

**REQUEST FOR QUALIFICATIONS FOR
ENVIRONMENTAL CONSULTANT SERVICES
UNIVERSITY OF SOUTHERN MAINE LAW BUILDING
AND GARBRECHT LAW LIBRARY ANNEX
246 DEERING AVE, PORTLAND, MAINE**

ADDENDUM #1

(This addendum is in reference to RFQ dated May 30, 2025)
University of Maine System (UMS) & University of Southern Maine (USM)

June 16, 2025

1. If a formal letter stating this is required for your records, please let me know.?

The required submission information is listed in Section II within the RFQ document.

2. Checking to see where folks are gathering on campus for the site walk for the Environmental Consultants RFQ?

The non-mandatory site walk was held at the building site of 246 Deering Ave, Portland, Maine on June 5, 2025.

3. Question(s) regarding Section III.C.

- a) Can you please confirm that the subject line with the submission of SME's qualifications should read, "USM Law Building and Garbrecht Law Library Annex Qualifications" not "USM Law Building and Garbrecht Law Library Annex Questions" as written in the RFQ Section III.C.1?

Correct, please strike out the word "questions" and replace with "qualifications" as shown below.

*"All submissions shall be addressed and Emailed to: Email to:
cppmquestions@maine.edu Subject to be: USM Law Building and
Garbrecht Law Library Annex ~~questions~~ qualifications"*

- b) I would like to clarify that emailed .PDF files to cppmquestions@maine.edu are the requested method. In Section III.C.1 it says to email to that address, but *also* that "faxed or emailed submissions will not be accepted;" and III.C.2, it states that "(1) electronic (.pdf) copy" should be sent. Our assumption is that emailed .PDFs are required but we wanted to be sure.

Correct, please strike out the words "or emailed" as shown below. Submissions should be sent via email in the form of a pdf.

“RFQ Packages received after the deadline will not be considered. Faxed or ~~emailed~~ submissions will not be accepted. Firms assume all risks of the method of delivery chosen. USM assumes no responsibility for delays caused by any digital delivery service.”

Please note, faxed or mailed paper copies will not be excepted. Electronic submission only.

4. Has the University established expected timelines for completion of the project and/or each of the phases of the project? If so, please provide. If not, what is the expected timeline (e.g. fiscal year) for completion of the work/contract?

To be determined.

5. What parameters or metrics will be used by the University to assess and rank the submitted qualifications from interested environmental consultants?

Refer to Section II of the RFQ.

6. What is the most important aspect of the overall project for the University?

Refer to Section I of the RFQ.

7. Are CAD drawings (electronic files) available for both the main building and addition?

Documents in CAD are limited to general layouts for both the Law Building and the Library Annex.

8. Are building records available (whether paper or electronic) including “studies, additions, renovations, and mechanical and electrical projects” including but not limited to original construction documents/plans, “as-built” drawings, hazardous materials assessments and remediation reports, major renovation documents/plans?

USM has the original drawing set; however, does not have a conformed drawing set for the buildings. USM has individual documents and assessment reports for various projects that has occurred over the years. Documents will be available to the selected project consultant.

9. Are bidding services for hazardous materials abatement, demolition and/or final development of green space included as one of the listed phases or will the University be responsible for providing bidding period services?

UMS will provide the associated solicitation services unless determined otherwise.

10. Recognizing references from USM employees are not acceptable, will employees from other Maine Public University campuses/organizations (including the University of Maine System) be considered acceptable? Are projects completed for, or at University of Maine System campuses within the last five years, acceptable example projects?

Yes.

11. Are there known hazardous materials, physical hazards, or hazardous areas in or on the structure as determined by the University to be unsafe?

Yes, hazardous materials are suspected. There is no knowledge of physical or hazardous areas in or on the structure based on current documentation. See answer to question 23 and 32 as it relates to the cellular towers on the roof.

The results of Phase I of this project will assist in answering these questions. As always, appropriate personal protective equipment (PPE) is required when working in or around buildings of this nature or as assessed for any given activity.

12. Is the building vacant? If the building is vacant, has there been an issue with trespassing or unauthorized use?

The building has been vacant since December of 2022.

13. Are there records available of previous VRAP projects associated with the USM campus at or adjacent to the law building?

Records will not be provided during the request for qualifications.

14. Are there plans for the development of the property following demolition, or is a finalized landscaped green space the planned outcome for completion of this project?

To be determined.

15. Should the submitted proposal include the identification of qualified third-party laboratories to be used in the analytical testing of sampled suspect hazardous materials (Phase II) under "D. Consultants" portion of the required submission?

Yes.

16. This building is approximately 50 years old, is the University aware if it should be reviewed for Historical Value? Some agencies and funding sources require buildings of this age to be evaluated.

The building is not on the historic register and has no intent to become registered.

17. Will materials or building equipment on or within the building be removed or salvaged by the University prior to building demolition?

To be determined.

18. Do non-hazardous materials from the building need to be recycled or saved for re-use?

To be determined.

19. Does the University have any specific time benchmarks for the completion of this project, or are candidate firms asked to develop a schedule for the work?

To be determined.

20. If a schedule is required, how important is the schedule as a factor in the selection of the winning team?

Selection criteria are as noted in Section II.

21. Does the University plan to have construction monitoring or an Owner's Representative during demolition?

To be determined.

22. Does the University plan to remove all furniture and remaining materials within the building prior to demolition?

To be determined.

23. Will the project include planning/specification for the removal/relocation of the communication towers/equipment present on the building, or will that be the responsibility of the University?

Likely not, however, it needs to be determined as abandon in place may be an option.

24. Will design drawings with a utility plan be available to the winning consultant?

USM has the original drawing set but does not have a conformed drawing set for various projects that has occurred over the years. Documents will be available to the selected project consultant.

25. Have a structural evaluation, asbestos survey, and/or hazardous materials inventory previously been conducted on these structures?

USM has the original drawing set but does not have a conformed drawing set for various projects that has occurred over the years. Documents will be available to the selected project consultant.

26. Will renovation documents and previous reports be shared with the winning consultant?

USM has the original drawing set but does not have a conformed drawing set for various projects that has occurred over the years. Documents will be available to the selected project consultant.

27. Have any previous remediation projects been undertaken?

Yes, areas of remediation have occurred in conjunction with renovation projects in past years. USM documents will be available to the selected project consultant.

28. When were the roofing systems installed?

The roofing systems may be original to the buildings construction.

29. Will the buildings be connected to active utilities (electricity, sanitary, natural gas, potable water, etc.) during the field effort?

To be determined.

30. What will be the site access procedure (independent access, escort, etc.) when performing the interior building field effort?

To be determined.

31. Will ladders be available during the field effort or will we need to supply our own?

No, supply your own.

32. Will the cell towers be shut down to facilitate sampling the roof?

This will be coordinated in preparation of Phase I scope of work.

33. Please confirm whether the requirement for 'an architect or engineer licensed in Maine' applies to the lead firm only, or if it can be met through a team member or subcontractor. Without clarification, a lead firm without in-house licensed staff may appear ineligible despite meeting the requirement through a partnership.

See Section V, Paragraph C. of the RFQ.

34. The solicitation suggests USM is seeking brief submissions, but no page limit is specified. Please advise.

See Section II of the RFQ for the submission requirements.

35. The sequencing of project phases in the RFQ appears out of order. Please clarify why the listed order was chosen instead of a more typical sequence: 1) Phase I ESA; 2) Phase II ESA/Hazardous Materials Survey; 3) Abatement/Demolition Design; 4) Abatement/Demolition and Construction Admin; and 5) Post-Construction Closeout and VRAP compliance.

UMS/USM has selected to focus initial efforts on the building abatement and the building demolition prior to site assessment and evaluations which remain to be determined.

36. The RFQ suggests the selected firm/team will handle Phase I and II tasks, including a building survey, hazardous materials assessment and report, and cost estimate for abatement and demolition. However, it is unclear whether Phases III–V are also part of this contract or will be handled separately under a future 'Design' contract, as implied in Section V, Item B. Please clarify/advise.

It's anticipated that all phases will be accomplished with the selected firm; however, the Owner will retain discretion on when, how, and with whom it will proceed with each phase.

37. Please clarify whether multiple firms will be selected, and if firms/teams may be chosen for specific phases rather than the entire project.

It's anticipated that all phases will be accomplished with the selected firm; however, the Owner will retain discretion on when, how, and with whom it will proceed with each phase.

ATTACHMENT

USM Facilities Management Meeting Sign-in

Project: USM Law Building & Library Annex – HMA 246 Deering Ave

Project No: 6100406

Date: 6/5/2025

Meeting: Pre-Qual Building Walk-Through (non-mandatory)

| Name | Company | Phone | Fax | e-mail |
|-------------------|----------------|----------------------|-----|---------------------------------------|
| Suzanne Verina | WSP | 207- 841- 1387 | | Suzanne Verina@ wsp.com |
| Matt Hayes | Woodard Curran | 207 343 0767 | | M HAYES @ WOODARD CURRAN.COM |
| JEDD STEINGLASS | " | 207-558 3732 | | JSTEINGLASS @WOODARD CURRAN.COM |
| JOHN BOILARD | SME | 829- 5016 | | John b @ sme-engineers.com |
| LUCAS BENEDICT | PINCITIN | 207-712- 1655 | | lucas.benedict@ pincitin.com |
| JEANNA Debon | Haley Ward | 207 989-8824 | | Metour@ haleyward.com |
| JEFF WALKER | WSP | 207 232-8575 | | JEFF.WALKER@ WSP |
| JUDD NEWCOMB | CRANDRELL | 207- 232-5387 | | JNEWCOMB@ CRANDRELL.COM |
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SME
SEVEE & MAHER
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Multidisciplinary
consulting
engineering services

sme-engineers.com

JOHN M. BOILARD, RIHT, CMC
Senior Industrial Hygiene
and Safety Specialist

4 Blanchard Road
P.O. Box 85A
Cumberland, ME 04021

T: 207.829.5016
C: 207.383.7090
F: 207.829.5692

johnb@sme-engineers.com

