Lifeguard/Ocean Rescue Services. The Main Beach bathhouse currently houses the Town's Lifeguard/Ocean Rescue Service and First Aid Station. The building design needs to include suitable space for the Lifeguard/Ocean Rescue Service.

Year-round Use. The Main Beach bathhouse is the most heavily used bathhouse and is fully open from spring through fall. In addition to being designed to handle high volume usage, it needs to be designed to allow a portion of the building to be open year-round including winter.

Submission Requirements

- Firms are invited to submit five (5) copies of their proposals which will include:
- Statement of Qualifications of the Firm
- Project Team – Structure and Qualifications
- Familiarity with the Town and region
- Experience managing municipal projects, including work with committees, and public process
- References
- Scope of Services. Please see page 3

Clarifications

Requests for clarifications may be made to Town Manager Pat Finnigan at 207-646-6211 or by e-mail: townmanager@townofogunquit.org. Please use Bathhouse in the subject line.

Project Site Walk. Firms wishing to submit proposals are invited to attend a project site walk on **Wednesday, September 5, 2018 at 10:00 a.m. or Monday, September 10 at the Main Beach bathhouse** (located in the vicinity of 135 Beach St.).

The site visit is not mandatory but is recommended. If you plan to attend the site walk, please let us know so we can plan accordingly and notify you if there is a change in the schedule. Please e-mail townmanager@townofogunquit.org and use Bathhouse site walk in the subject line. If you wish to receive answers to questions or any updated information please e-mail the Town Manager and use Bathhouse in the subject line

Proposals Due. Proposals are due in the Town Manager's Office on **Mon. September 17, 2018 by 4:00p.m.** Please submit 5 copies in envelopes plainly marked "Bathhouse Project" to:

**Ogunquit Town Manager
PO Box 875
(hand deliveries to 23 School School St)
Ogunquit, ME 03907**

Evaluation of Proposals; Selection. After review of the proposals, the Town will conduct interviews. Award of a contract will be based on factors including the firm's qualifications, successful performance and experience with projects of a similar scope, the quality of prior work, understanding this project, experience working with the public, the proposed cost, ability to complete the project within desired timeline, and project management experience. The Town of Ogunquit reserves the right to accept or reject any or all submittals, to waive any informalities, and to select a firm or firms at the Town's sole discretion will perform the work in in the best interest of the Town of Ogunquit.

**Town of Ogunquit, Maine
Request for Proposals
Bathhouse Renovation/Construction Project**

Scope of services

The Construction Manager (CM) or General Contractor will provide services in phases as outlined below.

1.) Concept Phase

- a. Define the program needs
- b. Develop concept sketches
- c. Estimate costs
- d. Prepare overall schedule
- e. Meet with town staff, elected officials and citizens for review and comment
- f. Select most favorable option

2.) Design Development

- a. Prepare plans and specifications to a 70% level of completion for selected option
- b. Interim review meetings as necessary
- c. Improve cost estimate with subcontractor participation
- d. Refine schedule
- e. Meet with town staff, public to review and decide on next step.

3.) Guaranteed Maximum Price (GMP)

- a. Complete plans & specs
- b. File for local & state permits
- c. Finalize cost from subs final bids
- d. Develop a GMP

4.) Construction

- a. Manage the construction with full time onsite manager
- b. Weekly Owner meetings & recording

Contract Terms & Conditions

- 1.) Contract terms & conditions will be in accordance with AIA 141-2014- Owner/Design Builder

Pricing shall be provided by Phase as outlined below.

- 1) T&M not to exceed based on two review meetings \$ _____
- 2) Fixed cost \$ _____
- 3) Fixed cost \$ _____
- 4) Cost plus fixed fee
 - a) Fees (includes Project Management, OH & P) _____ %
 - b) Site management value is based on assumed duration \$ _____ / week