

DCM Use OnlyDCM RFQ#: 2026-014Date Posted: 07/09/2026

ALABAMA DEPARTMENT OF FINANCE – REAL PROPERTY MANAGEMENT
DIVISION OF CONSTRUCTION MANAGEMENT
ADVERTISEMENT FOR BUILDING ENVELOPE CONSULTANT
REQUEST FOR QUALIFICATIONS

Pursuant to §41-4-133 of the Code of Alabama, 1975, as amended, the Alabama Department of Finance, Real Property Management, Division of Construction Management (DCM) requests qualifications from qualified building envelope firms under an Open-End Agreement for various projects at governmental facilities throughout the State of Alabama. The Open-End Agreement(s) may be awarded to multiple firms and the 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.

Proposed Scope of Work: The services will cover various repairs, maintenance, and incidental construction projects at governmental facilities throughout the State of Alabama. The work will be for various State Agencies requiring professional design services to include emergency response. The projects will vary in size, complexity, and duration. The individual estimated project budgets will not generally exceed \$250,000.00. The maximum estimated project budget for each Open-End Agreement is \$2,000,000. The term of the agreement will be for two (2) years with an option to renew for two (2) additional years.

Qualifications: Applicants should have experience with full project management from project inception through completion of construction; and knowledge of and experience with the State of Alabama Department of Finance, Real Property Management, Division of Construction Management procedures for design and construction projects. Applicants and consultants shall hold current professional licenses and be registered in the State of Alabama. Applicants will be selected on the basis of experience and competence of the firm and its principals; past performance record on other projects as regards to quality of work, timely performance, diligence, ability to meet budgets, and other related items; and familiarity with conditions, codes, and other ordinances where such knowledge is essential to the proper performance of the contract; proximity to site improvements; qualifications of consulting engineers, specialists, surveyors, or testing laboratories proposed to be employed by the firms under consideration.

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, 1975, as amended requires a disclosure statement to be completed and filed with all proposals, bids, contracts, or grant proposals submitted to the State of Alabama in excess of \$5,000.

§31-13-1, et seq. of the Code of Alabama, 1975, as amended (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, 1975, as amended 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.

§41-16-163 of the Code of Alabama, 1975, as amended requires the contracting parties affirm, for the duration of the agreement, that they are not currently engaged in, and will not engage in, economic boycotts.

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/forms>.
3. A completed Alabama Vendor Disclosure Statement. The form is available at <https://www.alabamaag.gov/wp-content/uploads/2025/10/Alabama-Vendor-Disclosure-Statement.pdf>.

Qualifications must be received no later than 4:00 p.m. (Central Time) on August 11, 2026.

Submit all required qualification information, in Adobe format and in one file named **{Firm Name} DCM Building Envelope Open-End Agreement.pdf**, by one of the following methods:

1. Responses where the file **is less than 10 MB** may be emailed directly to: Eric Holt at eric.holt@rpm.alabama.gov. **(Please note that DCM cannot receive emails with total attachments larger than 10MB.)**
2. Responses may also be submitted via a Teams channel that will be private to each responding firm. In order to receive access to the Teams channel the firm must email a maximum of two email addresses to eric.holt@rpm.alabama.gov by 1:00 p.m. Central Time August 10, 2026 and then DCM will grant access to those two email addresses. **(Please note that the absolute maximum size of the response shall be limited to 25MB.)**

Shortlisted firms will be notified via email by Tuesday, August 18, 2026. A separate package describing the interview process/agenda will be forwarded to the short listed firms.

Interviews will be held virtually August 26-27, 2026.

Questions are to be addressed to Joe De Le Ree at joe.deleree@rpm.alabama.gov or Katie Williams at katie.williams@rpm.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. DCM 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.