

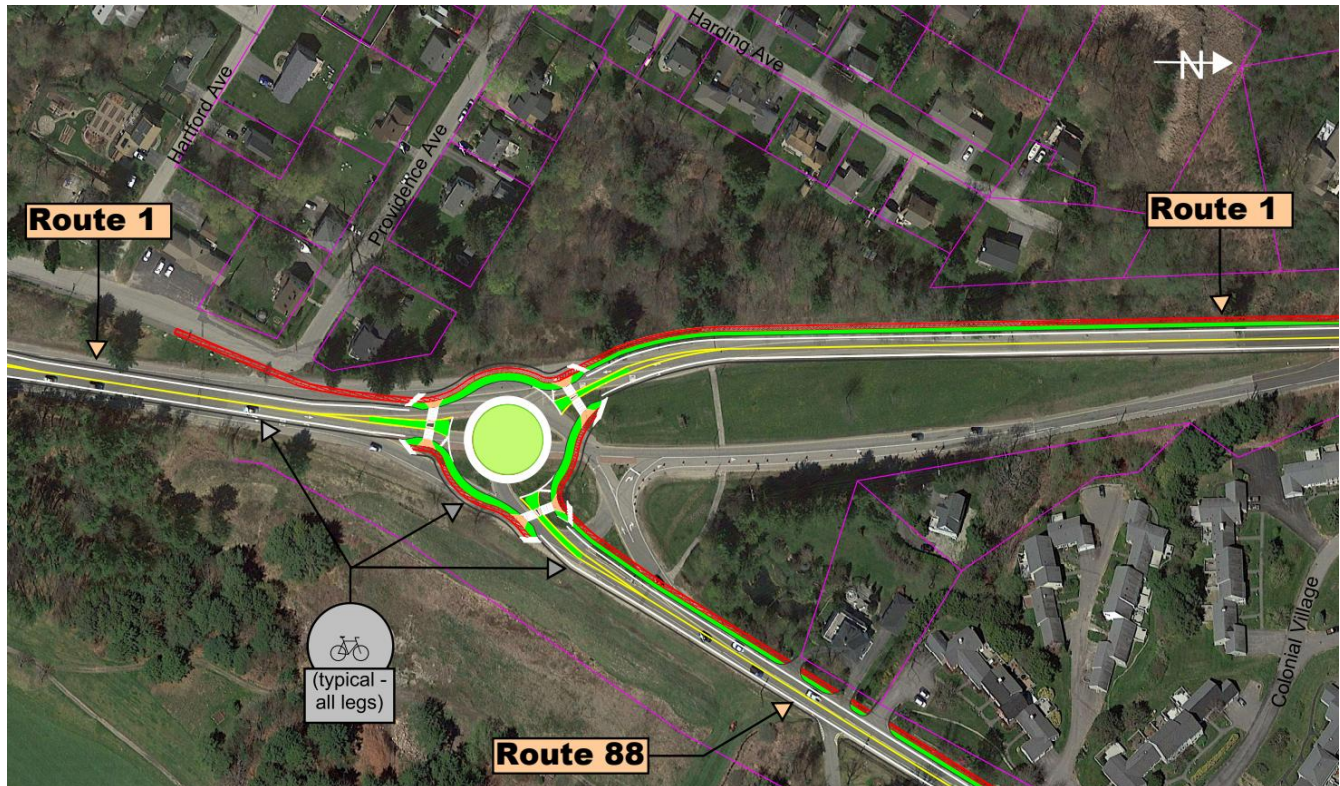
Town of Falmouth, Maine
Request for Proposals
Engineering Services for Route 1 & Route 88 Intersection Improvements

For release: September __, 2026

The Town of Falmouth invites qualified companies to submit proposals for engineering services for improvements outlined in the Route 1 Complete Streets Corridor Plan. There will be a mandatory pre-proposal meeting on **Wednesday, September __, 2026, at 2:00 PM** in Falmouth Town Hall, 271 Falmouth Road, Falmouth. **Proposals must be submitted no later than 2:00 PM on Thursday, October __, 2026.**

Background

In 2018, TYLin completed the North of Portland Route 1 Complete Streets Corridor Plan. The plan was developed by the Portland Area Comprehensive Transportation System (PACTS) in collaboration with the towns of Falmouth, Cumberland, Yarmouth, and Freeport. The plan includes improvements to streets, sidewalks, intersections, streetlights, landscaping, sanitary sewer, and storm water management. The plan includes improvements to Route 1 at its intersection with Route 88 (Foreside Road), as depicted on Page 5 of the plan document (link: <https://www.falmouthme.org/DocumentCenter/View/455/Route-1-Complete-Streets-Plan-PDF?bidId=>).



Concept Plan from [Route 1 Complete Streets Corridor Plan](#)

The preferred concept plan is a new roundabout that will require reconstruction of Route 1 north of the intersection. The primary benefit of this concept is the creation of a 2-acre parcel of land on the northeast corner of the intersection that could be used as a development parcel. Anticipated development could help defray the cost of the improvements, in accordance with state law and Maine Department of Transportation rules. While this RFP includes identifying elements of this potential development area, a separate call for offer process would be initiated once feasibility and timelines are established.

The improvements are expected to be funded in partnership by the Maine Department of Transportation and the Town of Falmouth through its Route 1 South Tax Increment Financing District. Falmouth voter approval will be required if project expenses exceed \$2M.

The plan consists of the following infrastructure elements. ***Please note that the estimated cost figures date back to 2018.***

Planning Level Cost Estimate Route 88 Recommendations in Falmouth	
Improvement	Approximate Cost
Route 88 Roundabout	\$1,100,000
Mobilization and MOT (10%)	\$110,000
Contingency (20%)	\$220,000
Construction Total	\$1,430,000
Design Cost (10%)	\$143,000
Construction Engineering (8%)	\$114,400
Total Cost	\$1,687,400

Consultants are strongly recommended to review the entire Route 1 Complete Streets Corridor Plan (see link above).

Base Scope of Work

Consultant proposals are expected to follow the Project Development Process (as appropriate) contained in the Maine DOT Highway Design Guide. Proposals must include, at a minimum, the following services:

Task 1: Project Management and Data Collection

This task includes coordination and project management and will include task oversight, resource management, schedule and budget tracking, and team meetings. The following, at a minimum, should be included in this task:

- A. Public Outreach: The selected consultant will be expected to plan and facilitate one in-person informational meeting to present the project to affected property owners and residents who live in the vicinity of the project.
- B. Field Survey: Conduct an existing conditions survey that includes topography, existing utilities, existing site features, Right-of-Way, property lines and property owner information, and provide:
 - 1. Existing Conditions Plan (ECP): Survey and determination of existing Rights-of-Way based on Right-of-Way maps and tax map information,
 - 2. Preliminary Right-of-Way mapping showing Preliminary Design Report (PDR) level proposed impacts for development of schedule and budget.

Task 2: Preliminary Design Plans

- A. Preliminary Design Plans: Develop 80% plans that show proposed design solutions. The preliminary design should, at a minimum, include the following information:
 - 1. Roundabout and roadway relocation
 - 2. Sidewalk layout
 - 3. Proposed cross sections
 - 4. Proposed boundaries of surplus land created by roadway relocation
 - 5. Impacts on utility systems (stormwater, water, sewer, gas, electricity, etc.)
 - 6. Plans for utility system relocation
 - 7. Environmental impacts, including wetland areas, trees, and other vegetation
 - 8. Signage considerations
 - 9. Typical sections, details, etc.
- B. Preliminary Construction Cost Estimate & Schedule: Develop costs estimates to include Right-of-Way impacts identified on the preliminary plans, incorporating required easements or property acquisitions necessary for construction. Include a proposed schedule of milestones and construction timelines.

The consultant will be expected to submit the preliminary design plans and cost estimates to the Town for review and comment.

Task 3: Final Design Plans and Specifications

Develop final construction plans and final cost estimates, to include construction specifications. The consultant will be expected to submit the final construction plans to the Town for review and comment. The Town will use Maine DOT standard specifications.

Proposal Submittal Requirements

Proposals shall include the following and shall be organized using each of the above-mentioned elements as section headings:

- A. Firm Description/Project Team - Provide a brief description of the firm including firm size and area of specialization, names and resumes of key professionals who would be assigned to the project. The project manager shall be clearly identified, and a description of their relevant previous projects listed. A list of past relevant projects, which proposed project staff have played a central role in developing, shall also be provided.
- B. Statement of project understanding - The consultant shall state in succinct terms their understanding of what is required by this Request for Proposal.
- C. Scope of Services/Approach/Schedule - Describe in narrative form the consultant's approach and technical plan for accomplishing the work listed herein. The Consultant is encouraged to elaborate and improve on the tasks listed in the RFP. However, the consultant shall not delete any requested tasks, unless explicitly noted. The Consultant shall submit a proposed schedule for completing the scope of work.
- D. Project budget - The consultant shall provide a total project cost stated as a firm, all-inclusive, fixed fee. Hourly rates for project staff should also be provided.

Submission format

One (1) digital copy of the proposal must be submitted via e-mail or USB flash drive.

Evaluation Criteria

Proposals will be evaluated according to the following:

- A. Responsiveness to the submission requirements.
- B. Qualifications of firm and project team members. Particular attention will be given to the experience and demonstrated ability of the project manager to proactively complete all project tasks on time and within budget.
- C. Previous related work within the State of Maine.
- D. Understanding of required project work.
- E. Proposal price.

Consultant Selection

The Town, at its discretion, may select a firm outright or select a finalist(s) for in-person interviews. The Town reserves the right to negotiate directly with the firm selected for additional project work at the hourly rates shown in the proposal submitted in response to this RFP.

Deadline for Submissions

All responses to this Request for Proposals must be received by the Town of Falmouth **no later than 2:00pm on Thursday, October 2025**. Proposals should be sent to: Adam Causey, Long-Range Planning Director, Town of Falmouth, 271 Falmouth Road, Falmouth, Maine 04105, acausey@falmouthme.org. Proposals shall be labeled "RFP – Route 1 & Route 88 Intersection Improvements."

Questions

Questions can be directed to Adam Causey, Long-Range Planning Director, acausey@falmouthme.org or at 207-699-5340. Addenda for interested bidders will be provided as necessary and posted on Town's web page <https://www.falmouthme.org/bids.aspx>

The Town of Falmouth reserves the right to accept or reject any or all proposals for any reason, to negotiate with any individual or firm and to select one or more of the proposals.

Agreement

The Town's standard consultant agreement follows.

ATTACHMENT: TOWN OF FALMOUTH STANDARD CONSULTANT AGREEMENT

I. PARTIES

This contract (hereinafter referred to as "Agreement") is made and entered into on this _____ day of _____, 20__, by and between the Inhabitants of the Town of Falmouth with a mailing address of 271 Falmouth Road, Falmouth, Maine 04105 (hereinafter referred to as "Town"); and _____, with a mailing address of _____ (hereinafter referred to as "Consultant"). In consideration of the mutual promises contained herein, Consultant agrees to perform the following services for the Town.

II. SCOPE OF WORK

In consideration of the compensation set forth herein, the Consultant shall perform the services as outlined in a Request For Proposal dated _____ and attached hereto as Exhibit A and the response attached hereto as Exhibit B.

III. COMMENCEMENT AND COMPLETION

The Consultant will commence work on or before _____, 20__ and will complete work on or before _____, 20__.

IV. PAYMENT TERMS

The Consultant shall submit an invoice on or about the first of each month reflecting services performed at the Consultant's normal professional billing rates, attached hereto as Exhibit C. The Consultant understands that the payment for completion of the services outlined in Section II shall not exceed _____ Dollars (\$____), and the Consultant agrees to perform the services on that basis. Invoices shall list separately all out of pocket expenses being billed.

V. TERMINATION

Either party may terminate this Agreement for cause after giving the other party written notice and a reasonable opportunity to cure. The Town may terminate without cause by giving the Consultant fourteen (14) days notice, and compensating the Consultant equitably to the termination date.

VI. DISPUTE RESOLUTION

Any controversy or claim arising out of or related to this Agreement, which cannot be resolved between the parties shall be submitted to the Maine Superior Court (Cumberland County). This agreement shall be governed by Maine law.

VII. QUALIFICATIONS

The Consultant represents it holds, and will continue to hold during the term hereof any and all qualifications, licenses and certifications required to perform its services in Maine. The contractor shall perform all services in accordance with professional standards.

VIII. SUBCONTRACTORS

The Consultant shall be fully responsible to the Town for the acts and omissions of any subcontractors and of persons either directly or indirectly employed by it, and shall hold

subcontractors to the same terms and conditions as Consultant is held under this Agreement. No subcontractors shall be retained on this Agreement without the specific prior written approval of the Town.

IX. INSURANCE

The Consultant shall purchase and maintain Workers' Compensation Insurance, General Public Liability and Property Damage Insurance including vehicle coverage and professional liability insurance, all with limits and terms satisfactory to the Town. The Town shall be named as an additional insured on the liability policy.

X. INDEMNIFICATION

The Consultant will indemnify and hold harmless the Town, its officers, agents and employees from and against all claims, damages, losses and expenses including attorney's fees arising out of or resulting from the performance of the Agreement by the Consultant, its officials, employees, agents and subcontractors.

XI. ENTIRE AGREEMENT

This Agreement and its attachments represent and contain the entire agreement between the parties. Prior discussions or verbal representations by the parties that are not contained in this Agreement and its attachments are not a part of this Agreement. Where there is any conflict between the provisions of this Agreement and the provisions of any attachment, the provisions of this Agreement shall control.

Date: _____

By: _____

Title: _____

Date: _____

INHABITANTS OF THE
TOWN OF FALMOUTH, MAINE

By: _____

Nathan A. Poore, Town Manager