



**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 similar **Renovations** at two buildings located at Churchill Depot in Piscataquis County (T10R12), Maine: **Boarding House and Store House (Barn)**. Both buildings are in close proximity to each other and are physically within the restricted zone of the Allagash Wilderness Waterway (AWW). The Boarding House is on the west side of the Allagash River, and the Store House is on the east side of the Allagash River.

The Bureau of General Services also wishes to procure electrical engineering services for a **Solar Power System** with battery backup and wired into existing backup generator systems. The system needs to be capable of producing enough power/stored power to operate a single 18K heat pump, basic lighting, well pump, kitchen appliances and other standard residential electrical needs i.e., home computer, while minimizing the use of the backup diesel generators.

Renovations:

Both buildings are listed in the National Register of Historic Places. Renovation work shall comply with the Secretary of the Interior Standards, as applicable. *Firms responding to this RFQ must demonstrate familiarity and expertise with the Secretary of the Interior's Standards for the Treatment of Historic Properties.*

Common to each building are a variety of building system upgrades, including the building envelope; restoration of select historic elements; various accessibility improvements; and limited interior alterations. The type and extent of renovations will be developed according to specific needs at each property, appropriate to the budgeted project funds.

Boarding House (BGS 3530)

The Boarding House was constructed in the 1920's. It was acquired by the State of Maine in 1966 and is managed by the Bureau of Parks & Lands – AWW. The building is currently closed to the public and is not being used for any administrative purposes. The building was jacked, and leveled 30 years ago, but otherwise has had no significant renovations. The following report, for general reference, is available upon request: *National Register of Historic Places Registration Form* (November 2018).

Store House (Barn) (BGS 3530)



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The Store House was constructed in the 1920's. It was acquired by the State of Maine in 1966 and is managed by the Bureau of Parks & Lands – AWW. A portion of the first floor of the building is currently open to the public as a History Center. The remainder of the first floor is used for AWW equipment and supply storage. The second story has some equipment but is otherwise vacant. The Store House was jacked and leveled, and the roof shingled 30–40 years ago. The following reports, for general reference, are available upon request: *National Register of Historic Places Registration Form* (November 2018)

Renovations Scope of Services

The base scope of services, typical for BGS projects, includes in part, schedule and cost estimating, development of construction documents, and construction contract administration. The selected firm may be required to coordinate this work or additional work with other consultants contracted by the Owner. Other basic design tasks include:

- Comprehensive code compliance
- Structural upgrades
- Septic design, water system (well), interior plumbing
- Building envelope improvements on masonry, roofing, doors, and windows
- Limited interior finish restoration and repair
- Electrical design, power generation (Photovoltaic Solar System & Generator)
- Consideration of remediation tasks, as needed
- Planning for phased construction
- ADA improvements

Renovations Project Budget

The overall project budget for the two buildings is approximately \$2,300,000, divided among the two buildings and multiple phases.

Solar Power System Scope of Services

The base scope of services, typical for BGS projects, includes in part, schedule and cost estimating, development of construction documents, and construction contract administration. The selected firm may be required to coordinate this work or additional work with other consultants contracted by the Owner. Other basic design tasks include:

- Comprehensive electrical code compliance
- Solar Panels, AGM batteries, Charge Controller, System Control Panel, Inverter, Distribution Panel, and all necessary wiring; including to the existing backup generators
- 18K heat pump
- Any exterior structural upgrades to the roof to accommodate the solar system



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- Any interior construction to accommodate the heat pump and solar system

Solar Power System Project Budget

The overall project budget for the five same sized dwellings using the engineered plan is approximately \$260,000—roughly divided evenly among the five similarly designed buildings.

Anticipated Schedule

Table with 2 columns: Task and Date. Rows include RFQ responses due (6/20/2023), Short-listed firms notified (by 6/30/2023), A/E firm interviews (7/10/2023 to 7/14/2023), A/E firm selection (by 7/24/2023), Agreement approved (by 8/4/2023), and Project duration (7/24/2023 - 11/1/2025).

Submission Requirements

Interested firms should submit two paper 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. 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.

Firms responding to this RFQ must meet the Department of Interior's Professional Qualifications Standards (36 CFR Part 61). The selected firm shall possess a demonstrated familiarity and expertise with similar historic building projects.



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This RFQ combines two similar, yet distinct, projects located in close proximity. The Bureau of General Services has combined the projects to allow for options to engage one, two, or three firms based on this single selection process, for the purpose of identifying efficient design and construction procurements. The implementation phase for each building may or may not be concurrent.

Five *paper copies* of the Letter of Interest and Statement of Qualifications should be sent to Deane Rykerson, Bureau of General Services, Division of Planning, Design, & Construction, 77 State House Station, Augusta, Maine 04333 so as to be received not later than **1:00pm on June 20, 2023**. An *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 packages. The selection committee will rank all firms and negotiate fees with the highest ranked firm.

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.



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6. A BGS Architect/Engineer Agreement is drafted.
7. The agreement must be approved by BGS before work commences.