



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 wishes to procure architectural/engineering services for the **Chimney Loop Buildings and Stack House Envelope Upgrades Project** at the East Campus in Augusta, Maine.

The scope of this project includes, but is not limited to, performing envelope condition assessments to address water infiltration issues including walls, windows, and rooftops. Building perimeter drainage issues may or may not be a factor as well. The existing Chimney Loop buildings are of brick construction and are roughly 20,000 SF in size. The East Campus Chimney is also showing signs of deterioration and needs to be assessed for structural integrity purposes. Full design, cost estimating, and construction management services may be requested at the sole discretion of the owner. The firm selected may be required to coordinate this work or additional work with other consultants contracted by the Owner. The Maine Historic Preservation Committee may or may not need to be involved.

Interested firms should submit *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 *electronic copy* of the Letter of Interest and Statement of Qualifications should be addressed to Jill Instasi, so as to be received not later than **1:00 PM on June 10th, 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 so as to meet the deadline noted above.

Firms responding will be screened and interviewed on the basis of 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



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packages. The selection committee will rank all firms and negotiate fees with the highest ranked firm.



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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 below, 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.