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 2025. There will be 26 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 24, 2025.

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.

Appendix A

				Physical Address					
System Code	School Code	System Name	School Name	Street	City	State	ZIP 5	Grade Range	Square Footage
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
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
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
050	6000	Monroe County	Monroe County Career/technical Center	230 Tiger Dr	Monroeville	AL	36460	09-12	22,000
050	0070	Monroe County	Monroe County High School	212 Tiger Dr	Monroeville	AL	36460	09-12	102,000
050	0090	Monroe County	Monroe Intermediate School	3366 County Rd 49	Lower Peachtree	AL	36751	PK-08	20,000
050	0100	Monroe County	Monroeville Elementary School	297 S Mount Pleasant Ave	Monroeville	AL	36460-1894	PK-04	83,000
050	0110	Monroe County	Monroeville Middle School	201 York Street	Monroeville	AL	36460	05-08	55,000
									1,892,000