



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

Request for Qualifications
Information for Architects and Engineers

The Department of Agriculture, Conservation, and Forestry, Bureau of Parks and Lands (BPL) wishes to procure Architectural/Engineering services for a **Pier Restoration and Waterfront Infrastructure Improvement** (BGS 3830), at Colonial Pemaquid State Historic Site in New Harbor, Maine.

Project Description

Colonial Pemaquid State Historic Site is a waterfront historic site located in mid-coast Maine. The coastal peninsula was inhabited by native Americans for over seven thousand years and following the arrival of 17th century European settlers, the site was the epicenter of many regional conflicts between colonizing powers and native Americans. The State of Maine acquired the site in 1903, and in 1993 it was designated as a National Historic Landmark. The scenic waterfront of Colonial Pemaquid is owned and managed by BPL and offers visitors year-round recreational opportunities.

Severe storms in January 2024 resulted in significant damage to the pier and the attached waterfront restaurant building.

This project includes complete engineering services for the restoration of a 178-foot pier and the demolition of a 5,200 sq ft restaurant building. In place of the restaurant, BPL would like the selected firm to design an open-air picnic pavilion adjacent to the pier. The goal of this project is to restore safe public access with infrastructure improvements that are low maintenance and will withstand harsh natural forces for decades to come. This project is receiving federal and state disaster assistance through FEMA and MEMA.

Project Scope

The scope of the Pier Restoration and Waterfront Infrastructure Improvement project includes but is not limited to all appropriate surveys and testing, preliminary design, design development, schedule and cost estimating, complete construction documents from all appropriate engineering disciplines, all required federal, state, and local permitting and approvals, contractor procurement, project administration, and construction administration. One A/E firm will be chosen for this project. The selected firm will be responsible for coordinating a public presentation and gathering public comments in the early stages of design.

Notable design and engineering tasks in the project include the following:

1. Pier Restoration:

- A. Estimated cost of an in-kind replacement of the 178-foot pier and restaurant based on preexisting plans of the pier.



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- B. Design and estimate cost for an improved pier and covered picnic pavilion with the following design attributes:
- Pier that is designed to withstand the increasing intensity of storm surge for many years to come
 - Demolition of the existing restaurant structure and design of an open-air ADA picnic pavilion
 - Option to reuse the existing concrete building foundation for the picnic pavilion.
 - Option to reuse the existing restaurant electrical service to provide power to the picnic pavilion

Project Budget

The construction budget is approximately \$2,500,000, with an overall project budget not to exceed \$2,800,000.

Anticipated Schedule

RFQ responses due	2/21/2025
Short-listed firms notified	by 3/5/2025
A/E firm interviews.....	3/19/2025 to 3/21/2025
A/E firm selection	3/28/2025
Agreement approved	by 4/28/2025
Design completed.....	by 1/31/2026
Permitting completed	by 3/27/2026
Bids received.....	by 4/21/2026
Construction agreement approved	5/15/2026
Construction completed	by 12/15/2026
Construction duration.....	5/15/2026 – 12/15/2026

Submission Requirements

Interested firms should submit *three paper copies* and *one electronic copy* 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.



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The *paper copies* of the Letter of Interest and Statement of Qualifications should be sent to Owen Blease, 18 Elkins Lane, Augusta, Maine 04333 so as to be received no later than **1:00 PM on February 21, 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 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, 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.



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G.	Business references	List of business references other than those listed above, including contact information.
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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.
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.