

DCM Use OnlyDCM RFQ#: 2026-006Date Posted: 03/24/2026**ADVERTISEMENT FOR
REQUEST FOR QUALIFICATIONS (RFQ)****LOCAL EDUCATION AGENCIES FACILITY CONDITION ASSESSMENTS**

Pursuant to §41-4-133 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 2027. There will be 124 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 two years 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 <https://alison.legislature.state.al.us/code-of-alabama>):

§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 April 10, 2026.

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

Dr. Johnny Whaley

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.

System	School	System Name	School Name	Physical Address	City	State	Zip_5	Zip_4	Grade Low	Grade High	Square Footage
038	0055	Lamar County	South Lamar School	Street 300 Sis Road	Millport	AL	35576	0309	PK	12	126,379
038	0060	Lamar County	Sulligent School	500 Elm St	Sulligent	AL	35586	0367	PK	12	169,880
038	0080	Lamar County	Vernon Elementary School	9700 Hwy 18 W	Vernon	AL	35592	0000	PK	03	51,383
038	0090	Lamar County	Lamar County High-Intermediate	8990 Highway 18	Vernon	AL	35592	0000	04	12	123,000
038	6000	Lamar County	Lamar County School Of Technology	43880 Hwy 17 South	Vernon	AL	35592	0000	10	12	40,018
047	0010	Marion County	Brilliant School	10180 State Highway 129	Brilliant	AL	35548	0000	OK	12	86,912
047	0060	Marion County	Guin Elementary School	7980 U S Highway 43	Guin	AL	35563	0000	PK	06	41,981
047	0065	Marion County	Hackleburg Elementary School	185 School Street	Hackleburg	AL	35564	4066	PK	05	60,738
047	0070	Marion County	Hackleburg High School	185 School St.	Hackleburg	AL	35564	0310	06	12	60,738
047	0075	Marion County	Hamilton Elementary School	784 10th Ave SW	Hamilton	AL	35570	0000	PK	04	116,867
047	0080	Marion County	Hamilton Middle School	400 Military St S	Hamilton	AL	35570	0000	05	08	52,295
047	0090	Marion County	Hamilton High School	211 Aggie Ave	Hamilton	AL	35570	0000	09	12	110,955
047	0100	Marion County	Marion County High School	8115 US Highway 43	Guin	AL	35563	0000	07	12	73,480
047	0105	Marion County	Phillips Elementary School	160 School Ave	Bear Creek	AL	35543	0000	PK	06	27,199
047	0110	Marion County	Phillips High School	142 School Avenue	Bear Creek	AL	35543	4720	07	12	59,897
047	2500	Marion County	Marion County Alternative School	188 Winchester Dr	Hamilton	AL	35570	6626	OK	12	2,850
054	0010	Pickens County	Aliceville Elementary School	800 Columbus Rd NW	Aliceville	AL	35442	1623	PK	06	55,310
054	0020	Pickens County	Aliceville High School	417 3rd St Se	Aliceville	AL	35442	0000	07	12	148,673
054	0060	Pickens County	Gordo Elementary School	535 4th St NW	Gordo	AL	35466	0000	PK	06	68,938
054	0070	Pickens County	Gordo High School	630 4th St NW	Gordo	AL	35466	0000	07	12	88,151
054	0080	Pickens County	Pickens County High School	205 4th Ave SE	Reform	AL	35481	0000	05	12	85,731
054	0090	Pickens County	Reform Elementary School	815 7th Ave Sw	Reform	AL	35481	0000	PK	04	61,346
054	2500	Pickens County	Pickens County Alternative School	377 Ladow Center Circle	Carrilton	AL	35447	0000	OK	12	5,720
055	0010	Pike County	Banks School	9769 N. U. S. Hwy. 29	Banks	AL	36005	0000	PK	08	78,150
055	0025	Pike County	Goshen Elementary School	23 County Road 2238	Goshen	AL	36035	0000	PK	06	46,128
055	0030	Pike County	Goshen High School	286 Eagle Circle	Goshen	AL	36035	0000	07	12	96,652
055	0039	Pike County	Pike County Elementary School	186 Hillcrest Court	Brundidge	AL	36010	0000	PK	06	69,093
055	0040	Pike County	Pike County High School	552 S. Main Street	Brundidge	AL	36010	0000	07	12	103,155
055	0045	Pike County	Pike County Alternative Learning Center	101 West Love Street	Troy	AL	36081	0000	05	12	768
062	0015	Tallapoosa County	Dadeville Elementary School	670 E Columbus St	Dadeville	AL	36853	0000	PK	05	49,304
062	0020	Tallapoosa County	Dadeville High School	227 Weldon St	Dadeville	AL	36853	0000	06	12	122,297
062	0045	Tallapoosa County	Edward Bell Career Technical Center	251 MLK Street	Camp Hill	AL	36850	0000	09	12	52,419
062	0065	Tallapoosa County	Horseshoe Bend High School	10684 Highway 22 E	New Site	AL	36256	0000	PK	12	107,290
062	0080	Tallapoosa County	Reeltown High School	4090 AL Highway 120	Notasulga	AL	36866	0000	06	12	97,392
062	0085	Tallapoosa County	Reeltown Elementary School	3950 AL Hwy 120	Notasulga	AL	36866	0000	PK	05	
062	2500	Tallapoosa County	Tallapoosa County Alternative School	679 East Columbus StreetRm 113	Dadeville	al	36853	1371	OK	12	2,000

