



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

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

The Department of Defense, Veterans, and Emergency Management wishes to procure architectural/engineering services for the Repair Airfield Pavements (BGS 3796) at 101st Air Refueling Wing in Bangor, Maine.

Project Description

Repair existing 138,866 SY of airfield AC and PCC pavements, including: Whiskey Apron, hangar access pavements, and Light Duty Apron. Per 2018 CETSC and 2022 AFCEC Airfield Pavements Evaluation Reports, existing pavements supporting the current 101st Air Refueling Wing mission of 10 PAA KC-135 aircraft are in various levels of degraded conditions. 25% of these pavements are in GOOD or SATISFACTORY condition, while the remaining 75% of pavements are in FAIR or worse condition. The largest section of hangar access apron is in SERIOUS condition (PCI of 25) with an UNSATISFACTORY Engineering Assessment, FOD rating of FAIR, and weight restriction of 215 kips.

Development of Construction Bid Documents based off the agreed to preliminary design conclusions. Design specifications shall ensure compliance with, and cost estimates shall incorporate, the “Build America Buy America” Act (BABA) under the Infrastructure Investment and Jobs Act of 2021.

Design shall be in accordance with latest published versions of Department of Defense (DoD) Unified Facilities Criteria (UFC), Air National Guard Engineering Technical Letter (ANG ETL) 10-03 “ANG Design Objectives and Procedures”, ANG ETL 12-06 “Design Meetings and Presentations”, and ANG ETL 15-01-00 “ANG Design Policy” and/or successor publications. Latest published UFCs and their referenced codes and criteria, and the latest published FAA Advisory Circulars and/or Host Airport Layout Plan, are effective upon issuance for projects that have not proceeded beyond 35% design completion.

Project shall be executed using the Design-Bid-Build method. Basis of Design shall be based upon standard design template, if any, in the latest published edition of ANGH 32-1084.

When designing for military aircraft, as required, reference latest published versions of Department of Defense (DoD) Unified Facilities Criteria (UFC) 3-260-02, Pavement Design for Airfields, inclusive of all sub-referenced applicable core UFC’s therein. Any discrepancies or deviations



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

between FAA requirements and UFC standards shall be brought to the NGB's attention for consideration and possible design amendment.

The project will also incorporate additive bid items for the mitigation of existing airfield waivers; including cost estimating, drawings, and specifications for each identified waiver.

The scope of services for this project includes, but may not be limited to, schedule and cost estimating, preliminary design, design development, contract documents, and administration of bidding and construction. The AE Consultant may be required to coordinate this work or additional work with other consultants contracted by the Owner.

Project Budget

The construction budget is approximately \$19.5 million, with an overall project budget not to exceed \$21.7 million.

Anticipated Schedule

RFQ responses due	8/1/2025
Short-listed firms notified	by 8/5/2025
A/E firm interviews.....	8/11/2025 to 8/15/2025
A/E firm selection	8/19/2025
Agreement approved	by 9/19/2025
Design completed.....	by 9/18/2026
Bids received.....	by 11/6/2026
Construction completed	by 2/28/2029
Project duration	8/1/2025 – 2/28/2029



State of Maine
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Submission Requirements

Interested firms should submit *one paper copy* and *two electronic copies* of a Letter of Interest with a Statement of Qualifications which includes their response to criteria A through G in the Selection Criteria table below.

The *paper copy* of the Letter of Interest and Statement of Qualifications should be sent to 1st Lt Tyler Field, Deputy Base Civil Engineer, 106 Ashley St, Bldg. 486, Bangor ANGB, Bangor, ME 04401, so as to be received not later than **1:00 PM on 1 August, 2025**.

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 and tyler.field@us.af.mil so as to meet the deadline noted above. Alternate methods of providing electronic copies, such as website links to file sharing sites, or flash drives, or encrypted e-mails are unacceptable and may invalidate the entire submission.

Selection Criteria

A.	Qualifications to undertake this project	Professional experience in general. Quality of services. Relevant disciplines. Size of firm or firms. Understanding of this project. Responsiveness to project by virtue of proximity. Discuss each of the above especially as it relates to the work of this project.
B.	Cost control experience	Ability to manage project budgets, and design to budgets, to create accurate construction cost estimates, and to utilize project cost controls in design and construction.
C.	Project experience	List of projects that demonstrate capabilities, with services provided for each project. Provide project details, date of completion, and client contact information for each. Note the involvement of the particular personnel who are proposed for this project.
D.	Similar project experience	List of recently completed projects similar in type, size, and other elements. Provide project details, date of completion, and client contact information for each. Note the involvement of the particular personnel who are proposed for this project.
E.	Project team	Organization of project team, with profiles of key personnel who would be involved in the project. Provide education,



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

		special training, experience, and responsibilities of personnel, especially as it relates to the work of this project. Experience working together as a unit.
F.	Workload projection	General illustration or statement of the ability of the project team to respond to this project schedule.
G.	Business references	List of business references other than those listed above, including contact information.

Firms responding shall employ personnel who have current licensure in the State of Maine who will serve as Architects, Engineers, and Landscape Architects of Record on this project. This project will utilize the standard BGS contract forms, and conform to BGS guidelines and policies such as the Architectural and Engineering fee policy, available on the BGS website (<https://www.maine.gov/dafs/bgs/forms>).

Firms responding will be screened and interviewed on the basis of qualifications only. Project fees and specific design solutions for this project shall 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 required by statute (Title 5, §1742 subsection 6), and described briefly here.

1. This Request for Qualifications (RFQ) solicitation is the step in the process after the Owner entity allocates funding, and receives approval from BGS to conduct the procurement.
2. Interested firms respond to the 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.



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

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.