



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 Partial Renovation of the Armed Forces Reserve Center Building, Bangor, Maine and Full Renovation of the Bog Brook Shower and Latrine Building, Gilead, Maine.

The scope of this project includes, but is not limited to, scheduling and cost estimating, preliminary design, coordination with local municipalities and regulatory agencies, code compliance, adherence to Unified Facilities Criteria (UFC) and Army National Guard requirements, design development, contract documents, and construction administration. The firm may be required to coordinate this work or additional work with other consultants contracted by the Owner. The Owner reserves the right to award the entire project to one A/E firm but will consider the option to select multiple firms if it is deemed to be in the Owners' best interest.

The scope of this project shall consist of partial renovation of the Armed Forces Reserve Center Building (AFRC) and full renovation of the Bog Brook Shower and Latrine Building. The AFRC partial renovation shall consist of building envelope, windows, doors, office areas, bathrooms, showers, kitchen and classrooms. The Bog Brook Shower and Latrine Building full renovation shall consist of an addition, building envelope, windows, doors, roof systems, bathrooms, showers and utility room. The utility systems shall be upgraded to include HVAC mechanical systems, Building Automation Control system, plumbing systems, and electrical system.

Interested firms should submit *four paper copies* and *one electronic copy* of a Letter of Interest with a Statement of Qualifications which includes the firm's response to each of the following criteria.

- A. qualifications to undertake this project;
- B. documented experience with budgets, estimating, and project cost control;
- C. list of projects that demonstrate the firm's capabilities;
- D. list of recently completed work of similar type and size projects, with client contact information for each project;
- E. organization of team and profiles of key personnel who would be involved in the project;
- F. statement of current workload and ability to absorb the project; and
- G. list of business references other than those listed above, including contact information.



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The *paper copies* of the Letter of Interest and Statement of Qualifications should be sent to Attn: DFE – Robert W. Palmer III, Renovation of the Armed Forces Reserve Center Building and Bog Brook Shower and Latrine Building, Bldg. 7 Camp Keyes, 194 Winthrop Street, Augusta, Maine 04330, so as to be received not later than 1:00 PM on 5 August 2022. The electronic copy of the Letter of Interest and Statement of Qualifications should be sent as an attachment to an email addressed to robert.w.palmer.nfg@army.mil and BGS.Architect@maine.gov so as to meet the deadline noted above.

Firms 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 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 per statute (Title 5, §1742 subsection 6), described briefly here.

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 firms 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 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.