REQUEST FOR QUALIFICATIONS
FOR CONSTRUCTION MANAGEMENT AT RISK SERVICES

RFQ #2027-031 University of Maine Energy Center (UMEC)
November 21, 2026

SECTION I: SUMMARY AND PROJECT DESCRIPTION

A. General

The University of Maine (UMaine), located in Orono, Maine, seeks Statements of Qualifications from firms or teams to provide Construction Management at Risk (CM@Risk or CMaR) services for the University of Maine Energy Center (UMEC). The selected Construction Manager will participate with the University and its separately selected design team and commissioning agent in preconstruction planning, estimating, constructability analysis, procurement, development of a Guaranteed Maximum Price (GMP), and subject to University authorization and agreement, construction.

UMEC will renew and replace critical central steam plant boilers and the plant's primarily steam-driven auxiliary equipment while maintaining the capability to utilize renewable fuels. The existing district steam system serves approximately 85% of the Orono campus. Three of four existing fossil-fuel-fired watertube steam boilers and associated auxiliary systems have reached or exceeded their anticipated service life.

The University has identified four project goals: reliability and resiliency of the campus central steam plant, use of renewable fuels (liquid and gaseous); low life-cycle cost; and long-term energy-cost stability. The University also intends to continue its ability to use natural gas on Boilers 7 and 8 but the UMEC project may need to convert from No. 6 fuel oil to No. 2 fuel oil on Boilers 5 and 6. To meet its 2040 carbon-reduction commitments the UMEC plant will need to use renewable liquid or gaseous fuels.

Prior project design contemplated building additions for four new boilers, air-emissions controls, a multi-flue stack, fuel storage, plant-level uninterruptible power supply (UPS), ancillary plant equipment, and control, office, and classroom spaces. An October 2024 design-build construction estimate exceeded available funding. The current target construction budget is approximately $75 million. The prior 2024 design will be provided as background information, not a directive to build the previous scope; the new design team will determine the appropriate design scope.

A separate campus electrical infrastructure project includes capacity for an electrically driven UMEC solution through dual dedicated underground feeders from the new 4,160-volt distribution center at the east campus substation. The UMEC design scope includes plant-specific power reliability systems and connection to the campus electrical distribution system. The CM shall coordinate constructability, sequencing, interfaces and cost impacts with the design team and the separate electrical project.

B. Construction Delivery Challenges

- Keep the existing central plant operating and preserve reliable steam production to supply the campus district steam system through phased construction, testing, cutover and commissioning.
- Develop cost-effective bid packages and alternatives that align the project with the approximately $75 million target construction budget.

- Coordinate plant additions or modifications, steam and electrical utility interfaces, fuel systems, emissions-control systems, logistics, shutdown windows and temporary services such as connections for a full-size temporary rental boiler and deaerator (DA).
- Evaluate long-lead equipment, procurement risks, escalation, labor availability, campus access, safety and quality requirements.
- Coordinate construction activities and sequencing to minimize the risk of interrupting the campus's 50-psig heating steam supply. Even brief interruptions during subfreezing conditions could negatively affect classroom instruction and residential housing operations.

C. Project Schedule

The designer RFQ anticipates selection of a design firm during the week of January 25, 2027. The selected CM will help establish and maintain an integrated design, procurement, construction, commissioning and turnover schedule.

Milestone	Anticipated Timing
Design consultant selection	Week of January 25, 2027
CM@Risk RFQ issuance	November 21, 2026
CM@Risk interviews and selection	Week of January 11, 2027
Preconstruction services	Following execution of CM agreement
GMP proposal / acceptance	At University-approved design milestone
Construction, cutover, commissioning and closeout	To be developed with selected design team and CM

SECTION II: CONSTRUCTION MANAGER RESPONSIBILITIES

A. Preconstruction Phase Services

- Coordinate with UMS Capital Planning and Project Management (CPPM), UMaine Facilities Management, the designer, commissioning agent, campus utility operators and other project stakeholders.
- Provide progressively developed, detailed construction cost estimates, cost reconciliation with designer and owner estimates, allowances, contingency recommendations and value-management options at agreed design milestones.
- Develop and maintain a master project schedule, including critical-path items such as: Air-emissions design coordination, air modeling, application preparation, submission and permit approval, procurement scheduling, shutdown/cutover plans, phasing and enabling-work recommendations.
- Review constructability, plant operations, temporary utilities, equipment access, installation clearances, maintainability, commissioning sequence, site logistics, safety and adjacent-campus impacts.
- Advise on bid-package strategy, subcontractor market outreach, long-lead equipment, early procurement and possible early-work packages, subject to University approval.
- Evaluate constructible alternatives and the impacts of fuel flexibility, electrical integration, equipment selections and emissions controls.

- Prepare a transparent proposed GMP with supporting trade bids, scope clarifications, assumptions, contingencies, general conditions, fees and schedule.

B. Construction Phase Services

- Qualify subcontractors; conduct publicly competitive trade-package bidding in coordination with the Owner and Designer; document bid evaluation and award recommendations.
- Hold and administer subcontracts, furnish required payment and performance bonds and insurance, and manage construction within the accepted GMP and contract terms.
- Provide construction supervision, trade coordination, quality assurance, safety management, scheduling, cost control, change management and regular reporting.
- Coordinate shutdowns, temporary systems, utility tie-ins, testing, commissioning, operator training and staged transfer of campus steam service with the University.
- Maintain records, accounting, as-built/record information, operation and maintenance manuals, warranties, punch lists and closeout documents.

SECTION III: STATEMENT OF QUALIFICATIONS — REQUIRED SUBMISSION INFORMATION

Respond in the order below, with an index and clearly labeled sections. Qualifications should demonstrate the experience of the actual personnel proposed for UMEC.

A. Letter of Interest and Firm Profile

Describe interest, lead contracting firm, office serving Orono, organizational structure, availability and ability to begin promptly. State the dollar volume of CM work completed in each of the last three years. Provide signatory email and physical address.

B. Comparable CM@Risk and Technical Experience

Provide at least three completed case histories from the last ten years, identifying facility type, construction value, delivery method, relevant square footage or capacity, owner contact, actual team participation, original/final GMP or contract value, schedule performance and change-order history. Emphasize:

- Central steam or thermal plants, boilers, district energy, major mechanical infrastructure, electrical distribution, utility cutovers and live-plant renovations.
- CM@Risk preconstruction, estimate reconciliation, GMP development, subcontractor qualification and competitively bid trade packages.
- Occupied-campus or mission-critical operations, temporary utility service, phased commissioning and constrained-site logistics.
- Renewable-fuel readiness, emissions systems, sustainable construction and life-cycle value analysis.
- Management systems for cost, schedule, change orders, quality, safety and project closeout.
- Industrial construction and plant installation experience.

Describe the firm’s construction management philosophy, safety program, warranty/follow-up program, and historical general-conditions and overhead percentages for comparable projects, including typical included expenses.

C. Construction Manager and Principal Support Staff

Identify the executive in responsible charge, project manager, preconstruction lead/estimator, superintendent, scheduler, safety lead and principal mechanical/plant construction lead. Provide roles, resumes, directly relevant projects, location, availability and estimated time commitments. Named key personnel are considered a commitment to the project.

D. Capacity and Availability

Identify committed staff and resources, competing assignments and capacity to meet the anticipated preconstruction and construction workload.

E. References

Provide at least three current or former client references for comparable work within the last ten years, including name, address, telephone and email. Current University employees will not be accepted as references.

F. Other Information

Include any additional information relevant to evaluation. Proposed design solutions are not required as part of this qualifications submission.

SECTION IV: SUBMISSION PROCESS

A. Procurement Schedule

Activity	Date / Time
RFQ advertised	November 21, 2026
Written questions due	December 3, 2026 4:00 p.m.
Responses to questions posted	December 8, 2026 4:00 p.m.
Statements of Qualifications due	December 17, 2026 2:00 p.m.
Shortlist / interviews	Week of January 11, 2027
Anticipated selection notice	Week of February 12, 2027

B. Contact and Written Questions

Questions must be directed in writing to Jacob Olsen, Senior Director of Capital Planning and Project Management, at cppmquestions@maine.edu. Updates and responses will be posted, as appropriate, at https://www.maine.edu/general-services/capital-planning-project-management/.

Do not contact other University employees, representatives or students regarding this RFQ unless specifically authorized in writing.

C. Submissions

Submissions must be received by December 17, 2026 at 2:00 p.m. and addressed to:
Jacob Olsen, Senior Director of Capital Planning and Project Management, University of Maine System, Office of Facilities Management, 5765 Service Building, Room 107, Orono, ME 04469-5765.

Mark the outside of each package: “Qualifications to Provide Construction Management at Risk Services — University of Maine Energy Center (UMEC), RFQ #2027-031 University of Maine Energy Center (UMEC).”
Submit one printed original, five hard copies and one PDF copy on a USB flash drive.
Late submissions will not be considered; faxed and emailed submissions will not be accepted. Firms bear all delivery risks.

SECTION V: SELECTION AND EVALUATION PROCESS

Submissions will be reviewed for completeness and evaluated by a committee representing UMaine Facilities Management and UMS CPPM. The University may shortlist firms for interviews and request additional information, including AIA A305 and financial information as appropriate.

Evaluation criterion	Weight
Comparable CM@Risk and central plant experience, including preconstruction estimating, GMP development, and competitively bid trade packages	50%
Experience maintaining occupied campus or mission critical operations, including live plant construction, utility cutovers, temporary service, and constrained site logistics	25%
Qualifications, relevant experience, and availability of the proposed team	20%
Overall quality and completeness of the submission	5%
Total	**100%**

SECTION VI: CONTRACTING AND GMP REQUIREMENTS

The University anticipates negotiating preconstruction services and a fee structure with the selected CM. The contemplated agreement is AIA A133, Standard Form of Agreement Between Owner and Construction Manager as Constructor, with an applicable GMP amendment/exhibit and University terms. The University may elect not to proceed to construction or to accept a proposed GMP. No work may begin before execution of the applicable agreement and authorization.

The CM shall provide insurance and payment/performance bonds as required by the executed agreement and University construction contract documents. The GMP proposal shall identify trade-package scope, contingencies, allowances, exclusions, assumptions, schedule and basis of pricing. The University intends to administer publicly competitive bidding by qualified trade subcontractors, with Owner and Designer involvement in evaluation.

Preconstruction fees, construction management fee, general conditions, personnel billing rates and reimbursable costs shall be negotiated and documented. If acceptable terms cannot be reached, the University may pursue an alternate selection consistent with applicable requirements.

SECTION VII: ADDITIONAL PARAMETERS

A. Owner Rights and Precedence

The University reserves the right to reject any or all qualifications, waive informalities and modify or cancel the procurement in its best interest, subject to applicable requirements. The executed agreement and applicable University contract documents shall govern in the event of conflict with this RFQ.

B. Procurement Integrity and Neutrality

The University will evaluate firms without preference based on involvement in earlier UMEC studies or designs. References to prior work should use neutral descriptions such as “prior design package,” “existing project information,” and “third-party construction cost estimate.” Scholarships, donations or gifts shall not be considered in evaluation.

C. Termination, Protest and Additional Contract Terms

The University’s rights to terminate services, procedures for award protests, insurance requirements, subcontracting rules and other legal conditions shall be governed by the executed agreement and applicable University policies.

END OF REQUEST FOR QUALIFICATIONS