

**Town of Montague Request for Qualifications**  
**Owners' Project Manager Services for the Strathmore Mill Site Cleanup Project**  
**Addendum #1**

**Issued: 8/19/2026**

Responses to Planholder Questions:

- 1) The RFQ states that Tighe & Bond is the engineer. Are there any design documents or studies available detailing Building 9, its interconnection to the surrounding buildings, and conceptual data about the demolition while maintaining structural integrity? If so, can that be provided?
  - **Response:** Current design documents will be shared with the selected proposer during scope and fee negotiations, which will also include a visit to the site with staff from Tighe & Bond and the Town.
- 2) Is there any conceptual information regarding any anticipated scope of work or anticipated repair needed with Building 9? If so, can that be provided?
  - **Response:** This information is included in the design documents that will be shared in accordance with the response to Question 1 above.
- 3) If known, when is this project expected to go to bid for contractors and what is the expected start date for construction?
  - **Response:** Bidding is expected to take place in Fall 2026, with construction beginning in early 2027 and anticipated to be completed in 1-2 years.
- 4) Does the Town expect the OPM team to include a Massachusetts Licensed Site Professional (LSP)?
  - **Response:** No, LSP services are included in the existing scope of work with the project's engineering team.
- 5) How does the Town envision responsibilities being allocated among the OPM, Tighe & Bond, the demolition contractor, and other project stakeholders with respect to compliance with applicable regulatory and grant requirements, including EPA Brownfields Cleanup Grant requirements? Specifically, what compliance-related support does the Town expect the OPM to provide?
  - **Response:** Tighe & Bond has served as the Town's primary consultant for grant and regulatory requirements relating to this project, and that work is expected to continue through the construction phase. However, exact division of labor between the OPM, Tighe & Bond, contractor, and the Town is subject to scope and fee negotiations with the selected proposer.

- 6) Can the Town provide any additional information regarding the project schedule, including preferred or required milestones, grant deadlines, permitting milestones, or other key dates?
- **Response:** A full estimated project schedule is attached to this addendum, and is also available on the public-facing project webpage at <https://montague-ma.gov/p/1560/Strathmore-Mill-Site-Cleanup-Project>.
- 7) Has the Town established a redevelopment strategy or intended future use for the property (e.g., housing, mixed-use development, commercial development, etc.)?
- **Response:** The end use of the property is intended to be publicly-accessible riverfront open space or park land. However, park design and construction are not included in the current project phase, which is focused on removing as many of the site's hazardous buildings as possible within the current grant-supported budget.
- 8) Please clarify whether a digital/electronic signature is acceptable, or an original handwritten ink signature is required.
- **Response:** An electronic signature is acceptable.
- 9) Please clarify whether a digital/electronic signature is acceptable, or an original handwritten ink signature is required.
- **Response:** An electronic signature is acceptable.