

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

LOCAL EDUCATION AGENCIES FACILITY CONDIITON ASSESSMENTS

Pursuant to §41-16-72 of the Code of Alabama, 1975, as amended, the Alabama State Department of Education (ALSDE) requests qualifications from qualified Architects and/or engineering professionals licensed in the State of Alabama to provide detailed Facility Condition Assessments for State of Alabama owned and leased facilities. This may be 1 or multiple Agreements as required. The assessments will be conducted as a service provided to Local Education Agencies through the Alabama State Department of Education. This agreement will be managed by the Alabama State Department of Education and work will be performed in the identified Local Education Agencies.

Proposed Scope of Work: The Scope of Work shall include but not be limited to the following: Assess the primary facility components such as mechanical, electrical, plumbing, structural components, vertical transportation, utilities, building envelope including roofs, and life/health/safety components including ADA. Provide detailed reports, both written and electronic, which include cost of deferred maintenance, replacement cost, relative order of magnitude for 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. As an extra service, as per each Facility, a detailed “As-Built Floor Plans” of the facility(s) may be requested in the event the owner does not have floor plans available. Assessments must follow ASTM E-2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process. These facilities will be throughout the State of Alabama and not in any one location as determined by each deliverable. The Assessments need to be completed and invoiced by August 2024. There will be 134 estimated facilities that need to be in this Facility Assessment. A listing of facilities with the estimated square footage is provided in Appendix A.

The term of the Agreement will be six months with the option to extend an additional one year. The architectural/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 ALSDE’s and DCM’s procedures and forms. The assessment team shall have the following qualifications and experience:

- Previous project experience and performance as the principal architect/engineer on Facility Assessment 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 sites throughout the State and to provide FCAs in a timely manner
- The Contracting Architect/Engineer is to be a licensed Professional Architect/Engineer who is currently registered to practice in the State of Alabama on staff.

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

§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>. Please include a sample FCA your team has conducted.
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 February 21, 2024. Submit

three (3) Copies (and 1 thumb drive) of all required proposal information to:

Dr. Brandon Payne

Alabama State Department of Education

Office of School Facilities

Physical Address:

Gordon Person Building

50 North Ripley Street

Montgomery, AL 36104

Mailing Address:

Post Office Box 302101

Montgomery, AL 36130-2101

For questions and additional information, contact Jessica Ragan at (334) 694-4902 or by email at jragan@alsde.edu.

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.

All Site Data
Appendix A

System Code	School Code	System Name	School Name	Physical Address				Grade Range	Square Footage
				Street	City	State	ZIP 5		
003	0020	Barbour County	Barbour County High School	165 S. Midway Street	Clayton	AL	36016	07-12	56,000
003	0035	Barbour County	Barbour County Intermediate School	18 Beaty Drive	Louisville	AL	36048	02-06	37,000
003	0025	Barbour County	Barbour County Primary School	168 Western Bypass	Clayton	AL	36016	PK-01	47,000
006	6000	Bullock County	Bullock County Career Technical Center	304 Blackmon Ave E	Union Springs	AL	36089-1625	08-12	50,000
006	0050	Bullock County	Bullock County High School	911 Sardis Road	Union Springs	AL	36089-5108	09-12	88,000
006	0030	Bullock County	South Highlands Middle School	700 Bernard Street	Union Springs	AL	36089-0111	05-08	33,000
006	0040	Bullock County	Union Springs Elementary School	211 Conecuh Avenue West	Union Springs	AL	36089-1314	PK-04	73,000
007	0085	Butler County	Georgiana School	866 Highway 31 South	Georgiana	AL	36033	PK-12	102,000
007	0050	Butler County	Greenville Elementary School	102 Butler Cir	Greenville	AL	36037	03-04	25,000
007	0030	Butler County	Greenville High School	100 Tiger Dr	Greenville	AL	36037	09-12	160,000
007	0040	Butler County	Greenville Middle School	300 Overlook Rd	Greenville	AL	36037	05-08	120,000
007	0060	Butler County	McKenzie High School	221 North Garland Road	McKenzie	AL	36456-0158	PK-12	55,000
007	0080	Butler County	WO Parmer Elementary School	100 Butler Circle	Greenville	AL	36037	PK-02	87,000
009	0130	Chambers County	Bob Harding-Shawmut Elementary	3301 23rd Dr	Valley	AL	36854-3102	PK-02	33,000
009	0030	Chambers County	Fairfax Elementary School	502 Blvd.	Valley	AL	36854-4800	PK-05	73,000
009	0060	Chambers County	Huguley Elementary School	3011 Phillips Rd	Lanett	AL	36863-6233	PK-05	55,000
009	6000	Chambers County	Inspire Academy	318 AVC Drive	Lafayette	AL	36862	09-12	45,000
009	0100	Chambers County	John P Powell Middle School	300 Ave A SE	Lafayette	AL	36862	06-08	43,000
009	0070	Chambers County	Lafayette Eastside Elementary School	300 Ave A SE	Lafayette	AL	36862-2700	PK-05	53,000
009	0080	Chambers County	Lafayette High School	214 1st Ave SE	Lafayette	AL	36862	09-12	107,000
009	0140	Chambers County	Valley High School	501 Highway 29	Valley	AL	36854	09-12	141,000
009	0150	Chambers County	W F Burns Middle School	292 Johnson St	Valley	AL	36854	06-08	82,000
012	0025	Choctaw County	Choctaw County Elementary	201 Tom Orr Drive	Butler	AL	36904-2409	PK-06	77,000
012	0020	Choctaw County	Choctaw County High School	277 Tom Orr Drive	Butler	AL	36904	07-12	100,000
012	0075	Choctaw County	Southern Choctaw Elementary School	10935 Highway 17	Gilbertown	AL	36908-2237	PK-06	65,000
012	0080	Choctaw County	Southern Choctaw High School	10941 Highway 17	Gilbertown	AL	36908	07-12	89,000
014	0010	Clay County	Ashland Elementary School	223 3rd Street Sw	Ashland	AL	36251	PK-06	50,000
014	0085	Clay County	Central High School of Clay County	1 Bob Riley Drive	Lineville	AL	36266	09-12	32,000
014	0084	Clay County	Central Jr High School of Clay County	1 Bob Riley Drive	Lineville	AL	36266	07-08	32,000
014	6001	Clay County	Clay County Career Development Center	8177 Highway 9	Ashland	AL	36251-	07-12	4,000
014	0060	Clay County	Lineville Elementary School	18 West Main	Lineville	AL	36266-0220	PK-06	67,000
019	0003	Coosa County	Central Elementary School	95 Coosa County Rd 75	Rockford	AL	35136-9500	OK-06	40,000
019	0005	Coosa County	Central High School	97 Coosa County Road 75	Rockford	AL	35136-3710	07-12	59,000
021	0010	Crenshaw County	Brantley High School	8879 N Main St	Brantley	AL	36009	PK-12	71,000
021	6010	Crenshaw County	Crenshaw County Career Academy	183 Votec Dr	Luverne	AL	36049	07-12	10,000
021	0030	Crenshaw County	Highland Home School	1434 Montgomery Hwy	Highland Home	AL	36041	PK-12	96,000
021	0050	Crenshaw County	Luverne High School	194 First Ave	Luverne	AL	36049	PK-12	119,000
024	0010	Dallas County	Brantley Elementary School	5585 Water Ave	Selma	AL	36703-8711	PK-06	42,000
024	0220	Dallas County	Bruce K Craig Elementary School	Building 108 Craig Ind Park	Selma	AL	36701-8138	PK-05	42,000
024	6010	Dallas County	Dallas County Career Technical Center	1306 Roosevelt Ave	Selma	AL	36701	07-12	45,000
024	0020	Dallas County	Dallas County High School	335 5th Ave	Plantersville	AL	36758	09-12	86,000
024	0070	Dallas County	JE Terry Elementary School	70 Academy St	Plantersville	AL	36758-2517	PK-06	25,000
024	0080	Dallas County	Keith Middle-High School	1166 Dallas Road 115	Orrville	AL	36767-2634	06-12	90,000
024	0100	Dallas County	Salem Elementary School	3486 Dallas Road 3	Orrville	AL	36767-2532	PK-05	26,000
024	0120	Dallas County	Southside High School	7975 US Highway 80 E	Selma	AL	36701-1001	09-12	102,000
024	0215	Dallas County	Southside Primary School	3104 Old Montgomery Hwy	Selma	AL	36701-8100	PK-02	40,000
024	0130	Dallas County	Tipton Durant Middle School	2500 Tipton St	Selma	AL	36701-7848	06-08	63,000

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System Code	School Code	System Name	School Name	Physical Address				Grade Range	Square Footage
				Street	City	State	ZIP 5		
024	0150	Dallas County	Valley Grande Elementary School	2765 Dallas County Road 81	Valley Grande	AL	36701-9005	PK-06	40,000
024	0170	Dallas County	William R Martin Middle School	2863 County Road 81	Valley Grande	AL	36703-9013	07-08	49,000
030	0010	Franklin County	Belgreen High School	14220 Highway 187	Russellville	AL	35653	PK-12	77,000
030	0015	Franklin County	East Franklin Junior High School	1815 Highway 89	Phil Campbell	AL	35581	PK-09	29,000
030	6000	Franklin County	Franklin County Career Technical Center	85 Jail Springs Road	Russellville	AL	35653	09-12	23,000
030	0035	Franklin County	Phil Campbell Elementary School	148 Camp Street	Phil Campbell	AL	35581	PK-06	30,000
030	0030	Franklin County	Phil Campbell High School	65 School St	Phil Campbell	AL	35581	07-12	67,000
030	0045	Franklin County	Red Bay Elementary	800 8th Street	Red Bay	AL	35582	PK-06	18,000
030	0040	Franklin County	Red Bay High School	800 8th St	Red Bay	AL	35582	07-12	47,000
030	0060	Franklin County	Tharptown Elementary School	145 Highway 80	Russellville	AL	35654-9128	PK-06	28,000
030	0065	Franklin County	Tharptown High School	255 Highway 80	Russellville	AL	35654	07-12	32,000
030	0090	Franklin County	Vina High School	8250 County Road 23	Vina	AL	35593	PK-12	43,000
032	0025	Greene County	Eutaw Primary School	212 Eutaw Ave	Eutaw	AL	35462-1345	PK-03	40,000
032	6010	Greene County	Greene County Career Center	14223 U. S. Highway 11 South	Eutaw	AL	35462-0711	09-12	9,000
032	0030	Greene County	Greene County High School	14221 Highway 11 South	Eutaw	AL	35462	09-12	69,000
032	6000	Greene County	Peter J Kirksey Career Center	836 County Road 131	Eutaw	AL	35462	09-12	29,000
032	0040	Greene County	Robert Brown Middle School	623 Mespotamia Street	Eutaw	AL	35462	04-08	58,000
033	6000	Hale County	College and Career Academy	19875 AL Hwy 69 N	Greensboro	AL	36744	09-12	45,000
033	0041	Hale County	Greensboro Elementary School	1801 South Street	Greensboro	AL	36744	PK-05	104,000
033	0043	Hale County	Greensboro High School	1221 Baptist Hill Road	Greensboro	AL	36744	09-12	60,000
033	0042	Hale County	Greensboro Middle School	620 Carver Street	Greensboro	AL	36744	06-08	54,000
033	0050	Hale County	Hale County High School	50 Wildcat Way	Moundville	AL	35474-0188	09-12	47,000
033	0055	Hale County	Hale County Middle School	120 Wildcat Way	Moundville	AL	35474	06-08	40,000
033	0060	Hale County	Moundville Elementary School	537 Alabama Ave	Moundville	AL	35474	PK-05	95,000
043	0015	Lowndes County	Calhoun High School	8213 County Road 33	Letohatchee	AL	36047	09-12	79,000
043	0020	Lowndes County	Central Elementary School	141 Main St	Hayneville	AL	36040	PK-05	50,265
043	0025	Lowndes County	Central High School	145 Main St	Hayneville	AL	36040	09-12	59,000
043	0030	Lowndes County	Fort Deposit Elementary School	200 Gilmer Hills Rd	Fort Deposit	AL	36032	PK-05	45,000
043	0040	Lowndes County	Hayneville Middle School	101 Lafayette St	Hayneville	AL	36040	06-08	38,000
043	0080	Lowndes County	Jackson-Steele Elementary School	570 Freedom Rd	Hayneville	AL	36040	PK-05	28,000
043	6000	Lowndes County	Lowndes County Career Technical Center	147 Main St	Hayneville	AL	36040	09-12	22,000
043	0050	Lowndes County	Lowndes County Middle School	301 Old School Drive	Fort Deposit	AL	36032	06-08	48,000
044	0010	Macon County	Booker T Washington High	3803 M L K Highway	Tuskegee	AL	36083	09-12	227,000
044	8000	Macon County	Brighter Path Tuskegee, LLC	4280 US Highway 29 South	Tuskegee	AL	36083	PK-12	15,000
044	0020	Macon County	DC Wolfe School	4450 Cross Keys Rd	Shorter	AL	36075	PK-06	64,000
044	0025	Macon County	George Washington Carver Elementary School	303 Union Springs Highway	Tuskegee	AL	36083	PK-03	150,000
044	6000	Macon County	Macon County Area Vocational School	1902 Taylor Street	Tuskegee Inst	AL	36083	09-12	15,000
044	0060	Macon County	Notasulga High School	500 E Main St	Notasulga	AL	36866	PK-12	65,000
044	0100	Macon County	Tuskegee Institute Middle School	1809 Franklin Rd	Tuskegee Institute	AL	36088	07-08	110,000
044	0095	Macon County	Tuskegee Public Elementary	101 E Price St	Tuskegee	AL	36083	04-06	73,000
046	0010	Marengo County	Amelia L. Johnson High School	Coates St	Thomaston	AL	36783	PK-12	85,000
046	0060	Marengo County	Marengo High School	212 Panther Drive	Dixons Mills	AL	36736	PK-12	125,000
046	0090	Marengo County	Sweet Water High School	440 Main Street	Sweet Water	AL	36782	PK-12	90,000
050	0080	Monroe County	C P Carmichael Alternative School	1323 Veterans Drive	Monroeville	AL	36460	OK-12	15,000
050	0020	Monroe County	Excel High School	3010 Hwy 136 W	Excel	AL	36439	PK-12	140,000
050	0055	Monroe County	J F Shields High School	17688 Highway 21 N	Beatrice	AL	36425	PK-12	99,000
050	0060	Monroe County	J U Blacksher School	15933 Hwy 21 S	Uriah	AL	36480	PK-12	97,000

