



**State of Maine**  
**Bureau of General Services**  
**Division of Planning, Design & Construction**

---

**Request for Qualifications**  
**Information for Architects and Engineers**

The Bureau of General Services (BGS) wishes to procure architectural/engineering services for the **Renovation Project** at the Center Building in Augusta, Maine.

The Center Building, sometimes referred to as the Central Building, is a contributing building to the AMHI National Register Historic District at the State of Maine's East Campus in Augusta. The scope of this project includes architectural/engineering services for adaptive reuse of the Center Building's former "Amusement Hall" or Auditorium, to a large meeting space with videoconferencing capacity. Full design services are required, including but not limited to HVAC, architecture, finishes, furnishings, infrastructure, access and egress paths, code requirements, structural, elevator refurbishment, fire suppression, and security and access controls. Modern audio-visual design services will also be necessary. The approximate size of the space is 25,000 SF which includes additional ancillary spaces. An Issued for Bid package will be developed, and Construction Administration and Oversight Services may be required. The firm may be required to coordinate this work or additional work with other consultants contracted by the Owner.

Interested firms should submit *five hard copies and one electronic copy* of a Letter of Interest with a Statement of Qualifications which includes the firm's response to each of the following criteria.

- A. qualifications to undertake this project;
- B. documented experience with budgets, estimating, and project cost control;
- C. list of projects that demonstrate the firm's capabilities;
- D. list of recently completed work of similar type and size projects, with client contact information for each project;
- E. organization of team and profiles of key personnel who would be involved in the project;
- F. statement of current workload and ability to absorb the project; and
- G. list of business references other than those listed above, including contact information.

The *hard copies* of the Letter of Interest and Statement of Qualifications should be sent to Ms. Jill Instasi, Senior Project Manager, at State of Maine, 111 Sewall Street, 4<sup>th</sup> Floor, Augusta ME 04333-0077 so as to be received not later than **1:00 PM on December 21<sup>st</sup>, 2022**. The *electronic copy* of the Letter of Interest and Statement of Qualifications should be sent as an attachment to an email addressed to [BGS.Architect@maine.gov](mailto:BGS.Architect@maine.gov) so as to meet the deadline noted above.



**State of Maine**  
**Bureau of General Services**  
**Division of Planning, Design & Construction**

---

Firms responding will be screened and interviewed based on qualifications only. Project fees and specific design solutions for this project will not be discussed at the interview. Specific program information will not be available before the screening of qualification packages. The Selection Committee will rank all firms and negotiate fees with the highest ranked firm.



**State of Maine**  
**Bureau of General Services**  
**Division of Planning, Design & Construction**

---

### **Architect-Engineer Procurement Process**

The standard procurement process of Architect and Engineer design services for public improvements is a Qualification Based Selection (QBS) process per statute (Title 5, §1742 subsection 6), described briefly here.

1. The advertisement of this Request for Qualifications is the initial step in the process after the Agency assures that the project itself is approved and funded. A clear scope of services statement is an essential component of the advertisement.
2. Interested firms respond to the Request for Qualifications (RFQ) as described above, submitting the Letter of Interest and Statement of Qualifications to the Selection Committee.
3. The Selection Committee screens all submissions and invites the most qualified firms to interview for the project, typically three to five firms.
4. The Selection Committee interviews the firms. Second interviews may be scheduled. References are checked.
5. The Selection Committee ranks all of the interviewed firms. The Committee negotiates an agreement with the highest ranked firm based on the scope of professional services identified in the RFQ and interview.
6. A BGS Architect/Engineer Agreement is drafted.
7. The agreement must be approved by BGS before work commences.