



**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 **Helipad and Taxiway Repairs (BGS 3930)** at **Bldg. 260 Army Aviation Support Facility (AASF)** in **Bangor, Maine**.

**Project Description**

Project consists of the Investigative, Design, Construction and Construction Oversight services required to repair an existing helipad, taxiway, and all associated lighting. Size of the helipad is approximately 120 SY; the taxiway is approximately 713 SY and the lighting encompasses both structures. Due to its location, coordination with the Bangor International Airport will be required.

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. Initial award will be for services required to produce Issued for Bid (IFB) plans and specifications. Subsequent phases of this project are dependent upon funding from the National Guard Bureau and will be awarded once that funding is received.

**Project Budget**

The construction budget is approximately **\$2.26 million**, with an overall project budget not to exceed **\$2.5 million**.

**Anticipated Schedule**

|                                  |                        |
|----------------------------------|------------------------|
| RFQ responses due .....          | 4/23/2026              |
| Short-listed firms notified..... | by 5/1/2026            |
| A/E firm interviews.....         | 5/12/2026 to 5/14/2026 |
| A/E firm selection.....          | 5/15/2026              |
| Agreement approved.....          | by 5/22/2026           |
| Design completed.....            | by 9/30/2026           |
| Bids received.....               | by TBD                 |



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Construction completed ..... by TBD  
Project duration..... TBD – TBD



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## Submission Requirements

Interested firms should submit *four 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.

The *paper copies* of the Letter of Interest and Statement of Qualifications should be sent to Paul R. Lapointe, Bldg. 7, Camp Keyes, 194 Winthrop Street, Augusta, Maine 04330 so as to be received not later than **1:00 PM on 23 April 2026.**

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](mailto:BGS.Architect@Maine.gov) and [paul.r.lapointe.nfg@army.mil](mailto:paul.r.lapointe.nfg@army.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,  |



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|    |                     | 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.



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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.