

## **ADVERTISEMENT FOR REQUEST FOR QUALIFICATIONS (RFQ)**

**Pursuant to §41-16-72 of the Code of Alabama, 1975**, as amended, the State of Alabama Division of Facilities Management requests qualifications from qualified engineering professionals to provide detailed Facility Condition Assessments for State of Alabama owned and leased facilities. The assessments will be offered as a service provided to State agencies through the Department of Real Property Management Division of Facilities Management. This agreement will be an “Open End” agreement and facilities will be assessed when agencies request the service.

**Proposed Scope of Work:** The Scope of Work shall include but not be limited to the following: Conduct an assessment of the primary facility components such as mechanical, electrical, plumbing, structural components, vertical transportation, utilities, envelope, and life/health/safety components including ADA. Provide detailed reports, both written and electronic, which include cost of deferred maintenance, replacement cost, priority of replacement, and other relevant information typically included in an FCA. Provide access to an asset management database which will contain all of the information included in the FCA for a minimum of one year. Provide detailed “As-Built Floor Plans” of each facility in the event the owner does not have floor plans available. Assessments must be in compliance with ASTM E-2018.

The term of the agreement will be two years with the option to extend an additional two years. The engineering services will be contracted under both fees and hourly rates in accordance with the Manual of Procedures of the State of Alabama Department of Finance, Real Property Management, Division of Construction Management (DCM).

**Qualifications:** The Applicants shall demonstrate experience with similar projects and demonstrate familiarity with DCM’s procedures and forms. The assessment team shall have the following qualifications and experience:

- Previous project experience and performance as the principle engineer on projects of similar size, type, and complexity.
- Each project team member to demonstrate knowledge, experience and competence of primary facility systems and structural components as well as extensive field experience in existing structures equal or greater size and scope in the last 5 years.
- Previous experience working on a State of Alabama Project and familiarity with the Division of Construction Management’s procedures.
- The design team’s location and availability to visit and monitor the project site.
- Have a licensed Professional Engineer who is currently registered to practice in the State of Alabama on staff.

The Applicants and any consultants shall hold current professional licenses and be registered in the State of Alabama.

**Minimum Code of Alabama Requirements** (current Code of Alabama available at <http://alisondb.legislature.state.al.us/alison/codeofalabama/1975/coatoc.htm>):

§41-16-72(8) and (9) of the Code of Alabama - Recognizing the composition of Alabama's citizenship, the Awarding Authority/Owner encourages submissions from design professionals that represent Alabama firms with diversity in their staffing and proposed project team, including but not limited to, associated design professionals and consultants.

§41-16-82 of the Code of Alabama requires a disclosure statement to be completed and filed with all qualifications, proposals, bids, contracts, or grant proposals submitted to the State of Alabama in excess of \$5,000.00.

§31-13-1, et seq. of the Code of Alabama (Alabama Immigration Law) imposes conditions on the award of state contracts. Firms must agree to fully comply with the Immigration Reform and Control Act of 1986, as amended by the Immigration Act of 1990, and the Beason-Hammon Alabama Taxpayer and Citizen Protection Act. Architects and engineers should review and adhere to these guidelines as appropriate to their project type.

§41-16-5 of the Code of Alabama imposes conditions on the award of state contracts. The firm must certify that it is not currently engaged in, and will not engage in, the boycott of a person or an entity based in or doing business with a jurisdiction with which this state can enjoy open trade.

**Response:** Interested professionals shall submit:

1. A letter of interest.
2. A statement of qualification utilizing GSA Standard Form 330 for the primary firm and all proposed consultants, information for similar relevant projects including the project description, project budget, scope of work, photographs (before and after), Owner's name and contact information, plus any other relevant information. Form 330 is available at <https://www.gsa.gov/reference/forms>.
3. A completed Alabama Vendor Disclosure Statement. The form is available at <https://examiners.alabama.gov/PDF/publications/Vendor-Disclosure-Statement.pdf>.

**Qualifications must be received no later than 4:00PM (Central Time) on April 2, 2021.**

Submit three (3) Copies of all required proposal information to:

David Morrow  
Division of Facilities Management  
State of Alabama Department of Finance

Physical Address:  
RSA Plaza  
770 Washington Avenue, Suite 470  
Montgomery, AL 36104

Mailing Address:  
Post Office Box 301150  
Montgomery, AL 36130-1150

For questions and additional information, contact David Morrow at (334) 353-0372 or by email at [david.morrow@realproperty.alabama.gov](mailto:david.morrow@realproperty.alabama.gov).

This request for qualifications is not an offer to contract but seeks the submission of qualifications from qualified, professional respondents that may form the basis for the negotiation of an agreement. The Awarding Authority/Owner reserves the right to reject any or all qualifications and to solicit additional qualifications, through the RFQ process, if that is determined to be in the best interests of the State of Alabama. There is no guarantee of any specific quantity of work will be awarded through this RFQ.