

**REQUEST FOR QUALIFICATIONS
COMMISSIONING AGENT SERVICES
MSAD 17 New Middle School**

MSAD 17 wishes to procure commissioning agent services for the construction of the new middle school.

School Name and SF Area	Anticipated Construction Scope Summary
New Middle School <u>New School:</u> <i>First Floor – 28,500 +/- SF</i> <i>Second Floor – 78,000 +/- SF</i> <i>Third Floor – 19,500 +/- SF</i>	Construction of a new middle school on the site of the existing middle.

The architect of record is Harriman of Auburn, Maine.

Construction is scheduled to begin in Spring 2027; Substantial Completion for the school building is anticipated Summer 2029; The construction cost is estimated at approximately: \$73M The project is in the Contract Document phase. Construction Documents will be completed/issued between November and December 2026.

The MSAD 17 school district is seeking commissioning agent services to ensure that mechanical, electrical, plumbing, building envelope, and safety and security systems are complete and function properly upon occupancy, and that the Owner's staff has adequate system documentation and training. Commissioning efforts shall also satisfy the requirements of the current energy codes in effect.

Evaluation criteria for qualifications are based on:

- Proposed approach to the Project
- Past experience in performing commissioning agent services for similar projects
- Experience of the staff to perform the services required by the Project

Fees shall not be included in the response to this RFQ. Fees shall be negotiated with the firm determined by the Selection Committee to be the most qualified for these services.

MSAD 17 may invite the highest ranked companies to interview with the Selection Committee.

The companies that are selected will receive a Scope of Work document so that the company understands what is expected prior to the interview. Questions regarding this commissioning project will be addressed at the interview.

Interested parties should email a pdf copy to c.colley@msad17.org AND submit five paper copies and a digital copy on a thumb drive of their qualifications package on or before 2PM on Wednesday, September 16, 2026, to:

CFO Carrie Colley, MSAD 17, 232 Main Street Suite 2, South Paris, ME 04281