**Request for Qualifications**

**Information for Architects and Engineers**

The Bureau of Real Estate Management (BREM) in coordination with the Department of Environmental Protection wishes to procure architectural/engineering services for the **Ray Building Renovation** at the East Campus (former AMHI Campus) in Augusta, Maine.

The scope of this project includes, but is not limited to, building envelope evaluation, structural evaluation, program confirmation, code compliance review, electrical, plumbing and mechanical system upgrades, building automation control system upgrades, fire suppression/fire alarm system upgrades, space planning, furniture and interior finishes design, possible LEED Certification options, energy conservation strategies, and alternative energy options. Services will include each phase of development from Schematic Design through Construction Administration.

The Ray Building has three floors plus an occupied basement and is approximately 56,000 square feet in area. The building is a contributing structure in the National Register historic district. Work is expected to commence immediately, targeting an early 2020 bid date, and construction in an unoccupied building. The selected firm may be required to coordinate this work or additional work with other consultants contracted by the Owner.

Interested firms should submit *five hard 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.

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

The *electronic and hard copies* of the Letter of Interest and Statement of Qualifications should be sent to Ms. Jill Instasi, Bureau of Real Estate Management, 111 Sewall Street, 4th Floor, Augusta ME 04333-0077 so as to be received not later than **1:00** PM on **July 26, 2019**. The *electronic copy* of the Letter of Interest and Statement of Qualifications should be sent as an attachment to an email addressed [BGS.Architect@Maine.gov](mailto: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 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 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 BREM Architect/Engineer Agreement is drafted.
7. The agreement must be approved by BREM before work commences.