

**REQUEST FOR QUALIFICATIONS FOR DESIGN SERVICES  
RESPONSE TO SUBMITTED QUESTIONS  
MAINE CENTER  
7 CUSTOM HOUSE STREET & 300 FORE STREET**

May 24, 2024

The following pertains to the Request for Qualifications for Design Services – Maine Center (7 Custom House Street and 300 Fore Street) posted by the University of Maine System (UMS) on May 15, 2024. As noted in Section III A., all questions received from design teams by the posted deadline on May 22, 2024 are shown below in bold; answers to these questions from UMS follow each question and are considered to be accurate as of May 24, 2024.

1. **What is meant by “corridor subsequent system integration”?** This entails connecting the two adjacent buildings- 7 Custom House Street and 300 Fore Street- via corridor(s) once under UMS ownership.
2. **Has UMS developed a formal strategic plan for the Maine Center?** A formal strategic plan has not been developed; several ideas have been discussed and will be made available to the selected design team.
3. **Has UMS visited other Academic Institutions Entrepreneurial and Innovation Hubs, and if so which?** Some members of UMS have visited various institutions; however, formalized visits/group tours have not occurred.
4. **Does UMS intend to have the design team deliver professional services for Phase 3 separate and distinct from Phases 1 and 2?** To be determined between UMS and the selected design team, however multiple deliverables are anticipated.
5. **Will building assessment including code/life safety, hazardous materials, building infrastructure, headend engineered systems, exterior envelope and structure be required as part of the base professional services?** Yes, the details of which will be open to discussion with the selected design team, and any available reports provided at that time.
6. **Has a specific program been outlined for the Maine Center and if so can it be shared?** A specific program has not been outlined at this time. A number of ideas have been discussed and will be shared with the selected design firm.
7. **Will programming services be required as part of base professional services?** Yes.
8. **Will construction cost estimating be required as part of base professional services?** Cost estimating is anticipated to be consulted under professional services rendered.
9. **Can the following be assumed as required consultants for this project?**
  - a. Hazardous Material Abatement Consultant TBD
  - b. Exterior Envelope Consultant TBD
  - c. Structural Engineering Consultant TBD
  - d. MEP/FP Engineering Consultant TBD
  - e. Technology Engineering Consultant (Communication, IT, etc.) TBD
  - f. Building Code/Life Safety Consultant TBD
  - g. Cost Estimating Consultant Yes.
10. **Will this project be required to be designed to meet city and state historic preservation guidelines?**  
Yes, where applicable.