



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

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**Request for Qualifications  
Information for Construction Managers at Risk**

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The Maine Department of Corrections wishes to procure Construction Manager at Risk services for the **Air Handler Replacement Project (Project #3814)** at Maine State Prison in Warren, Long Creek Youth Development Center in South Portland, and Mountain View Correctional Facility in Charleston.

The project scope of work consists of preconstruction and construction services for the phased replacement of aging rooftop air handling units, heat recovery units, and related roofing, controls, and electrical components at three active correctional facilities. Work is expected to include coordination with the Department, the design team, and the commissioning agent. Construction is budgeted at approximately \$38,000,000.

The Construction Manager at Risk (CMR) will be responsible for complete construction management services for each phase of the project at an agreed upon Guaranteed Maximum Price (GMP).

The scope of this project includes, but is not limited to, development of construction phasing and logistics plans suitable for secure, occupied correctional environments; selective demolition and removal of existing end-of-life mechanical equipment and associated roofing systems; installation of new air handling and related mechanical systems with necessary structural, electrical, controls, and building automation integration; associated roof replacement, flashing, insulation, and weatherproofing work where required to support the new equipment installations; testing, startup, and commissioning support; and close coordination to maintain facility operations, life safety, and security throughout construction. The Owner has procured Architectural and Engineering services with SMRT, Commissioning Services with Cx Associates, and Owner's Representation with the Gilco Corporation.

Design Documents have been developed and will be made available to the selected firm.

Interested companies should submit *four paper copies* and *one electronic copy* of a letter of interest with a Statement of Qualifications (SOQ) as prescribed by the companion document which describes the requirements of the submission. The SOQ refers to the selection criteria, also shown below, weighted as shown.



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- A. Qualifications to undertake the project (10);
- B. Experience with budgets, estimating, and project cost control (10);
- C. Profiles of key personnel (10);
- D. Technical approach (10);
- E. Projects which demonstrate broad capabilities (10);
- F. Recently completed projects of similar type and size (15);
- G. Legal issues (5);
- H. Safety record (5);
- I. Bonding capacity (5);
- J. Workload and project capacity (5);
- K. Business references (5);
- L. Maine economic impact (5);
- M. Sealed fee proposal (if selected for an interview) (5).

The *paper copies* of the Letter of Interest and Statement of Qualifications should be sent to Conner McFarland, Department of Corrections, 25 Tyson Drive, 111 State House Station, Augusta, Maine 04333-0111 so as to be received not later than **4:00 PM on 30 April 2026**. The *electronic copy* of the Letter of Interest and Statement of Qualifications should be sent as a combined file PDF document attachment in an email addressed to [BGS.Architect@Maine.gov](mailto:BGS.Architect@Maine.gov) so as to meet the deadline noted above and must be formatted as follows:

Email subject line to read:

***“CMaR-3814 Air Handler Replacement Project”***

Qualifications materials submitted (combined single PDF file) named:

***“Company Name-CMaR-3814 Air Handler Replacement Project.pdf”***

Companies 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 companies and negotiate fees with the highest ranked company.



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**Construction Manager at Risk Procurement Process**

The standard procurement process of Construction Manager at Risk services for public improvements is a Qualification Based Selection (QBS) process per statute (Title 5, §1743 *Public improvement construction contracts*, subsection 6), described briefly below.

1. The advertisement of this Request for Qualifications is the initial step in the process after the Agency assures that the project itself approved and funded. A clear scope of services statement is an essential component of the advertisement.
2. Interested companies 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 companies to interview for the project, typically three to five companies.
4. The Selection Committee interviews the companies. Second interviews may be scheduled. References are checked.
5. The Selection Committee ranks all of the interviewed companies. The Committee negotiates an agreement with the highest ranked company based on the scope of professional services identified in the RFQ and interview.
6. An Owner-CM agreement is pre-approved by BGS and drafted.
7. The negotiated agreement must be approved by BGS before work commences.