



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

**Request for Qualifications  
Information for Architects and Engineers**

The Bureau of General Services wishes to procure architectural/engineering services for the **Shoring and Structural Upgrades project** at the Green Barn in Bangor, Maine.

**Project Description**

The Green Barn is a 40-foot by 104-foot agricultural storage structure that according to a published article dated July 1909 is of “plank frame construction”. The barn has wood clapboard siding on the exterior walls and a slate tile roof system. There are two functional levels of the barn, a single open space on the upper level and a lower level that has been subdivided into three storage spaces. The upper level is accessible by means of a wood framed ramp from a concrete abutment in the embankment at the front of the building. The lower level is accessible through any one of four overhead doors, one double swing door and one passage door. Currently the barn is utilized as cold storage of various forms of equipment and supplies.

The scope of services for this project includes assessing the building’s envelope and structure and designing any potential enhancements or upgrades that might be required as well as demolition and abatement plans if warranted. Additional restoration scopes of works may be contracted at the sole discretion of the owner. Assessments, investigations, design and construction admin and oversight services may be required or requested.

**Project Budget**

The construction budget is approximately \$500,000 with an overall project budget not to exceed \$1,000,000.

**Anticipated Schedule**

RFQ responses due .....	12/15/2023
Short-listed firms notified .....	by 12/22/2023
A/E firm interviews.....	1/2/2023 to 1/5/2024
A/E firm selection .....	1/10/2024
Agreement approved .....	by 2/1/2024
Design completed.....	6/1/2024
Bids received.....	7/1/2024



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Construction completed ..... by 12/30/2024  
Project duration.....2/1/2024 – 12/30/2024



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## Submission Requirements

Interested firms should submit *no 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 Letter of Interest and Statement of Qualifications should be sent to Jill Instasi at [BGS.Architect@maine.gov](mailto:BGS.Architect@maine.gov) so as to be received not later than **1:00 PM** on **12/15/2023**.

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.



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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, 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.



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7. The agreement must be approved by BGS before work commences.