

Request for clarifications concerning the RFP for “Rte 25 & Oak Hill Road Intersection Relocation / Sidewalks / Road Construction

Additional data files concerning this project may be downloaded from the Town’s web site by clicking the following link:

http://www.standish.org/Public_Documents/StandishME_Planner/Rt25-OakHill-IntersectionData/

The RFP mentions the need for Professional Liability Insurance upon selection. What dollar amount of insurance will be needed for this project?

Answer: \$400,000

1. Has there been any utility coordination/initial contact work completed yet?

Answer: No.

2. Have impacted property owners been contacted for potential easements or taking processes?

Answer: NO. The Town owns both parcels and design team is expected to propose a design within existing Town and state owned property limits.

3. .Is there any existing survey (topographic/boundary) available?

Answer: The Town doesn’t have complete survey information.

Answer: Limited preliminary survey information may be found via the link provided above. The “files of existing condition plan “referred to the Plan of Property at Standish Corner made for Gorrill-Palmer Consulting Engineers stamped”**Preliminary**” survey by Titcomb Associates of Falmouth, ME dated February 28, 2011 with web link provided above

PDF file scanned image of Oak Hill Road Right of Way survey dated April 1997 by Robert Libby of BH2M

MDOT AutoCAD file of Route 25

4. What are the funding sources for this project?

Answer: Local Town funding for design. Funding for construction to be determined.

5. Has there been any public meetings based on the preliminary design?

Answer: There was a public process for the acquisition of the two parcels involved. The Preliminary Design by Gorrill Palmer has been on displayed in Town Hall for over 2 months.

6. Does the Town currently own the subject properties?

Answer: Yes.

7. Does the Town have any commitments to remove or other obligations to the dwellings?

Answer: One is to be burnt by the fire department the other is being taken.

8. Is this project funded in part by MDOT?

Answer: The design and road construction process is being funded locally. Funding for the Sidewalk construction along Route #25 has yet to be determined.

9. Is the project intended to be a Locally Administered Project or follow the LAP process?

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Answer: The road design and construction is a project by the Town of Standish.

10. Has the Town done any preliminary work regarding the street lighting system?

Answer: No.

11. Does the Town intend to own the street lights or lease from CMP?

Answer: This is to be determined

12. Is any information available regarding the available hydraulic capacity of the storm sewer system in Route 25?

Answer: We are unaware of any hydraulic study although parts of the system are shown on the MDOT Plans for Route 25.

13. Is a preliminary design report available for the work completed by Gorrill-Palmer?

Answer: There is no preliminary design report. A “Preliminary plan and “Preliminary opinion of probable construction cost dated by Gorrill-Palmer and dated 3/9/2011” only. The *Final Report Rt25 / 35 corridor study* by Gorrill- Palmer Consulting Engineers may be found click following link: http://www.standish.org/Public_Documents/StandishME_Planner/RoadPlan.pdf

Link to AutoCAD file showing Preliminary Design Plan

Link to Preliminary Estimate of Cost

14. The eight items included in the Phase #1 component of the RFP are specific to Design & Permitting. If supplemental land or easement acquisition is required, that does not appear to be included in the requisite Scope of Work. Can you clarify whether the intent is that any of these services would be contracted separately to the Town?

Answer: No additional acquisition expected. Design team expected to keep project within Town / MDOT property limits.

15. Item #4 of the SCOPE OF SERVICES suggests that there are pedestrian sidewalks improvements to be constructed in 2012-2012 along the southerly side of Route 25. Has a design been done for this work? If so, when would that be made available? Alternatively, if this has not been designed, can some description of what that scope of work would include be provided and a target date that this information would be available to coordinate with?

Answer: See “StandishCornerSidewalkDesignRFP-Binder.pdf” RFQ

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16. The DESCRIPTION section of the RFP indicates that a preliminary design for the intersection and road relocation has been prepared by Gorrill-Palmer. We would like to obtain a copy of this preliminary design, the concept plan and any background data used in development of the basis of design (public meetings, requirements from the Town, etc.)

Answer: AutoCAD files and background data now available on town web site under “Planning” and “Various _ Town_ Documents”

17. Under the SERVICES TO BE PROVIDED BY THE TOWN section of the RFP, the second item indicates that the successful proposer will be provided electronic files of the existing conditions plan. We would like to obtain that information while preparing the Proposal for engineering services, so as to properly scope out the necessary level of survey that will be required. Can that be made available with the plans from Gorrill-Palmer? If not, can the Town describe what constitutes the existing conditions plan? Does it have topography (1 foot or two foot contours), are the property lines delineated, are neighboring disposal systems shown, have any wetlands been delineated, location and limits of the abutting cemetery, etc.?

Answer: “files of existing condition plan “referred to the Plan of Property at Standish Corner made for Gorrill-Palmer Consulting Engineers stamped”**Preliminary**” survey by Titcomb Associates of Falmouth, ME dated February 28, 2011 with web link provided above

The town has no additional plans showing topography or wetland delineation for that area. Neighboring disposal systems are not shown.

18. Has the Town Council reviewed and endorsed the preliminary design?

Answer: Yes for the preliminary design.

19. Maine State law has limitations on construction and excavation within 25 feet of a cemetery. There is an exception to this law, but it would appear that approval of the final plan by the municipal governing authority may be required if the final construction work will occur within 25 feet of the cemetery. The Scope of Services does not appear to address the need for presentation of a plan to the municipal governing body only a public hearing at the 20% stage. Should an additional presentation be included in the proposal?

Answer: Concerning excavation within 25 ft of the boundary of a cemetery, should the design require additional municipal governing body approvals then the design team should address this at the one required public hearing and produce any required plans necessary for approval for that meeting.

20. Is review and approval by any Boards or Committees anticipated to be required?

Answer: Review and approval of the Town Planning Board is not required. Future construction funding is dependent upon approval of the Capital Improvements Committee, Town Council and Voter approval.