

Poolesville Economic Development Project – Request for Expressions of Interest
Notes Pre-submittal Meeting Notes – Tuesday, November 6, 2018 10:00 AM

Overview of project

There are three missions of project: support agriculture, industry, education

Project includes design/build of:

- New Clubhouse - to include banquet room, restaurant/bistro, private multipurpose rooms, office, commercial kitchen, restrooms, etc.; 1-story building.
- Winery production building - wine production facility. Interior production is being designed by specialized consultant drainage, power, and other details will be provided.
- Demolition of existing clubhouse.
- Parking lot, entrance, roads, infrastructure included in this project.
- Malting building show in civil plans is not part of this project.

The wine production facility will need to be ready for harvest by June of whatever year construction will be completed in order to meet harvest requirements. Equipment which is separate of this agreement will be delivered and installed in July/August to have building operating in time for harvest.

The project is through the mandatory referral process and the funding model is in place.

The REOI will focus on experience and capabilities.

Timeline - REOI due end November; Jan/Feb final 3 will be selected and sent RFP; award late spring or early summer (May/June).

What power and other utilities are required and where is closest locations? 3 phase coming onto property from West Willard Road near existing clubhouse. There is a wastewater treatment facility on property but will need to verify capacity. Depending on final production of wine plus malting will determine water needs and plan on how to address needs.

Will there be another meeting? We anticipate a pre-bid meeting for final 3 prior to RFP submittal

Will golf course be open during construction? Yes, contractors will have to coordinate activity with golf course operations. Desire is to keep course open during construction.

Where can we find addenda? All addenda, questions and meeting notes will be on the website.

Where should questions be sent? Send questions via email to Mike Boone, list in REOI.

Is there a deadline for questions? Yes, questions should be sent not later than 12PM on Friday, November 16, 2018.

Does Montgomery County wage scale apply to this project? No, MCRA is not subject to the same requirements as the County.

Will clubhouse include golf? No, golf operations will remain separate.

What is classroom space? Classroom will be open space outdoors. We will also use multi-purpose rooms, banquet room etc. to accommodate needs. Regular classes will be held at USG, Montgomery College, etc. and not onsite.

Where will equipment for farming be stored? All tractors and other equipment related to crop maintenance will be stored at the existing golf maintenance facility.

Will there be a commercial kitchen? Yes, the kitchen will serve the banquet and restaurant facilities as well as utilizing harvest overages to create products that the farmers can sell.

Will there be specific LEED requirements? No, facility will have to meet county requirements for LEED certification. It is the desire to do as much as possible, but cost will be a focus.

Can REOI responders use Rodgers Consulting? Yes