

Bidder #1

The request for proposals for Owner's Project Manager services to develop a Program Plan for the Kennebunk Free Library appears to be requesting services that may overlap or straddle Architectural and additional Project Management services, and we wanted to clarify the intent as we consider submitting a proposal.

Part I-A. (see below) of the RFP request services that could ideally be offered by an architectural firm with specific expertise in the library space programming and project delivery needs, while Part II-A.4. (see below) indicates the selected 'Firm' offering OPM services may assist in the selection of Architectural design firms.

Would the Kennebunk Free Library be open to Architectural design firms offering OPM services inclusive of Space planning, Project management, and Concept design?

Under Part I - Introduction - A. Purpose and Background

!.to begin working on a concept design to include development of timelines and overall project budget estimates as well as a capital campaign plan.'

Under Part II - Scope of Service to be Provided - A. Objective

4. 'Based on the project's size and complexity, identify appropriate architectural design firms or construction managers/general contractors that will be considered in a bid process. Develop an RFP, review proposals, and participate in the evaluation/interview of top companies.'

Kennebunk Free Library

Yes, Kennebunk Free Library is open to Architectural design firms offering OPM services inclusive of Space planning, Project management, and Concept design.

Bidder #2

We are slightly confused by the language in the and want to make sure we understand your intention correctly.

The Scope of Services outlined are well within our capabilities and experience. The language states that you are seeking an Owner's Project Manager, however, and Task 4 states that the manager would help seek appropriate architectural firms.

I am just asking to make sure that it is appropriate for us to propose these services as an architectural firm, or whether you'd prefer that we team with an individual who would

explicitly serve as an Owner's Representative. An Owner's Rep. would likely need to hire a design team to complete many of the tasks listed under B. Considerations, anyway, so it makes sense to us that we would serve in this capacity.

We just like make sure that we're responding appropriately to your request, and that by clarifying this for all prospective bidders you will receive proposals that can be compared "apples to apples," so to speak!

Kennebunk Free Library

Yes, it is appropriate for you to propose these services as an architectural firm, you don't have to team with an individual who would explicitly serve as an Owner's Representative.

Site visits are permitted. We are a public building, and our hours can be found on [our website](#). Our property at 1 Fletcher Street is occupied by tenants and access to this building is not guaranteed.