

DCM RFQ #: 2026-021
Date Posted: 09/23/2026

REQUEST FOR QUALIFICATIONS
ALABAMA BUILDING RENOVATION FINANCE AUTHORITY
Architect Open-End Agreement (RFQ)

Pursuant to §41-4-133 of the Code of Alabama, 1975, as amended, the Alabama Building Renovation Finance Authority (ABRFA) requests qualifications from licensed Architects, Interior Designers, Professional firms, or joint ventures thereof to provide professional Architectural, Interior services, and Water Intrusion including roof work under an **Architect Open-End Agreement**, on an as needed basis, for various projects for buildings owned or managed by ABRFA in Montgomery Alabama. Multiple Open-End Agreements will be awarded, and the services will be contracted under both fees and hourly rates per the Manual of Procedures for the Alabama Division of Construction Management.

Proposed Scope of Work: The Scope of Work shall include but not be limited to the following: Interior Renovations within ABRFA Buildings and/or Properties. To also include but not be limited to Office renovations, Roofs, Water Intrusion, Food Services, Interior Design Projects, Wayfinding, comprehensive signage, electronic directory solutions, and Common Area reconfigurations to create a more vibrant, modern, professional workplace. Creative solutions are welcomed. A Common Area would include but not be limited to Lobby areas, meeting rooms, Auditoriums, and food service areas. The projects will vary in size, complexity, and duration. The maximum estimated construction budget for each Open-End Agreement is \$3,000,000. This is a fully locally funded Project.

The term of the agreement will be for two (2) years with an option to renew for two (2) additional years. (or as required to finalize projects) Services under this Agreement will be provided as needed and requested by the Owner. The design 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 Architectural team shall have the following qualifications and experience:

- Previous project experience (in the last 5 years) and performance as the principal architect on projects of similar size, type, and complexity as well as familiarity with conditions, codes, and other ordinances where such knowledge is essential to the proper performance of the Agreement. Please provide photographs in your submittal of new Common Areas noted above, Training Rooms, Wayfinding, etc.
- Applicants will be selected based on experience and competence of the firm and its principals; past performance record on other similar type projects as regards quality of work, timely performance, diligence, ability to meet budgets, and other related items.
- Previous experience working on State of Alabama Projects and familiarity with the Division of Construction Management's procedures.
- The design team's location and availability to visit and monitor the general site.
- Have a licensed Professional Architect and Interior Designer who is currently registered to practice in the State of Alabama on staff.

Recognizing the composition of Alabama's citizenship, the Alabama Building Renovation Finance Authority encourages submissions from engineering professionals that represent Alabama firms with diversity in their staffing and proposed project team, including but not limited to, associated design and engineering professionals and consultants.

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 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, 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/reference/forms>.
3. A completed Alabama Vendor Disclosure Statement. The form is available at <https://www.alabamaag.gov/forms-and-links/>.

Qualifications must be received no later than 4:00 PM (Central Daylight Time) on Thursday October 15, 2026.

Submit One (1) Hard Copy and 1 thumb drive (10MB max) of all required Qualification information to:

Katie Williams, Project Architect
Department of Finance
Division of Construction Management

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

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

Questions and or information related to delivery of qualifications shall be directed to Katie Williams via email 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. The 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.