

REQUEST FOR QUALIFICATIONS COMMISSIONING AGENT SERVICES SCARBOROUGH PUBLIC SCHOOLS

Scarborough Public Schools wishes to procure commissioning agent services for the construction of the Scarborough Middle School renovations and additions; Wentworth Intermediate School renovations and additions; a new Eight Corners Primary School; Pleasant Hill Primary School renovations and additions; and Blue Point Primary School renovations and additions.

School Name and SF Area	Anticipated Construction Scope Summary
Eight Corners Primary School <u>New School:</u> Lower Level – 46,000 +/- SF Upper Level – 18,000 +/- SF	Construction of new school on existing site and over footprint of existing school. Completed with phased construction and demolition. The existing school and modular buildings are completely removed through the course of construction.
Blue Point Primary School <u>Existing School renovations:</u> 26,000 +/- SF <u>New Additions:</u> Café/Kitch: 2,300 +/- SF Classrooms: 11,000 +/- SF	New classroom addition added to back of school (northeast), to replace proposed removal of attached northwest modular building at the end of the existing school. New cafeteria addition is added to the southeast end of the existing school. Most areas within the existing school receive some level of either minor or major renovations.
Pleasant Hill Primary School <u>Existing School renovations:</u> 21,000 +/- SF <u>New Addition:</u> Classroom/Café: 20,000 +/- SF	New classroom / cafeteria / unified arts addition to southeast area of existing school. The addition will require demolition of an existing connected modular classroom addition at the rear of the existing school. Most areas within the existing school receive some level of either minor or major renovations. This will include relocation of the main entrance to the school.
Wentworth Intermediate School <u>Existing School renovations:</u> 1,500 +/- SF <u>New Addition:</u> Classrooms: 3,600 +/- SF	New 3 classroom addition proposed at the end of the southwest classroom wing of the existing school. Some areas of renovations are proposed to be completed in the southeast area of the second-floor classroom wing.
Scarborough Middle School <u>Existing School renovations:</u> 1 st - 68,000 +/- SF 2 nd – 32, 000 +/- SF New Additions: Classrooms 1 st : 26,000 +/- SF Classrooms 2 nd : 16,000 +/- SF Admin: 800 +/- SF	New 2 story 6 th grade classroom addition and 1 story unified arts addition proposed at the end of the existing easterly classroom wing of the school. A new administration expansion addition being proposed at the main entrance to the school. Removal of 2 remote modular buildings currently on site. Most areas within the existing school receive some level of either minor or major renovations. The MEP commissioning efforts of the existing school renovations are not the entire building but more limited to areas of reconfigurations. The entire school does receive new window replacement.

The architect of record is Harriman of Auburn, Maine.

Construction is scheduled to begin in Spring/Summer 2027; Substantial Completion for: the 3 Primary Schools is anticipated Summer 2029; Wentworth Intermediate School early 2028; and Scarborough Middle School early 2029. The construction cost is estimated at approximately: \$38M for Eight Corners Primary; \$18M for Blue Point Primary; \$22M for Pleasant Hill Primary; \$3M for Wentworth Intermediate; and \$32M for Scarborough Middle School. The projects are in the Design Development phase. Construction Documents will be completed/issued between January 2027 and April 2027. The project may be bid for construction together, in separate projects, or some combination thereof.

Scarborough Public Schools 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.

Scarborough Public Schools 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 dnadeau@scarboroughschools.org and tjepson@scarboroughschools.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 02, 2026, to:

Superintendent Diane Nadeau, Scarborough Public Schools, 259 U.S. Route 1, P.O. Box 370, Scarborough, ME 04074