

Frequently Asked Questions

Would you please describe what existing modes of communication are already in place for reaching the communities that the park serves?

Each of the surrounding communities has their own listserv. In addition, there is a Facebook page, Friends of the Roland Water Tower. Finally, there is a website rolandwatertower.org.

Have there already been conversations with these communities about the park? If so, please share any meeting minutes or notes that may be available.

There was a multi-community meeting held at Roland Park Place in July 2019. The Powerpoint update that was presented is attached.

The Greater Roland Park Master Plan was completed in 2011. To complete that, the community was engaged in charrettes and discussions. The community agreed to prioritize the stabilization of the Tower and the creation of a community gathering space.

The community would be delighted at the removal of the chain link fence which has been in place for more than 10 years.

Given the anticipated continuation of the COVID-19 threat, what constraints would RPCF like to place on the community engagement process?

These are unusual times but we do not want to slow down the planning process. As of now, community engagement might include zoom meetings, online surveys and/or posting notes on site. We understand that this is a new way of community engagement. We will comply with State and City law concerning

gatherings, which may or may not look different in the next few weeks and months.

Is there already a detailed survey of the site with topography, utility lines, etc? Or will the consultant need to engage a surveyor to prepare a formal survey?

The design firm hired by the City, JMT, did a survey of the Tower site (included below as an image). It will be up to the firm hired if a more detailed survey would be necessary. Please note: the civil plan below shows all existing Linden Trees being removed as part of the tower rehabilitation project. CHAP said that was not possible without their approval. The trees will be trimmed for construction and will remain unless the community chooses to petition to have them removed. Removal of the trees for landscaping will require approval through CHAP.

When is the due date - July 24th or August 14

The due date is August 14th.

Is the water tower or the entire site considered a landmark?

The Water Tower site is a Baltimore City Landmark so we will need CHAP approval to implement the landscape plan.

How will the plantings, furniture, turf and other elements be maintained – will this be done by City staff (Public Works?) or does the community have other resources?

The maintenance of the Park will be taken on by the Roland Park Community Foundation, per the Donor Agreement with the City.

It is difficult for us to envision what kind of landscape features will be installed when we have not even put pen to paper. But

you are asking for us to give you a cost for weekly visits, bi weekly progress meetings.

At this time, we are seeking cost proposals associated with your design services. The design costs are understood to be ballpark figures, and will not be part of the scoring system. We are seeking qualified firms that would be able and available for construction administration. Please describe your experience with construction administration.

Do you have a sense for what you might expect to see on this project which might help us gauge how long the project will take to construct (ie. and how many site visits, meetings,...are necessary)

Anticipate weekly site visits over the course of 12 weeks. We are trying to create a new public space in the midst of multiple communities. If you can do your best to estimate, that would be best. It is a small but important space.

Have the trees been evaluated by an arborist for condition?

The trees have been evaluated by a certified arborist with the City of Baltimore Forestry Division. They are in good condition, although they have not been pruned for a long time. They will be pruned in order to construct the scaffolding. If the community and the landscape architect agree that some or all of the trees should be removed, the community would need CHAP approval.

The RPCF cares about trees and a subcommittee of the Foundation, the Landscape Committee planted more than 80 trees in 2018, and again in 2019.

Please clarify the level of detail required for the preliminary cost estimate requested during task 1. Would an order of magnitude estimate be acceptable?

An order of magnitude estimate would be helpful. A breakdown of costs by hardscape, plant materials, site furnishings and required infrastructure will be acceptable for this task.

Is the water tower contractor available to provide estimating services for the park?

Lewis Contractors could do estimating services for a park.

Are the historic brick and stone walls in good condition? Is an evaluation by a structural engineer required?

The brick and stone walls are in good condition. JMT evaluated them as part of their work but did not have a structural engineer evaluate them. They may need to be cleaned. It would be up to the Landscape Architect to determine if further analysis is required.

Will all necessary stakeholders be identified by RPCF?

Yes, all necessary stakeholders will be identified by RPCF. There is a team made up of all of the communities surrounding the park that will be meeting regularly and communicating with stakeholders. The neighborhood representatives as well as City representatives are on the list.

Will RPCF coordinate the stakeholder/community meetings? Set them up and publicize?

RPCF will be responsible for coordinating, setting up and publicizing stakeholder/community meetings. There is a team made up of residents of the surrounding communities who will be coordinating communications.

Is it possible to close the road or roads around the Tower?

The roads around the Tower are not public roads, although they are functioning that way currently. They are part of the Tower and park property. The head of the Department of General Services, after consulting with the head of the Department of Transportation, could agree to close those roads, if requested by the community. They would not have to through the normal process of closing a road which would include a City Ordinance.

Is there a single decision-maker identified by RPCF? Can we assume that this person will identify the priorities for the project

(based on feedback received) and provide final direction to the design team?

The Chair of the RPCF will be the final decision maker but there is a small group of representatives of the community that will be part of the decision making process.

Depending on the level of design, could additional subconsultants be added to the team after Concept Design?

Any subcontractors or subconsultants can be hired by the Landscape firm, as they see fit.

If interviews are requested, can we assume that they would be held in the 8/14-8/28 window?

Interviews would be held between August 14th and August 28th. At this time, it is likely they will be held remotely, via Zoom.

There is a big cost difference between 2 and 4 public community engagement workshops; how many should we include?

As this is a very unusual time to hold community engagements, it is hard to tell how many will be necessary. It is up to the Landscape firm as to how they want to present and price multiple engagements. Plan for 4 and we may need less.

Has the Roland Park Community Foundation (RPCF) engaged other members of a consultant team for this project, such as a civil engineer, structural engineer, MEP engineer, and lighting designer? If so, who?

The City was responsible for the consultants hired to complete the design of the restoration of the Water Tower. Civil engineers and structural engineers were hired for the Tower design. No lighting designer has been hired.

Has the RPCF engaged a General Contractor and Cost Estimator? If so, who?

RPCF hired Lewis Contractors as our General Contractor. Dave Clark is the Cost Estimator for the firm.

Has the RPCF engaged an Owner's Representative? If so, who?

RPCF engaged Tom McCracken as the Owner's Representative many years ago. His experience on the Washington Monument in Mt. Vernon, on budget and on time, was particularly important to the RPCF.

Has the RPCF received and preliminary agency approval? Are you in the process of any agency approvals?

We have received CHAP approval for the Tower stabilization. We are seeking MHT approval for the project. They have reviewed the plans prior to our application for approval.

Can you describe the RPCF and Design Committee's decision-making process as it pertains to this project?

The Design Committee will evaluate the proposals based on a rubric and select finalists. We will then interview candidates and make a decision. The rubric may contain such elements as experience, creativity, prior work with similar projects in terms of size and location, past community engagements, understanding of the unique history of the community, sustainability, etc.

