



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

Request for Qualifications
Information for Architects and Engineers

The Department of Agriculture, Conservation, and Forestry, Bureau of Parks and Lands wishes to procure architectural/engineering services for the **Park Bathhouse and Utility Improvements** at Mount Blue State Park (BGS 3588) in Weld, Maine, and Rangeley Lake State Park (BGS 3591) in Rangeley, Maine.

Project Description

Rangeley Lake State Park was established in the 1960s and contains 869 acres and has 50 campsites on Rangeley Lake. It is a year-round park, featuring swimming, hiking, camping, fishing, hunting, wildlife viewing, and picturesque scenes for photography.

Mount Blue State Park is Maine's largest state park at approximately 8,000 acres divided into two sections by Webb Lake. It abuts more than 10,000 acres that makeup Tumbledown Public Lands. The park features 136 campsites and opportunities for swimming, hiking, biking, fishing, and boating. During winter months there is skiing, snowshoeing, snowmobiling, and ice skating at the Center Hill location.

The proposed project is an enhancement of day-use and camping facilities to provide a better user experience for visitors and improve compatibility with modern camping equipment and vehicles. The functional goal of the proposed project is to create park facilities which are efficient, sustainable, easy to maintain and provide a great experience for visitors of all backgrounds. For the duration of this project the site will be owner-occupied and open to the public.

Scope of Services

The scope of this project includes, but is not limited to, preliminary design; design development; schedule and cost estimating; complete construction documents; contractor procurement; and construction administration for new, replacement shower and bathroom buildings; new nature centers; new trailer dump stations and other utility upgrades at Rangeley Lake and Mount Blue State Parks. The Owner prefers to select one A/E firm for both park locations through this RFQ process. The selected firm will be responsible for creating separate bid packages for each location. The Owner intends to issue the bid packages on approximately the same date. The AE Consultant may be required to coordinate this work or additional work with other consultants contracted by the Owner.

Notable design and engineering tasks in the project include the following:

1. Rangeley Lake State Park:
 - (x2) New bathhouses with 6-8 single-user restrooms, with options for solar
 - Removal of existing bathhouses(x2)



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- New maintenance facility
- Upgrades to the RV trailer service station
 - Including upgrades to waste pump station, tanks and curbing
- Water and septic system upgrades
- Upgrades and repairs to the manager’s residence
- The addition of electrical and water hook-ups on existing sites, where practical
- New playground
- The addition of wireless connectivity throughout the park
- Electric, phone, and data upgrades in the park

2. Mount Blue State Park:

- (x2) New bathhouses with 8-10 single-user restrooms, and options for solar
 - Upgrades to septic systems as necessary
 - Removal of existing bathhouses
- (x2) New nature and visitor center
 - Removal of one existing nature center
- Repairs to a group shelter
- The addition of electrical and water hook-ups on existing sites, where practical
- The addition of wireless connectivity throughout the park
- Electric, phone, and data upgrades in the park
- (x2) New equipment storage building
- Upgrades and repairs to the manager’s residence
- Rehabilitation of the ranger cabin
- New playground

Upgrades and repairs to the amphitheater

Project Budget

The construction budget for Rangeley Lake State Park is approximately \$3,020,000 with an overall project budget not to exceed \$4,000,000. The construction budget for Mount Blue State Park is approximately \$3,745,000 with an overall project budget not to exceed \$5,250,000.

Anticipated Schedule

RFQ responses due	7/7/2023
Short-listed firms notified.....	by 7/10/2023
A/E firm interviews.....	7/17/2023 to 7/21/2023
A/E firm selection.....	7/24/2023
Agreement approved.....	by 8/7/2023
Project duration.....	8/8/2023 – 6/30/2025



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Submission Requirements

Interested firms should submit *five 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 *paper copies* of the Letter of Interest and Statement of Qualifications should be sent to Owen Blease, Senior Planner, Bureau of Parks and Lands, 22 State House Station, Augusta, Maine 04333-0022 so as to be received not later than **1:00 PM on July 7, 2023**.

The *electronic copy* of the Letter of Interest and Statement of Qualifications should be sent as an attachment to an email addressed to owen.blease@maine.gov and BGS.Architect@Maine.gov so as to meet the deadline noted above.

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 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.