



Franklin County Agricultural Society

292 High Street

Farmington, Maine 04938

207-778-6032



Request for Proposal – New Grandstands

The Franklin County Agricultural Society is seeking proposals for the architectural design of new grandstands to replace the existing facilities at our campus located on High Street in Farmington, Maine. This proposal will highlight our intended goals and objectives, though may not include all the necessary finite details required for this project. Suggestions outside of this RFP should be included and noted so that our committee can select the best proposal for our organization.

The intent of this proposal is to create a formal blueprint plan for the replacement of our grandstand facilities, the parimutuel betting area, bathroom facilities, and connections for future food services. (Likely mobile food vendors.) Part of the intent of this RFP is to obtain cost estimates for this project, which will be used in part with a larger capital fundraising campaign. This proposal is being funded with the use of grant funding and doesn't include sufficient funds to complete the entire grandstand project. Once a formal plan is completed, we are hoping to help navigate a plan moving forward.

Guidelines to include in the RFP:

- Have an engineering report (As required by NFPA 102) completed first so that we can better understand the exact condition of the current facilities.
- Design a new grandstand similar to the facilities at the Skowhegan, Maine Fairgrounds
- The facility we are seeking to design should be capable of seating 1500 people with an area for future expansion.
- Our proposal should include the use of aluminum grandstands, galvanized steel, concrete where needed, and concrete block construction for the facilities built under the stands. This will include male, female, and a family bathroom suitable to the audience for which the stands are designed to hold.
- The bathroom space should be designed for ease of cleaning and drainage from each bathroom so the flooring can be easily washed with a hose/cleaning solution.
- Part of the area under the stands shall include a betting window area suitable for up to 10 clerks, with two small office spaces, and an electrical closet for equipment.
- The facilities will need to include judging/viewing office space located in the upper portion of the stands so that the racetrack can be viewed from above. These office spaces shall be located in the middle of the stands and include space for 30 people.
- The facility design shall include cost estimates for power and internet capabilities which will be needed in the areas under the stands and in the viewing space above.
- The proposed facility will need to be placed where our current grandstands are located, so the demolition of existing facilities should be included in the formal cost estimate. (All of the buildings in this area will need to be removed.)

- The proposal should include any site survey needs, which Maine Land Development LLC may be able to assist if desired. Your proposal should include contacting them and the cost of their services shall be included in your RFP.
- All land explorations should be completed as part of this RFP to ensure the facilities designed can be accomplished.
- All permit requirements shall be included and listed as part of this RFP. (We are not requesting the actual permits, though rather a list of what permits will be needed and the approximate costs of those permits.)
- The RFP shall include draft plans for construction, draft plans for final completion of the facility and what it will look like. This plan may be used as part of our capital fundraising campaign.
- The RFP shall include 2 full-size construction and completion plans and a PDF/electronic copy of the plan for use by the FCAS after this project is completed. The FCAS shall have the right to use these documents as needed for the purpose of raising the funding to complete the grandstand replacement project.
- The proposed facility shall meet all NFPA code requirements and ADA requirements.
- A meeting will be held to discuss the RFP on May 21st, 2024, at 9am which will include a walkthrough of the current facilities. The location to meet for this, is at the Fairgrounds / secretary's office.
- Formal costs estimate to complete this entire project should be part of the proposal. Please add an additional cost estimate to continue the use of your company through the entire construction project.
- All bids to complete this RFP shall not exceed \$75,000.00.
- Bids shall be returned to Po Box 652, Farmington, ME 04938 by June 14th, 2024.
- The Franklin County Agricultural Society Board of Trustees reserves the right to accept or reject any proposal and to extend the time frame for proposals until a suitable proposal is approved by the board.
- Once the proposal is approved and awarded, the ideal timeline for completion should be six months.
- Any questions please contact Edward Hastings at 207-491-8670 or Neal Yeaton 207-491-5713.