



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

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

York County Community College wishes to procure Construction Manager at Risk services for the **Student and Workforce Housing Project (BGS #3977)** at York County Community College in Wells, Maine.

The project scope of work consists of preconstruction and construction services for new residential housing of approximately 160 beds on the York County Community College campus, serving both students and the region's workforce. Work is expected to include close coordination with the College, the design team, and the Owner's Representative. Construction is budgeted at approximately \$14,500,000.

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

The scope of this project includes, but is not limited to, preconstruction services during design, including cost estimating at each design phase, constructability review, value analysis, schedule development, and subcontractor and supplier market outreach; development of the GMP; competitive procurement of trade subcontracts; construction phasing and site logistics suitable for an active college campus, maintaining safe separation of construction activity from students, employees, and visitors; site work and utility connections; construction of the new residential facilities; and testing, startup, commissioning support, and closeout. The Owner has procured or is procuring Architectural and Engineering services and Owner's Representative services, and the CMR will work collaboratively with both.

Design will begin following selection of the Architect/Engineer, and the selected CMR will join the project team during design. Design documents will be made available to the selected firm as they are developed.

The project is supported in part by a U.S. Department of Housing and Urban Development Economic Development Initiative Community Project Funding (EDI-CPF) grant. The selected CMR and its subcontractors will be required to comply with applicable federal requirements, including the Build America, Buy America Act domestic preference for iron and steel, construction materials, and manufactured products; Section 3 of the Housing and Urban Development Act of 1968; federal suspension and debarment rules (2 CFR Part 180); and the contract provisions required under 2 CFR Part 200.



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Anticipated Schedule

RFQ posted	October 9, 2026
Responses due	October 26, 2026, 1:00 PM
Short-listed companies notified	by November 6, 2026
CMR interviews	week of November 16, 2026
CMR selection announced	by November 27, 2026
Design completed	by October 2027
Construction completed	by July 2029

Interested companies should submit *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.

- 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 *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 and to Kathy Connor at kconnor@maineccc.edu so as to be received not later than **1:00 PM on October 26, 2026**, and must be formatted as follows:

Email subject line to read:

“CMAr-3977 Student and Workforce Housing Project”

Qualifications materials submitted (combined single PDF file) named:

“Company Name-CMAr-3977 Student and Workforce Housing Project.pdf”



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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 is 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 above, 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.