



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 **Building #35 Renovation** (BGS 3954) at Camp Keyes Training Site, Augusta, Maine.

Project Description

Project consists of the investigative, design, construction and construction oversight services required to renovate and repurpose Bldg. 35 from a maintenance facility to a facility that contains the Directorate of Facilities Engineering's (DFE) maintenance personnel, staff and facilities. Building 35 was originally constructed in 1954 as an eight (8) maintenance bay structure consisting of approximately 10,266 square feet. Due to operational necessity, DFE is moving its maintenance shop and personnel to this facility which requires the following (not limited to) scope of services: 1) Construction of required office spaces; 2) Construction of a break room/conference room; 3) Installation of a fire suppression/mass notification system; 4) Construction of an updated electrical room and the upgrade of the electrical system; 5) Construction of a Telecommunication Room (requires RCDD) and phone/data infrastructure; 6) Modernization of the HVAC system to include the Building Automated Controls System (BACS); 7) Construction of two separate bathroom facilities and updated facility plumbing system; 8) Creation of a Supply Office with adequate storage space (will require mezzanines with fork lift access); 9) Creation of a Carpenter's Shop with adequate ventilation and power requirements; 10) Updated finishes, doors and door hardware as 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.

Project Budget

The construction budget is approximately \$ 3.5 million, with an overall project budget not to exceed \$ 3.95 million.



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Anticipated Schedule

RFQ responses due	6/25/2026
Short-listed firms notified.....	by 7/15/2026
A/E firm interviews.....	7/27/2026 to 7/31/2026
A/E firm selection	8/6/2026
Agreement approved.....	by 9/4/2026
Design completed.....	by 3/25/2027
Bids received.....	by 4/29/2027
Construction completed	by 12/4/2028
Project duration.....	5/6/2027 – 12/4/2028



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Submission Requirements

Interested firms should submit *five 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 Directorate of Facilities Engineering, ATTN: Mr. William Vanwickler, Deputy Director of Facilities, Bldg. 7, Camp Keyes, 194 Winthrop Street, Augusta, Maine 04330. so as to be received not later than **1:00 PM on June 25, 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 and william.e.vanwickler.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.



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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.
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.