



Request For Qualifications | Owner's Project Manager Services

Addendum 6: Question and Answer from July 31, 2025 Optional Site Visit (Second Date) Orleans Fire & Rescue Station: 58 Eldredge Park Way

Present:

Geof Deering, Fire Chief
Steven Kirby, The Vertex Companies, Inc.
Taylor MacDonald, Pomroy Associates
Alex MacNeil, Lighthouse Real Estate Advisors
Derek Osterman, Colliers
Rick Pomroy, Pomroy Associates
Mark Reil, Assistant Town Manager
Amanda Sawyer, CHA Consulting, Inc.
Mike Solitro, Special Projects Coordinator
Richard Waldo, DPW & Natural Resources Director
Dave Hurley, LeftField Project Management

Q: Is the Town prioritizing a new station or a renovation of the existing facility?

A: The preference is for a new facility on the parcel to maintain or improve current response times. Protecting the health and safety of department personnel is vital, and renovation of the current facility is likely not feasible.

Q: Is there a dedicated turnaround space for the upper garage?

A: No.

Q: Have other locations been evaluated to ensure comparable response times?

A: Yes. Please see the Criterion Associates response time performance chart included in Attachment D of the RFQ, available at town.orleans.ma.us/bids.aspx.

Q: Did prior studies consider additional square footage for more equipment and apparatuses?

A: Yes. Refer to the reports by The Galante Architecture Studio and Kaestle Boos Associates included in Attachment D.

Q: Has the schedule changed?

A: Yes. RFQ responses are now due Friday, August 8, by 3:00 PM.

Q: Will the school and ball fields remain open during construction?

A: Yes. Minimizing site and neighborhood disruptions is a priority.

Q: Where is the Town in the project process?

A: The next step is hiring an Owner's Project Manager (OPM) following the RFQ process.

Q: Has there been discussion about temporarily relocating staff or equipment to DPW?

A: No.



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Q: Have any additional stormwater studies been conducted?

A: No.

Q: What is the Town's most acute need in hiring an OPM?

A: The Town seeks an OPM who can guide the project through each phase and provide informed, professional advice throughout the process.

Q: Does the Town plan to hire a separate third-party estimator?

A: No. Cost estimating is expected to be provided by both the OPM and the design firm as part of their respective teams.

August 4, 2025