REQUEST FOR QUALIFICATIONS
FOR PROFESSIONAL COMMISSIONING SERVICES
OF A NEW FIELD OFFICE FOR THE
ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

Pursuant to §41-16-72, of the Code of Alabama, as amended, the Alabama Department of Environmental Management - ADEM is requesting submittals from qualified Commissioning Authority (CxA) professionals licensed in the State of Alabama. The CxA will provide Commissioning services for A New Field Office in Mobile Alabama, located in the 1600 Block of South Broad Street, Mobile, Alabama. The contract will be awarded to one professional commissioning firm and the services will be contracted per the Manual of Procedures for the Alabama Building Commission.

Project General Description and Scope: The scope of work shall include but is not limited to the commissioning services that are typically associated with commissioning of building and laboratory projects. The services are for a project currently being designed which includes a new building consisting of roughly 8,000 square feet of office space and roughly 5,000 square feet of laboratory space, a new semi-open metal building of roughly 2,500 square feet with secure storage to house trailer/boats, and a parking area for office as well as Field Office fleet of vehicles. The laboratory space requires accommodations for laboratory processes to analyze primarily water samples as well as a wide range of inorganic compounds. Lab specific equipment includes but is not limited to ICP, ICP-MS, Analyzers, Titrator, and Spectrophotometers. Other equipment includes but is not limited to: ventilation hoods, acid resistant counters and casework, compressed air and vacuum lines, de-ionized water system, coolers and freezers, separate heating and cooling system to maintain precise temperatures, and storage areas for flammable liquid and hazardous waste. Laboratory space requires isolation with controlled access from the office area within the same structure. More precise information to be given at a later date. Construction budget is tentatively set at $4.9 million dollars. The scope of services will include full services for the commissioning of this project.

Qualifications: Applicants should have significant commissioning experience with projects of similar program requirements. The Building Commissioning team shall hold a current certification as a CxA and include a Professional Engineer Registered in the State of Alabama. The proposal evaluation criteria for selection will be based on the following:

A. The Building Commissioning team has demonstrated experience and competence on projects of similar size and scope to include a focus on laboratory space within the last five years.

B. Building Commissioning team has demonstrated ability to provide comprehensive commissioning services from project inception to construction completion including operator training.
C. The Building Commissioning team has experience with State of Alabama projects and familiarity with the Division of Construction Management’s process and procedures.

D. Development of and sustained energy conservation measures and energy reduction opportunities with examples of measurable results.

E. The Building Commissioning team’s location and availability to visit and monitor the site for the duration of the project.

Recognizing the composition of Alabama’s citizenship, the Alabama Department of Environmental Management encourages proposals from commissioning professionals that represent Alabama firms with diversity in their staffing, proposed project team, and associated professionals and consultants.

§41-16-82, of the Code of Alabama 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 $5,000.00. The form is available online at http://www.ago.state.al.us/File-AL-Vendor-Disclosure-Statement.

§31-13-1, 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. Commissioning professionals should review and adhere to these guidelines as appropriate to their project type.

Open Trade: In compliance with Act 2016-312, the contractor hereby certifies 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.

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 a contractor agreement. The Alabama Department of Environmental Management reserves the right to award a contract to one or more selected entities, reject any or all submittals and solicit additional submittals, through the RFQ process, if that is determined to be in the best interest of the State of Alabama.

Response: Interested professionals should submit the following: 1.) Letter of Interest, 2.) Statements of Qualification utilizing GSA Standard Form 330 for the lead commissioning firm and all consultants, plus any other relevant information for similar projects ongoing or completed within the past five years. Information for similar relevant project shall include project description, project budget, project location, project timeline including commissioning start and commissioning contract completion, scope of commissioning work, owner’s name and contact information, plus any other relevant information. 3.) Signed and completed Disclosure Statement.
Proposals must be received no later than 4:00 p.m., Central Time on Friday, June 14, 2019.

Submit Seven (7) copies of the required proposal information to:

Scott Hughes, Chief, Field Operations Division
C/O Dan Woods, Project Architect
Department of Finance
Division of Construction Management

Physical Address:
RSA Plaza Building
770 Washington Avenue, Suite 444
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 Dan Woods via email at dan.woods@bc.alabama.gov