

SOLICITATION FOR PROFESSIONAL SERVICES

by

The City of Presque Isle
Presque Isle International Airport

July 2025

PRESQUE ISLE INTERNATIONAL AIRPORT

SOLICITATION FOR PROFESSIONAL SERVICES

The City of Presque Isle is requesting letters of interest and statements of qualifications from professional aviation planning and engineering firms (CONSULTANT) interested in conducting a building condition assessment for Building 401 located at 310 Airport Drive. This is a 90,800 square foot building constructed in the 1940s. Services shall include field evaluations, preparation of an assessment report documenting the findings, and developing a prioritized listing of recommendations for addressing specific building needs. Additional details of the building are included in **Exhibit A** (attached).

Firms experienced in existing building evaluations are requested to submit qualifications, including the following information:

- (1) Firm name, addresses and phone numbers of references associated with the previous work experience.
- (2) Location of office(s) from which airport work will be accomplished.
- (3) Previous experience in building evaluations, including list of completed and current projects of similar nature on which the firm is engineer of record.
- (4) Names and resumes of key personnel who would be assigned to project.
- (5) Organizational chart of project team.
- (6) Completed application form
- (7) A brief history of the firm (no more than (1) page)

Qualifications must be received no later than 5:00 p.m., on August 22, 2025 in the Airport Director's Office, Presque Isle International Airport, 650 Airport Drive, Suite 11, Presque Isle, Maine 04769. Submittals shall be in a sealed package and clearly marked Professional Services Submittal. A firm will be selected based on a committee's review of the qualifications and any other relevant considerations.

For additional information please contact Scott Wardwell, Airport Director, at (207) 764-2550.

INSURANCE REQUIREMENTS:

The selected firm shall agree to hold the City harmless from all loss, costs, or damage caused by its acts or those of its agents. Prior to the signing of a contract, the firm shall produce evidence satisfactory to the City that it is adequately covered for Worker's Compensation and that it has in effect, Professional Liability Insurance for errors, omissions, and negligence in an amount satisfactory to the City.

TIME CONSIDERATIONS:

It is the City's desire to complete the evaluation of this building by December 1, 2025.

SOLICITATION CONTENT:

Information requested by this solicitation is not intended to be limiting or inclusive. Supplementary material, such as brochures, etc., may be included along with a firm's direct responses to this solicitation.

SELECTION OF A FIRM:

A firm will be evaluated by a selection committee based on a number of criteria including; integrity, record of past performance, project team qualifications, extent of related experience, technical resources, ability to perform, knowledge of local environments, building evaluation experience and accessibility. A firm will be selected, subject to negotiation of a fair and reasonable price.

It is expected that the evaluation team will include but not limited to a structural engineer, architect, plumbing engineer/Mechanical/HVAC engineer, Life Safety Engineer and Electrical Engineer.

AGGREEMENT OF CONFIDENTIALITY:

The content of this report is to remain confidential and for the exclusive use of the Presque Isle International Airport and the Federal Aviation Administration.

SCOPE OF SERVICES

Services to be provided by the CONSULTANT shall include architectural, structural, electrical, plumbing, mechanical, and civil engineering services, as applicable, required to accomplish the following Scope of Services ("Basic Services"):

BASIC SERVICES

The services included under this scope shall generally consist of services required to furnish the Airport with an assessment report with prioritized recommendations.

The specific items of work shall include:

- 1) Acquire and review record documents such as plans, reports, and studies to become familiar with data that is available for the project. The scope of work should include a visit to Presque Isle to go through the old military documentation of the building. As the Airport is not currently responsible for the building, airport staff has very little

knowledge of its history. However, Tom Powers the current executive director of the Industrial Council and Larry Clark the former executive director can trace the history back to 1968.

- 2) Onsite visual inspection of architectural/structural systems, exterior envelope, interior finishes, mechanical, electrical, plumbing, and life safety systems. The assessment of surrounding site/civil infrastructure (including underground utilities, grading, drainage, pavement, sidewalks, etc.) shall be included. In the case of water, sewer and electric, the analysis should be back to the point of local utility responsibility. This will require coordinating with the Presque Isle Water and Sewer district and Versant power.

Specific components and systems to be inspected shall include, but are not limited to, the following:

- Structural Systems; foundations, bearing walls, and structural frame. Examine the foundation for issues like failed connections, soil heave, or poor support, and analyzing the surrounding soil conditions. This involves evaluating the integrity of the hangar's framework, including beams, columns, and connections, noting any deficiencies such as deterioration, deflection, or buckling.
 - Architectural systems; building envelope, including roof, man doors and overhead doors, interior finishes, and space layout efficiencies. Identify building materials like siding, roofing, and windows, and assessing their condition, including the presence of hazardous materials like PCBs, asbestos, or lead-based paint. The building was originally constructed to be an aircraft hangar. An evaluation of the sliding hangar doors will need to be conducted.
 - Mechanical / HVAC Systems, such as air handlers, boilers, and exhaust. The building has not been heated for several years. The boiler used by International Paper was removed. The distribution system still remains.
 - Electrical Systems: power distribution infrastructure, lighting systems, loading, electrical material and communications.
 - Plumbing Systems: Water supply and distribution, sanitary sewer/septic system, trench drains, plumbing fixtures and material, hot water heaters, backflow preventers, oil-water separators, and pumps.
 - Life Safety Systems: Fire alarm, fire suppression, carbon monoxide detection and security.
 - Site Infrastructure: Paving, curbs, drainage, and sidewalks.
- 3) Establish the state of facility elements in terms of their present condition and remaining useful life.

- 4) Perform hazardous material survey to identify the presence of asbestos, lead and other hazardous materials commonly found in building of similar vintage. A mold survey maybe required. Report of final results shall be included as an appendix of the final report. If hazardous materials are present, the report will identify the location within the building and make recommendations for removal, containment, or remediation.
- 5) Given the age of the building, any historical value of the structure must be determined. Any conclusions or determinations should be used in the assessment of the viability of reuse of the building.
- 6) Discuss known issues and operational deficiencies with building occupants (if present) during inspection.
- 7) Document deficiencies noted and recommended improvements for the building inspected in a report (based on a good/fair/poor rating system).
- 8) Generate a list of potential building improvements and prioritize with justification.
- 9) Prepare estimate of costs (Obtaining realistic cost estimates are a very high priority. Using a separate cost estimating firm with extensive experience with local area contractors should be considered) to determine work required to meet current applicable building codes, and a concept-level cost estimate for renovations.
- 10) Submit draft report for review.
- 11) Schedule and conduct a review meeting to discuss report findings and resolve comments.
- 12) Issue final assessment report.

POTENTIAL USES AND POSSIBLE BUILDING MODIFICATIONS RECOMMENDATIONS

The potential reuses of the building include aircraft hangar storage, aerospace research facilities (high speed blow down wind tunnel, machine shop and metallogical lab), aircraft maintenance hangar or aerospace flight vehicle manufacturing. It is anticipated that a list of modifications and the associated cost estimate of those renovation would be provided for each anticipated reuse. In addition, a schematic/floor plan needs to be provided. For example, for the aerospace research facility a basic schematic/floor plan as how specialized equipment like a high speed blow down wind tunnel would be installed in the renovated facility should be included. As an aircraft maintenance hangar show a floor plan as to where aircraft would be parked and where mechanical shop space would be located.

The original use of the building was an aircraft hangar. However, several modifications have been made to the building since it was last used as a hangar. It is anticipated that to reuse the building as a hangar would require either the south addition or the north addition be removed. In the original building, sliding hangar doors were install in the south and north sides of the building. The sliding hangar door on the north side of the building has been removed in its entirety. It might be possible to access the high bay clear span area from the west side of the building, but significant structural modifications might be necessary as the west side of the building was originally constructed as a load bearing wall.

The renovation list along with the associated costs should include only the necessary modification to the building required to house the different facilities including adequate water, sewer and electric power capacity. It should not include specialize equipment such as the high speed blow down wind tunnel itself, cranes, fixture, or CNC machines.

MAINE BUILDING AND FIRE CODE ANALYSIS SERVICES

In order to provide analysis of modifications required to meet building code, a potential reuse needs to be defined. It is expected that the required modifications will vary depending on the reuse of the building. The potential reuses of the building include aircraft hangar storage, aerospace research (high speed blow down wind tunnel, machine shop and metalogical lab), aircraft maintenance hangar or aerospace flight vehicle manufacturing. It is anticipated that a renovation project list plus cost estimate would be provided for each anticipated reuse.

What is assumed is that costs associated with bringing current structure up to code will be included. Not the costs associated with specialized equipment.

LOCAL CONTRACTOR ANALYSIS SERVICES

For this option, it is assumed that a local building contractor (s) would be engage to provide their analysis of the renovation project. The engineering firm and the local contractor would work as a team to develop a list of recommendations and the anticipated cost for the anticipate reuses of the building. It should be noted that any contractor used in providing this analysis will be prohibited from bidding on the future renovations if those renovations are funded through the Economic Development Administration or the Federal Aviation Administration.

SCHEDULE

- Authorize NTP: TBD
- Conduct Site Investigation: 4 weeks from NTP
- Submit Preliminary Report: 10 weeks from NTP
- Conduct Review mtg. & Issue Final Report: 12 weeks from NTP

ASSUMPTIONS

The following assumptions can be made in the preparation of your proposal:

1. Owner shall provide record drawings, available documentation, and reports.
2. Owner shall provide access to all areas of the building. All access to the building will be scheduled in advance with the Presque Isle International Airport and the Presque Isle Industrial Council.
3. Design or detailing of repairs or modifications to address any deficiencies shall be provided under a separate project.
4. Up to two (2) preliminary cost estimates will be generated for each reuse to reflect two project alternatives. Costs will be considered conceptual.
5. Given that the structural integrity of the building is integral to any reuse of the building, a detailed structural analysis in light of current building codes including snow loads should be included in the basic services.
6. Roof inspection will be included in the building assessment.

EXCLUSIONS

The following tasks are excluded from this proposal:

1. No detailed engineering analysis for architectural and MEP will be provided; only visual assessments will be conducted.
2. Preparation of contract documents, details, or specifications for bidding.

APPLICATION
to
PROFESSIONAL SERVICES REVIEW COMMITTEE

NAME OF FIRM: _____

ADDRESS: _____

FEDERAL I.D. NO.: _____

PROPRIETORSHIP _____ PARTNERSHIP _____ CORPORATION _____

MINORITY OR DISADVANTAGE BUSINESS _____

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NAME OF PRINCIPAL TO CONTACT: _____

TITLE: _____ TELEPHONE: (____) _____

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PRINCIPAL BUSINESS OF THIS FIRM AND PRINCIPAL SPECIALIZATION:

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PROFESSIONAL LIABILITY INSURANCE:

Name of Company	Aggregate Amount	Policy #	Expiration
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NAMES AND TITLES OF ALL PARTNERS OR DIRECTORS:

Name	% Stock	Discipline
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KEY PERSONS, SPECIALISTS AND INDIVIDUALS IN FIRM TO BE ASSIGNED TO THESE PROJECTS:

Name and Title

Discipline / Project Role



FULL TIME PERSONNEL IN YOUR FIRM'S OFFICE BY DISCIPLINE:

Administrative	_____	Planners	_____
Architectural	_____	Structural Engineering	_____
Civil Engineering	_____	Surveyors	_____
Electrical Engineering	_____	Transportation Engin.	_____
Environmental Engin.	_____	Draftsmen	_____
Interior Designing	_____	Other	_____
Mechanical Engineering	_____	Total Personnel	_____

RECENT PROJECTS BEST ILLUSTRATING CURRENT QUALIFICATIONS FOR THESE PROJECTS:

Location and Description	Project	Cost / Fee	Year Completed
1.			
2.			
3.			
4.			

PROJECT REFERENCES AND PHONE NUMBERS:

Project	Name and Title	Telephone Number
1.	_____	() _____
2.	_____	() _____
3.	_____	() _____
4.	_____	() _____

INDICATE YOUR FIRMS EXPERIENCE WITH MAINE BUILDING CODES
AND CONTRACTORS PERFORMING WORK IN OUR LOCAL
AREA: _____

INDICATE ANY CONCERNS OR EXPECTATIONS THAT YOU MAY HAVE,
AS YOU CONTEMPLATE A WORKING RELATIONSHIP WITH THE PRESQUE
ISLE INTERNATIONAL AIRPORT: _____

INFORMATION SUBMITTED AND ATTESTED TO BY:

Printed Name and Title: _____

Signature: _____

Date: _____

EVALUATION CRITERIA

FIRM:						
PROPOSAL REVIEW CRITERIA:	0.2	0.5	0.8	1.0	Wt	Ttl
Team Experience on Similar Projects					15	
Experience with Maine Building Codes					15	
Demonstrated Capability (Full Range)					15	
Technical Resources (In House)					15	
Team Experience with Local Building Contractors					10	
Comprehension of City's Needs					10	
Awareness of Potential Problems					10	
Project Priority (Current Workload)					10	
Airport/Industrial Park Experience					10	
Accessibility to PQI					5	
TOTAL:						
SCORING KEY: 0.2 = Marginal, 0.5 = Acceptable, 0.8 = Exceeds Acceptable, 1 = Outstanding						

Exhibit A

310 Airport Drive, Building 401



Building Details

Total Building Area:	90,800 square feet	Low Bay Area:	28,800 square feet
Main Bay Area:	24,600 square feet	Floor Area	120' X 240'
Floor Area:	120' X 205'	Ceiling Height	18'
Ceiling Clearance:	32'	Span:	Columns at 40' x 40'
Clear Span:	Yes		
High Bay Area:	16,000 & 2,400 sq. ft.	Loading Area:	9,000 square feet
Floor Area:	100' X 160' & 40' X 60'	Interior Docks:	3 - 80' X 100'
Ceiling Height	24'	Exterior Docks:	2
Span:	Columns at 20' x 40'	Interior Train Dock:	1 - 20' X 150'
Total Number of Overhead Doors:	11	Electric:	3-Phase 208 Electric Service
Lease Rate:	Negotiable	Owner:	City of Presque Isle

Location



Floor Plan

