

Elm Street School Renovation and Downtown Development



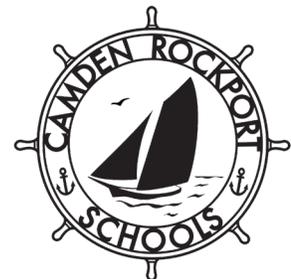
Request for Qualifications (RFQ)

For Architectural Services

October 24th, 2023



MSAD #28 School District



Iconic School Renovation and Downtown Development

Located at 58 Elm Street, Camden, Maine

*Create
Teacher
Housing*



*Revive Iconic
Downtown
Landmark*

The Opportunity

Camden Rockport Schools will be converting the Elm St. School at 58 Elm St. in Camden to teacher housing and childcare. This project is a unique, forward-thinking, and once-in-a-lifetime opportunity to repurpose an iconic and historic building in downtown Camden, Maine. The MSAD 28 school district owns the property and seeks proposals of interest, qualifications, and vision to reimagine the historic school into teacher housing and a childcare center. Innovation, quality design and construction, and sustainability are important values to the district for this community-oriented project.

- There are three floors, the top one is unfinished. Each floor is 3800 square feet.
- There is a playground and small parking lot on the property.
- The building was constructed in 1872.
- There is a significant need to provide teacher housing to make it feasible for teachers to relocate to our area.

Project Goals

The goal of this project is to renovate the property known as the Elm Street School at 58 Elm Street in Camden into multi-unit residential apartments for teacher and educational staff housing including a commercial space on the ground floor for a day care center. The district intends to maintain the current footprint, reuse as much infrastructure as possible, be economically efficient, and be thoughtful about environmental impact and energy consumption. We are looking for an architectural and/or engineering firm to help develop the concept and prepare drawings to go to bid by July 1, 2023.

Jan 1,
2024

Architect/Engineer
Begin Planning

July 1,
2024

Project Out to
Construction bid

July 1,
2026

Begin
Renovation

July 1,
2027

Rental units
become available



Submittal Requirements

1 COVER LETTER

A cover letter expressing interest in the project should include the following information regarding qualifications.

- The firm's qualifications to undertake the project
- A list of school and/or multi-unit housing projects completed by the firm in the last 10 years
- A list of key professional personnel who would work on the project in both design and engineering services
- A list of the firm's current workload
- A list of references relating to design work on schools/and/or multi-unit housing projects
- Additional information that may be useful to those making the selection such as information demonstrating the firm's understanding of the project, evidence of the firm's ability to perform, and the firm's fiscal stability.

2 PROJECT VISION

A concept design for what the space could become based on the following assumptions:

- A day care that services 4 infants, 10 little toddlers, and 14 older toddlers (3 teachers) on the first floor along with a mix of apartment types (3800 sq. ft). Children require 35 square feet/child of indoor space.
- A mix of 1- and 2-bedroom apartments on the second (3800 sq. ft.) and third floor (3800 sq. ft. – unfinished), which can include studio(s).
- The district intends to maintain the current footprint, reuse as much infrastructure as possible, be economically efficient, and be thoughtful about environmental impact and energy consumption.

SUBMISSION / DEADLINE

Letters of Interest will be accepted until 2:00 p.m. on December 1, 2023 at the Superintendent of School's office and/or at rfq@fivetowns.net. Interested firms must submit 3 copies of their submittal to:

Camden Rockport Schools
Attn: Maria Libby, Superintendent
22 Knowlton St.
Camden, ME 04843
rfq@fivetowns.net
Attn: RFQ Elm Street 09-23

Site Tour

There will be a site tour for interested parties on Saturday, November 4, at 11:00 am at 58 Elm Street in Camden. The tour is not mandatory, but all prospective firms are encouraged to attend.



SELECTION PROCESS

Responding firms will be screened and up to 4 will be selected for an interview. Professional fees will not be discussed at the interview. The interviews will take place on December 11, 2023 at Rose Hall, 22 Knowlton St. with the Facilities Committee of the School Board.

The board may select a firm by December 22, 2023.

Firms must be capable of developing the vision and prepare bid documents for construction by July 1, 2024. At the owner's option the selected firm may be retained to oversee the resulting project.

The initial contract will include all steps and studies necessary to develop a strong concept design and required bid documents. Following a successful bid process in the summer of 2024, the School District will consider a second professional contract for services including design development and construction administration.

RFQ Release Date: October 24, 2023

